FS-16-115

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: October 21, 2016

By: Arnold R Boren — Chairman

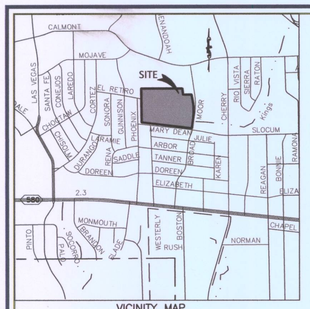
By: Mary Elliott — Secretary

OWNER/DEVELOPER

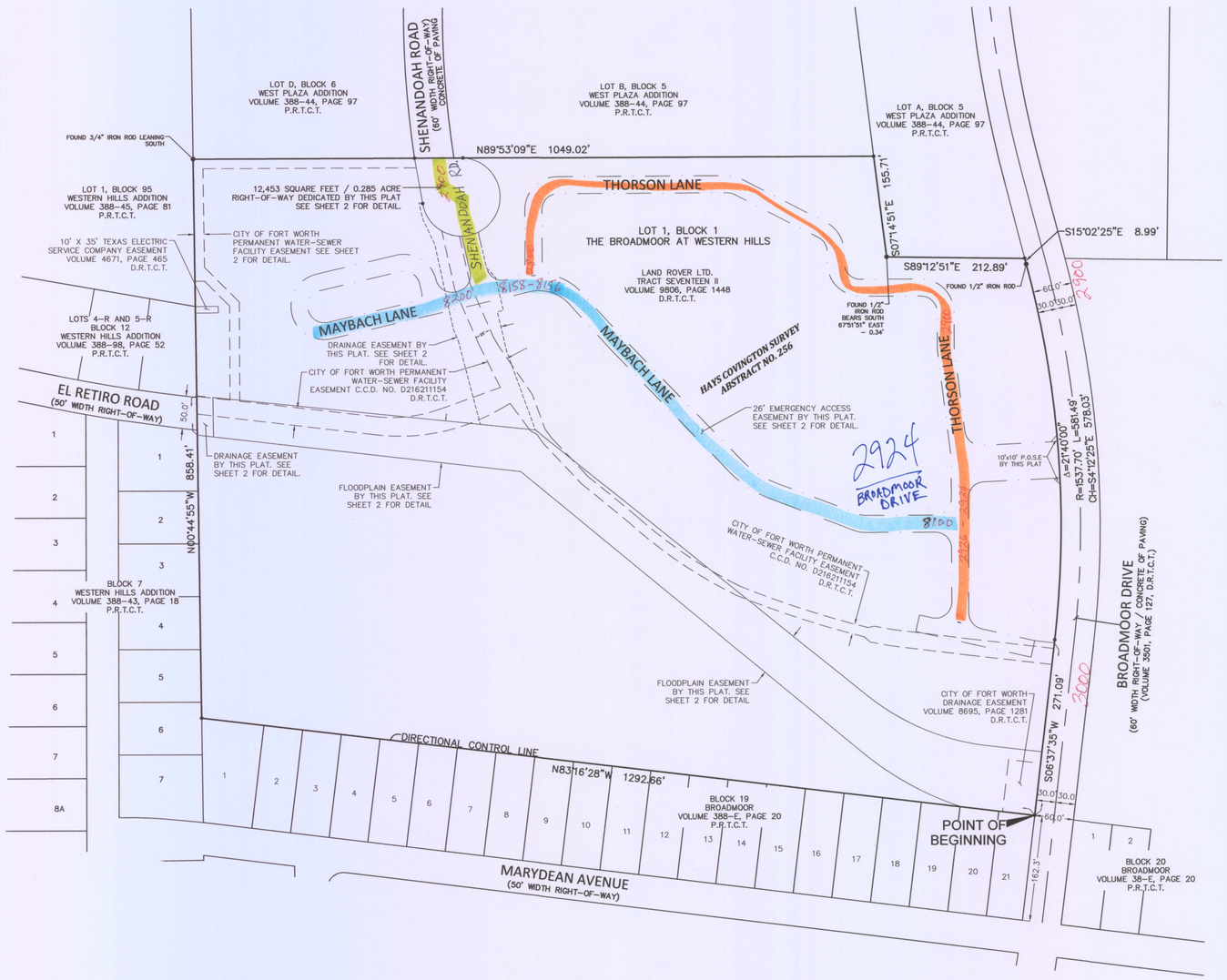
LAND ROVER, LTD.
2111 NORTH COLLINS, SUITE 323
ARLINGTON, TEXAS 76011
(210) 487-7878 (PHONE)
CONTACT: WILLIAM SNIDER

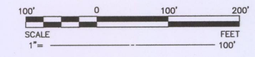
ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS, 76107
(817) 335-1121 (PHONE)
CONTACT: Robert Cronin
EMAIL:RCronin@dunaway-assoc.com



VICINITY MAP
(NOT TO SCALE)





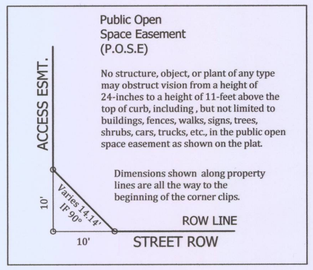
LAND USE TABLE	
Total Gross Acreage	27.299 Ac.
Right-of-Way Dedication	0.285
Net Acreage	27.014 Ac.
Number of Residential Lots	1
Number Non-Residential Lots	0
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel 280 of 495, Map Numbers 48439C0280 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped " Dunaway Assoc. LP" unless otherwise noted hereon.

(CM) = CONTROLLING MONUMENT
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

SITE DRAINAGE STUDY

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

P.R.V. REQUIRED

Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.

BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per 'City Development Design Standards'.

FS16-115
RE: UR16-002
PD-1070

D216247626 10/21/16

FORT WORTH FIRE DEPARTMENT
JAM
10-20-16

FINAL PLAT
OF

LOT 1, BLOCK 1
THE BROADMOOR AT WESTERN HILLS

Situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas.

1 Lot 27.014 Acres

This plat was prepared in May 06, 2016

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October, 2016.

Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
srg@dunaway-assoc.com
Texas Registration No. 5570

October 19, 2016
Date

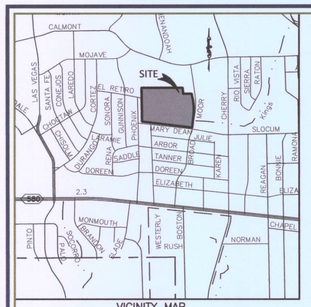
STATE OF TEXAS REGISTERED STEPHEN R. GLOSUP 5570 PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2

JOB NO. B001998.001

FS-016-115- LOT 1, BLOCK 1, THE BROADMOOR AT WESTERN HILLS

E215-112-1



VICINITY MAP
(NOT TO SCALE)

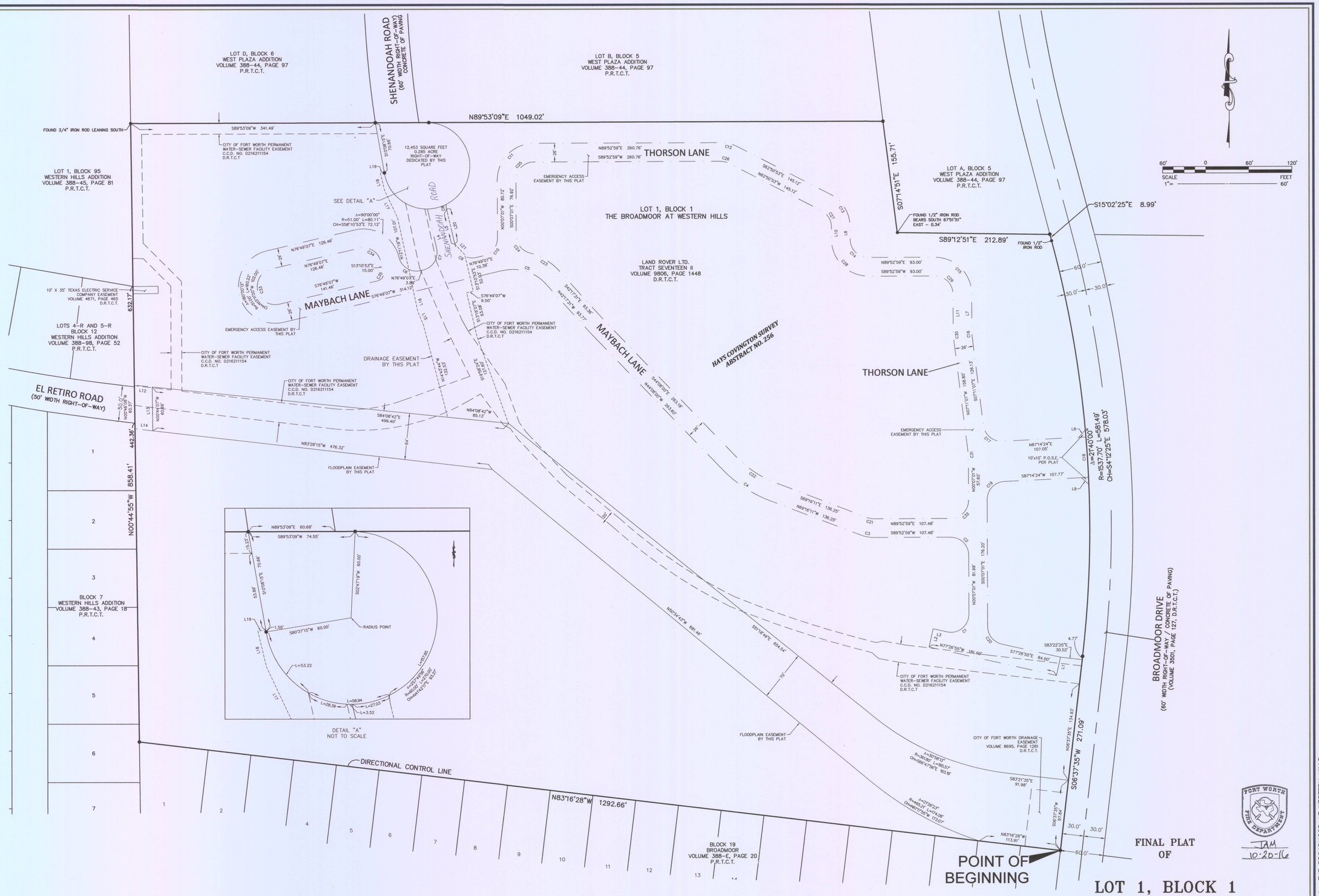
FIRE LANE EASEMENT
LINE AND CURVE TABLES

Line Table		
Line Number	Bearing	Distance
L1	S12°33'05"W	26.00'
L2	N12°33'05"E	26.00'
L3	S77°26'55"E	20.00'
L4	N13°10'53"W	56.11'
L5	S13°10'53"E	50.03'
L6	S00°07'01"E	17.48'
L7	S00°07'01"E	54.26'
L8	N41°09'47"E	13.87'
L9	N47°36'26"W	14.10'
L10	N00°07'01"W	17.48'
L11	N00°07'01"W	54.26'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	102°40'06"	25.00'	44.80'	N51°13'02"E 39.04'
C2	90°00'00"	25.00'	39.27'	N45°07'01"W 35.36'
C3	20°50'50"	51.00'	18.56'	N79°41'36"W 18.45'
C4	25°11'21"	175.64'	77.22'	N58°42'05"W 76.60'
C5	60°46'07"	62.11'	65.88'	N72°44'12"W 62.83'
C6	90°00'00"	25.00'	39.27'	S58°10'53"E 35.36'
C7	89°59'57"	25.00'	39.27'	N31°49'06"E 35.36'
C8	14°31'20"	25.00'	6.34'	S05°55'13"E 6.32'
C9	90°00'00"	25.00'	39.27'	S58°10'53"E 35.36'
C10	76°56'08"	25.00'	33.57'	N38°21'03"E 31.10'
C11	90°00'00"	51.00'	80.11'	N44°52'59"E 72.12'
C12	27°16'08"	51.00'	24.27'	S76°28'57"E 24.04'
C13	62°43'52"	51.00'	55.84'	S31°28'57"E 53.09'
C14	90°00'00"	25.00'	39.27'	S45°07'01"E 35.36'
C15	90°00'00"	51.00'	80.11'	S45°07'01"E 72.12'
C16	7°04'07"	25.00'	3.08'	S03°39'04"E 3.08'
C17	85°34'29"	25.00'	37.34'	S49°58'22"E 33.96'
C18	2°49'56"	1537.70'	76.01'	N03°41'03"W 76.00'
C19	87°21'25"	25.00'	38.12'	S43°33'42"W 34.53'
C20	77°19'54"	25.00'	33.74'	S38°46'58"E 31.24'
C21	20°50'50"	25.00'	9.10'	S79°41'36"E 9.05'
C22	25°08'12"	150.00'	65.81'	S56°42'05"E 65.28'
C23	32°19'28"	88.79'	50.09'	S58°36'13"E 49.43'
C24	74°48'22"	25.00'	32.64'	S37°30'58"E 30.37'
C25	90°00'00"	25.00'	39.27'	S44°52'59"W 35.36'
C26	27°16'08"	25.00'	11.90'	N76°28'57"W 11.79'
C27	62°43'52"	25.00'	27.37'	N31°28'57"W 26.02'
C28	90°00'00"	51.00'	80.11'	N45°07'01"W 72.12'
C29	90°00'00"	25.00'	39.27'	N45°07'01"W 35.36'
C30	7°04'07"	51.00'	6.29'	N03°39'04"W 6.29'
C31	7°04'07"	87.00'	10.73'	N03°39'04"W 10.73'
C32	90°00'00"	25.00'	39.27'	N44°52'59"E 35.36'
C33	180°00'19"	25.00'	78.54'	N13°11'03"W 50.00'
C34	90°00'00"	25.00'	39.27'	S58°10'53"E 35.36'
C35	90°00'00"	10.00'	15.71'	S31°49'07"W 14.14'

UTILITY EASEMENT LINE TABLE

Line Table		
Line Number	Bearing	Distance
L12	S84°08'42"E	25.00'
L13	S00°44'07"E	60.86'
L14	N83°28'15"W	25.00'
L15	N22°53'16"W	19.24'
L16	N12°11'04"W	26.33'
L17	N25°20'48"W	42.63'
L18	N13°27'55"W	25.62'
L19	N80°13'13"E	5.56'
L20	S13°10'53"E	50.03'
L21	S43°10'53"E	20.17'



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