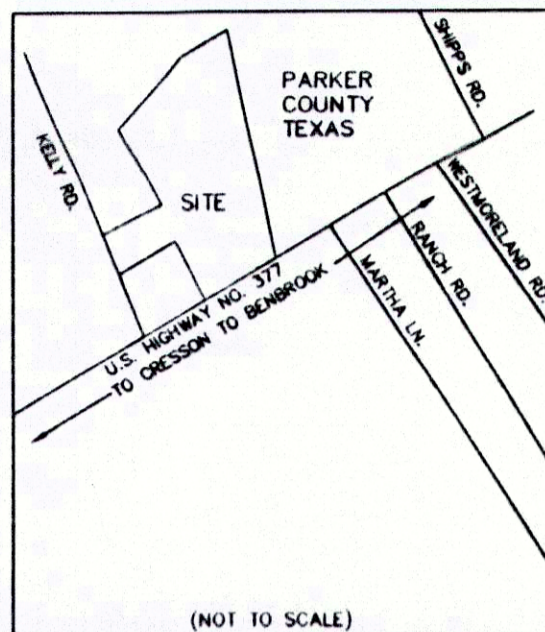


NUMBER	R=	L=	CD=	LC=
C1	81.89	69.88	N04°31'04"W	67.77

NUMBER	DIRECTION	DISTANCE
L1	S64°06'13"W	149.78'
L2	S70°08'55"W	100.33'
L3	S64°12'51"W	59.00'
L4	N09°08'48"W	189.38'
L5	N42°00'23"W	115.66'
L6	N88°34'26"W	30.26'



LOCATION MAP

E. DANIELS SURVEY
Abstract No. 350

201515271 PLAT Total Pages: 1

TRACT 2
10.32 ACRES TRACT
TO
MINDY L. RINGNOLD
VOLUME 2902 PAGE 809
RRPCT

TRACT 1
20 ACRES TRACT
TO
MINDY L. RINGNOLD
VOLUME 2902 PAGE 809
RRPCT

22.27 ACRES TRACT
TO
WHEATLAND JOINT VENTURE
VOLUME 2842 PAGE 321
RRPCT

3.787 ACRES TRACT
TO
JOHN BELLAM AND WIFE, BARBARA BELLAM
VOLUME 1433 PAGE 1430 RRPCT

LOT 2
17.042 ACRES

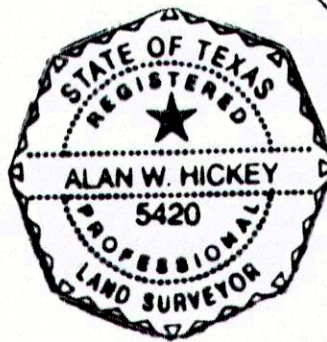
LOT 1
3.390 ACRES

BLOCK 1

Filing Number:
201515270

J. A. GLENN SURVEY
Abstract No. 528

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: 7/24/2015
BY: *Charles R. Bradford*
CHAIRMAN
BY: *Dana B. Smith*
SECRETARY



THAT I, Alan W. Hickey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.
Alan W. Hickey
ALAN W. HICKEY
R.P.L.S. NO. 5420
MAY 9, 2015

495 SQUARE FEET DEDICATED FOR RIGHT-OF-WAY PER THIS PLAT

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

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 A PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRELUDE 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 PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

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, LANDSCAPES, 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 IN THIS SUBDIVISION 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE. 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.

STORM WATER MANAGEMENT
A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRELUDE 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 PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

WATER AND SEWER NOTE
WATER TO BE SERVED BY PRIVATE WATER WELL. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 4836700575E, EFFECTIVE DATE SEPTEMBER 28, 2008 AND IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

DIRECT ACCESS IS PROHIBITED TO U.S. HIGHWAY NO. 377 FOR ALL LOTS WITH FRONTAGE ALONG U.S. HIGHWAY NO. 377 EXCEPT FOR DRIVEWAY LOCATIONS REVIEWED AND APPROVED BY TDDOT.

THIS PLAT IDENTIFIES A PRELIMINARY LOCATION FOR STORM WATER STORAGE FACILITY KNOWN AS A DETENTION POND. IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE DEVELOPER AND BY THE OWNER OF ANY SPECIFIC LOT AND OR TRACT WITHIN THE PLATTED BOUNDARY THAT THE DEVELOPER AND OR OWNER OF THE LOT OR TRACT SHALL BE RESPONSIBLE FOR MITIGATING THE FINAL DETENTION VOLUME DURING THE SITE DEVELOPMENT. THE PRELIMINARY DETENTION STORAGE VOLUME ESTIMATE IS NOTED ON THE PLAT. FINAL DETENTION VOLUME MAY BE MORE OR LESS THAN SHOWN ON THIS PLAT BASED ON A DETAILED DRAINAGE ANALYSIS. THE DETENTION POND DESIGN SHALL BE IN ACCORDANCE WITH CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME OF DEVELOPMENT.

PER ETJ AGREEMENT IN VOLUME 2855, PAGE 235 R.R.P.C.T. PARKER COUNTY COMMISSIONERS ARE NOT REQUIRED TO APPROVE THIS PLAT.

FINAL PLAT
of
LOTS 1 AND 2, BLOCK 1,
PULIDO ADDITION
in Parker County, Texas and embracing parts of the E. DANIELS SURVEY, Abstract No. 350 and the J.A. GLENN SURVEY, Abstract No. 528 situated in Parker County, Texas.
We marked the corners as shown hereon.
The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground March 16, 2015.
BROOKES BAKER SURVEYORS



OWNER
WHEATLAND JOINT VENTURE
7163 TAMARCK
FORT WORTH, TX.
76116
CONTACT: ROBERT PULIDO
(817) 249-6728
PULIDO ADDITION LOTS 1
AND 2 BLOCK 1
FS-15-096
PREPARED: MAY 12, 2015
LAST REVISED JULY 8, 2015

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.
BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817)279-0232
alanh@brookesbakersurveyors.com

ACCT. NO.: 16385
SCH. DIST.: AL
CITY: N-22
MAP NO.:

U. S. HIGHWAY No. 377
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

2015D.007.000.00
2015D.007.000.10
2015D.006.000.00
2015D.006.003.00

L7. RSC
7.23.2015

D 429

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

201515271
07/24/2015 02:59 PM
Re: 16 00
Name: Alan W. Hickey
Parker County, Texas