

VICINITY MAP:  
NOT TO SCALE

PROPERTY OWNER:  
THE CITY OF FORT WORTH  
1000 THROCKMORTON  
FORT WORTH, TEXAS 76102

WEST FREEMAN  
INTERSECTION WITH I-35  
OFFICIAL PUBLIC RECORDS  
PARKER COUNTY, TEXAS

201525441 PLAT Total Pages: 1



LEGEND:  
MONUMENT FOUND  
EASEMENT LINE

**FLOOD STATEMENT:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 483670450E, EFFECTIVE SEPTEMBER 26, 2008, THIS PROPERTY, BY SCALE, APPEARS TO BE LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**OWNERS DEDICATION:**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, THE CITY OF FORT WORTH, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY NO. 5, ABSTRACT NO. 647, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.995 ACRES IN THE DONATION DEED FROM WALSH RANCHES LIMITED PARTNERSHIP TO THE CITY OF FORT WORTH, EXECUTED JULY 15, 2005, RECORDED UNDER INSTRUMENT NO. D205207194 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND INSTRUMENT NO. 201523308 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND CAPPED 'GORRONDONA' (CONTROL MONUMENT) LYING IN THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 222.4 ACRES IN THE SPECIAL WARRANTY DEED FROM MARY D. FLEMING WALSH AND F. HOWARD WALSH TO WALSH RANCHES LIMITED PARTNERSHIP, EXECUTED DECEMBER 24, 1996, RECORDED UNDER VOLUME 12824, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, ALSO AS RECORDED UNDER VOLUME 1699, PAGE 1771 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 148.300 ACRES IN THE DEEDS RECORDED UNDER VOLUME 1796, PAGE 331 AND BOOK 1793, PAGE 1862 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID 3.995 ACRES, THE SOUTHWEST CORNER OF AN EXISTING 10 FOOT ELECTRIC DELIVERY EASEMENT TO TXU ELECTRIC DELIVERY COMPANY ACCORDING TO THE DEED RECORDED UNDER BOOK 2408, PAGE 1509 OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, SAID CORNER BEARS SOUTH 01 DEGREES 33 MINUTES 20 SECONDS EAST 1423.70 FEET AND SOUTH 76 DEGREES 31 MINUTES 27 SECONDS EAST 1.76 FEET FROM A 3/4" IRON ROD FOUND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 20 (VARIABLE WIDTH RIGHT-OF-WAY).

THENCE NORTH 88 DEGREES 26 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID 3.995 ACRE TRACT AND GENERALLY ALONG A 6 FOOT CHAIN LINK FENCE LINE ON A 1 FOOT CONCRETE RUNNER, 310.11 FEET TO A 5/8" IRON ROD FOUND CAPPED 'GORRONDONA' FOR THE NORTHEAST CORNER OF SAID 3.995 ACRE TRACT;

THENCE SOUTH 01 DEGREES 33 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF SAID 3.995 ACRE TRACT AND GENERALLY ALONG SAID EXISTING 6 FOOT CHAIN LINK FENCE LINE ON A 1 FOOT CONCRETE RUNNER, 960.16 FEET TO A 5/8" IRON ROD FOUND CAPPED 'GORRONDONA' FOR THE SOUTHEAST CORNER OF SAID 3.995 ACRE TRACT;

THENCE SOUTH 88 DEGREES 26 MINUTES 28 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID 3.995 ACRE TRACT AND GENERALLY ALONG SAID EXISTING 6 FOOT CHAIN LINK FENCE LINE ON A 1 FOOT CONCRETE RUNNER, 310.08 FEET TO A 5/8" IRON ROD FOUND CAPPED 'GORRONDONA' (CONTROL MONUMENT), BEING THE SOUTHWEST CORNER OF SAID 3.995 ACRE TRACT;

THENCE NORTH 01 DEGREES 33 MINUTES 20 SECONDS WEST (DIRECTIONAL CONTROL LINE) ALONG THE COMMON LINE BETWEEN SAID 222.4 ACRE TRACT, SAID 3.995 ACRE TRACT AND SAID 148.300 ACRE TRACT, AND GENERALLY 1.3 FEET WESTWARD OF SAID EXISTING 6 FOOT CHAIN LINK FENCE LINE ON A 1 FOOT CONCRETE RUNNER, 960.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.99 ACRES OF LAND.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, THAT THE CITY OF FORT WORTH, THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, WALSH RANCH WATER TANK SITE, AN ADDITION TO THE CITY OF FORT WORTH, PARKER COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

JAY CHAPA  
ASSISTANT CITY MANAGER

APPROVED AS TO FORM AND QUALITY:

*Melinda Runtz*

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY, PERSONALLY APPEARS JAY CHAPA, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

LINDA M. HIRRLINGER  
MY COMMISSION EXPIRES  
February 2, 2018

NOTARY SIGNATURE  
*Linda M. Hirrlinger*

**FORT WORTH**  
**Transportation & Public Works**  
**Survey Division**

8801 Camp Bowie Way, Bldg. 500, Fort Worth, TX 76116  
Toll-Free from No. 1-817-635-1300  
Tel: 817-392-7205

TITLE & FROM No. 10161300  
FORM BY: DATE: 11/19/2015 PER: P30 Teresa Bink. FILE: 772121901

**SURVEY CERTIFICATE:**  
THIS PLAT IS BASED UPON AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION ON MAY 21, 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Crystal D. Harris*  
CRYSTAL D. HARRIS, RPLS No. 6157



PER ETJ AGREEMENT SIGNED 6/7/2011 AND FILED IN BOOK 2855, PAGE 235, PARKER COUNTY COMMISSIONER COURT SIGNATURES ARE NOT REQUIRED.

CASE NUMBER: FS-06-219



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: 11/20/2015

By: *Mary Stewart* Chairman  
By: *Mary Stewart* Secretary

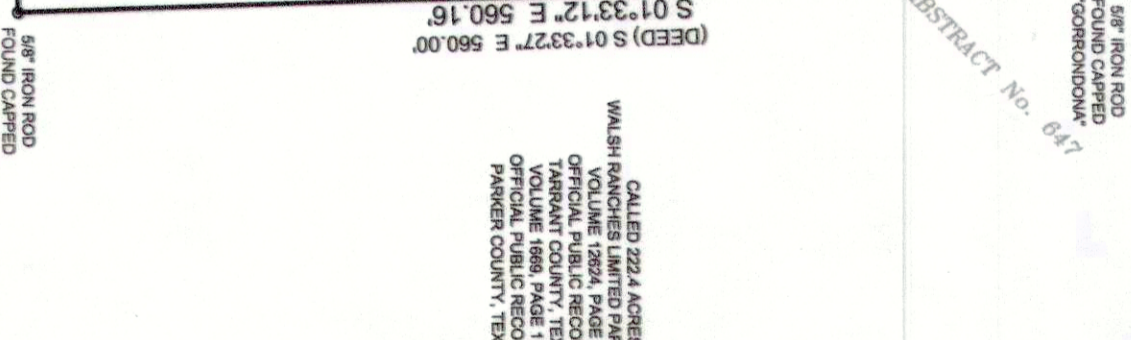
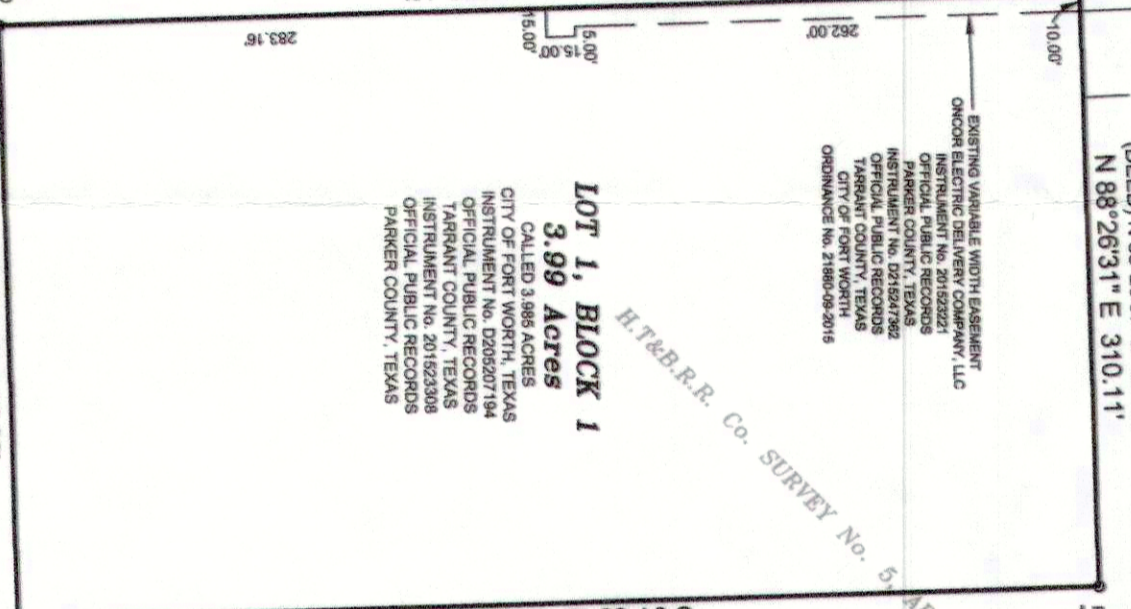


*LJ. BSC*  
11/19/2015

UNDIVIDED 82.2% INTEREST IN THE SURVEYED EASEMENT CO-TRUSTEES OF THE 1981 IRONDALE INVESTMENT TRUST FOR WILLIAM LOWELL BOSWELL, ET AL. OFFICIAL PUBLIC RECORDS VOLUME 1793, PAGE 1862 PARKER COUNTY, TEXAS

REMAINING UNDIVIDED 84.8% INTEREST BOSWELL INVESTMENTS LTD. OFFICIAL PUBLIC RECORDS VOLUME 1793, PAGE 1862 PARKER COUNTY, TEXAS

DIRECTIONAL CONTROL LINE  
(DEED) N 01°33'20" W 560.16'



**NOTES:**  
1) THE BEARINGS HEREON ARE BASED UPON THE DEED RECORDED UNDER INSTRUMENT NO. D205207194, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.  
2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY REVEAL EASEMENTS OF RECORD THE SURVEYOR IS UNAWARE OF. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.

**STANDARD PLAT NOTES**  
**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 1 IF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF THE SAID ORDINANCE AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**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 IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

**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 ENDANGER 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**  
ROADWAY DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE, IF THE SITE DOES NOT CONFORM). THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

**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, STREETLIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

**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. SIDEWALKS SIDEWALKS ARE REQUIRED ADVANCE TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREET, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.  
COVENANTS OR RESTRICTIONS ARE UN-ALTERED THIS REPLAT DOES NOT VACATE THE PREVIOUS PLAT OF RECORD GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

**BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE**  
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDINGS) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL, SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

**ADDITIONAL PLAT NOTES:**  
THIS PROPERTY IS CURRENTLY NOT SERVED BY PUBLIC WATER OR PUBLIC SEWER FACILITY, AND NO PROVISIONS FOR THE INSTALLATIONS THEREOF HAVE BEEN MADE. IN THE EVENT THERE IS CHANGE OF USAGE OF THE PROPERTY, WATER AND SEWER EXTENSION WILL BE REQUIRED TO SERVE THE SAID PROPERTY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLATION OR DESIGN OF THE SAID FACILITY.

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Jane Dunbar*  
201525441  
12/04/2015 09:39 AM  
Fee: 76.00  
Parker County, Texas  
Plat

ACT. NO.: 19006  
SCH. DIST.: PL  
CITY: Ft Worth  
MAP NO.: W-10

LOT 1, BLOCK 1  
WALSH RANCH WATER TANK SITE,  
AN ADDITION TO THE CITY OF FORT WORTH,  
AND BEING 3.99 ACRES IN THE  
H.T. & B.R.R. Co. SURVEY NO. 5, ABSTRACT 647,  
PARKER COUNTY, TEXAS.

THIS PLAT WAS FILED UNDER DOCUMENT NO. D 489  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

20647.003.000.00