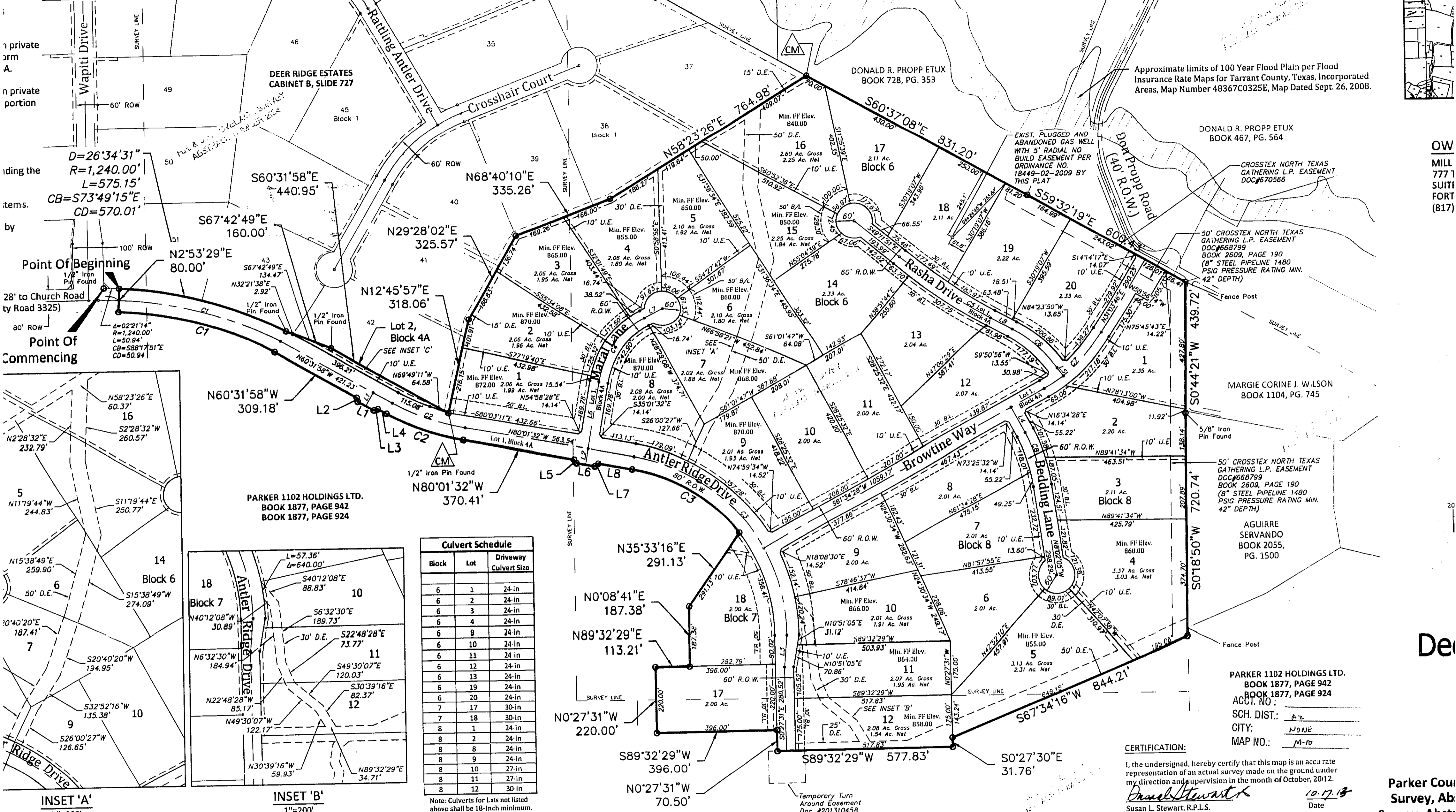


Boundary Line Table		
Line Number	Line Bearing	Line Length
L1	N60°31'58"W	60.00
L2	N15°31'58"W	14.14
L3	S74°28'02"W	14.14
L4	N60°31'58"W	32.06
L5	N35°01'32"W	14.14
L6	N80°01'32"W	60.00
L7	S54°58'28"W	14.14
L8	N80°01'32"W	113.13

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	538.25	1160.00	26°35'09"	N73°50'44"W	533.44
C2	268.77	790.00	19°29'33"	N70°16'45"W	267.47
C3	421.26	560.00	43°06'03"	N58°28'30"W	411.40

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	556.81	1200.00	26°35'09"	N73°50'41"W	551.83
C2	255.16	750.00	19°29'33"	S70°16'45"E	253.93
C3	833.22	600.00	79°34'01"	S40°14'31"E	767.87
C4	269.89	300.00	51°32'40"	N35°44'49"E	260.88
C5	365.95	2000.00	10°29'01"	S54°26'22"E	365.44
C6	197.23	500.00	22°36'03"	S48°22'51"E	195.95
C7	266.27	500.00	30°30'42"	N46°19'07"E	263.13
C8	177.94	500.00	20°23'27"	S18°13'48"E	177.01

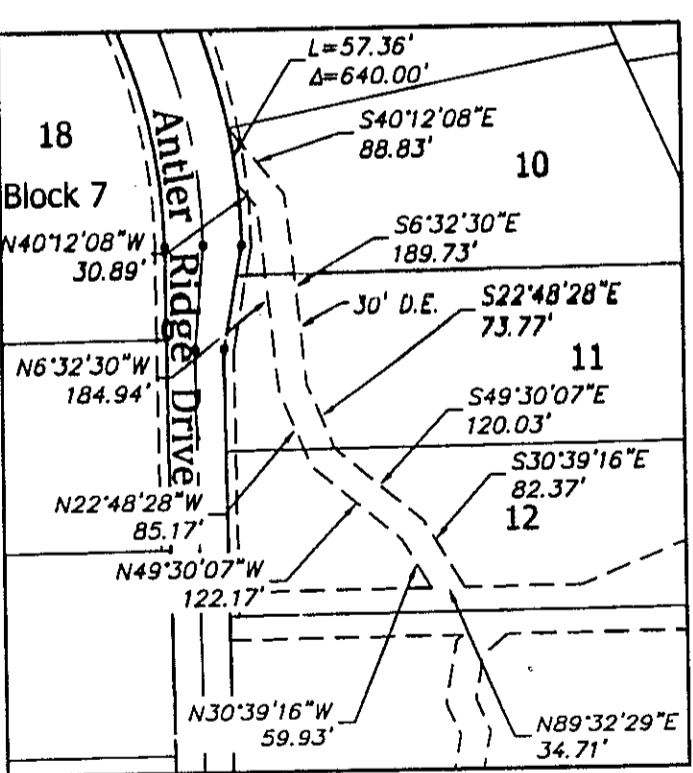
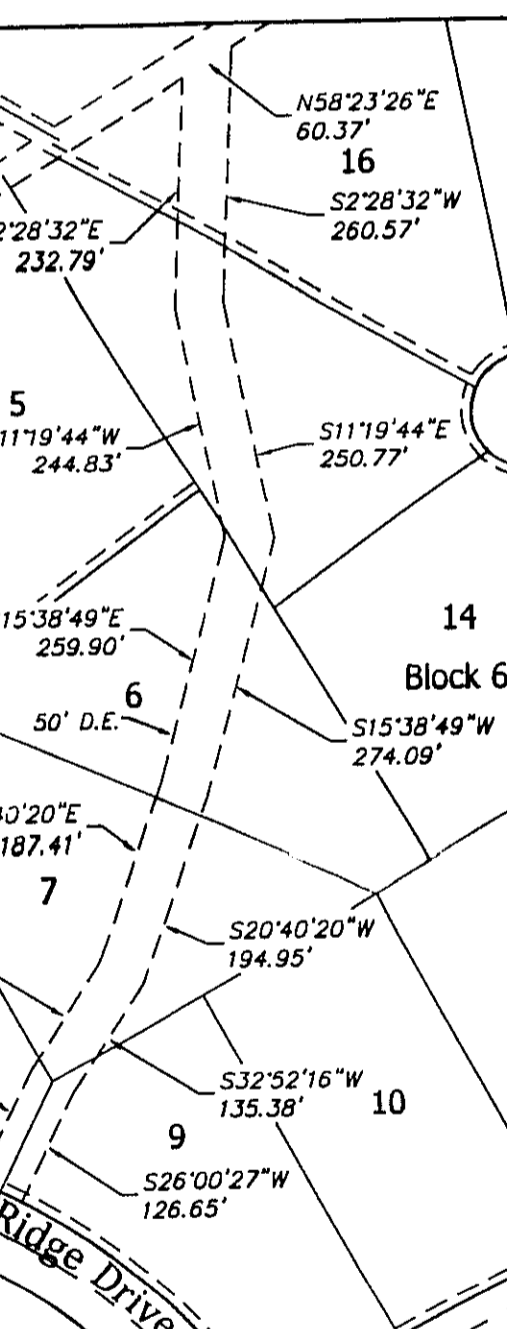
Centerline Line Table		
Line Number	Line Bearing	Line Length
L1	N29°28'02"E	50.00
L2	N9°58'28"E	50.00
L3	S5°15'08"W	100.50
L4	N28°25'32"W	95.22
L5	S37°04'50"E	32.75
L6	N9°58'28"E	219.78
L7	S61°31'09"W	68.70
L8	S59°40'53"E	81.98



Approximate limits of 100 Year Flood Plain per Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 48367C0325E, Map Dated Sept. 26, 2008.

$D=26°34'31"$   
 $R=1,240.00'$   
 $L=575.15'$   
 $CB=S73°49'15"E$   
 $CD=570.01'$

Point Of Beginning  
 Point Of Commencing



Block	Lot	Driveway Culvert Size
6	1	24-in
6	2	24-in
6	3	24-in
6	4	24-in
6	9	24-in
6	10	24-in
6	11	24-in
6	12	24-in
6	13	24-in
6	19	24-in
6	20	24-in
7	17	30-in
7	18	30-in
8	1	24-in
8	2	24-in
8	8	24-in
8	9	24-in
8	10	27-in
8	11	27-in
8	12	30-in

Note: Culverts for Lots not listed above shall be 18-Inch minimum.

**Restriction Note**  
 Instruction shall be allowed within the floodplain at the written approval of the Proper Authority. In approval, detailed engineering plans and/or studies submitted by the party(ies) wishing to construct within the floodplain shall be reviewed by the Proper Authority. If the construction is permitted, all finished floor shall be a minimum of two (2) feet above the 100-year floodplain.

**Drainage-Way: Maintenance**  
 Any stream, river, or drainage channel traversing along the boundaries of this addition will remain unobstructed at all times by the individual lot owners who use lots are adjacent to the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control or said drainage-ways. Property owners shall maintain drainage-ways traversing their property clean and free of any obstructions which would result in unsanitary conditions. The City and/or Parker County shall have the right to inspect the maintenance work by the property owner. The drainage-ways are occasionally subject to storm and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages or occurrence of those phenomena, nor the failure of the drainage-ways. The drainage-way crossing the floodplain shall be as shown on the plat.

**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.

**Oil and Gas Well**  
 Pursuant to the Fort Worth City Code, no building(s) 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 the adopted Fire Code (or distance granted by Council variance) 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 regards to intervening structures or objects.

**Site Drainage Study**  
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.

**FORT WORTH**

CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS

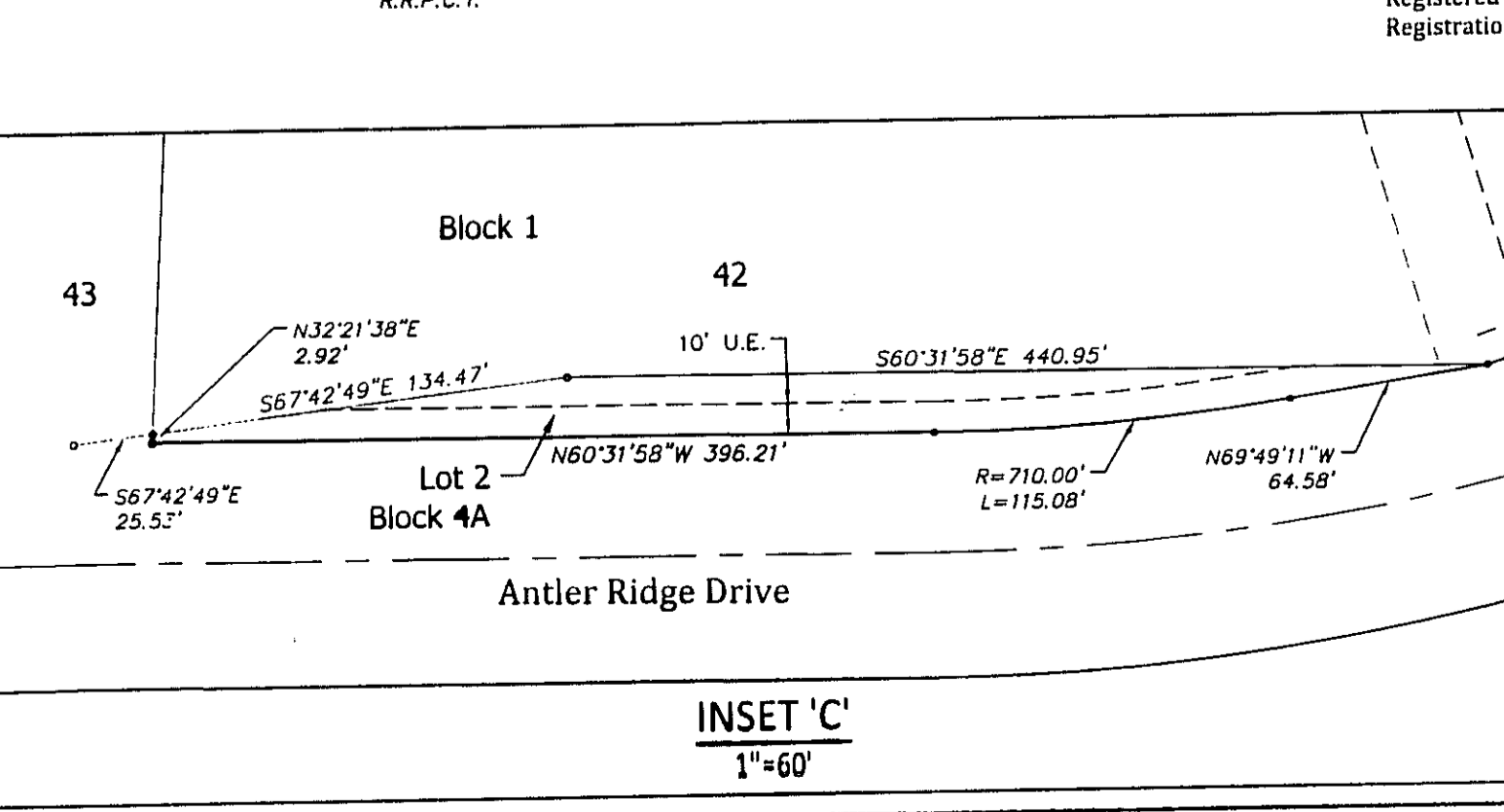
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
 NINETY (90) DAYS AFTER DATE OF APPROVAL.

PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)  
 REAL RECORDS, PARKER COUNTY, TEXAS  
 THE PARKER COUNTY COMMISSIONERS COURT  
 SIGNATURES ARE NOT REQUIRED

Plat Approval Date: 5/24/2013

By: *Charles R. Reed* Chairman

By: *Daniel Buehler* Secretary



CERTIFICATION:  
 I, the undersigned, 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, 2012.

*Susan L. Stewart*  
 Susan L. Stewart, R.P.L.S.  
 Registered Professional Land Surveyor Texas  
 Registration No. 5495

10-17-12  
 Date

201312978 PLAT Total Pages: 1

**CABINET D-243**

OW  
 MILL  
 777  
 SUITE  
 FORT  
 (817)

De

Parker County  
 Survey, Abstract  
 No. 2119 a

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