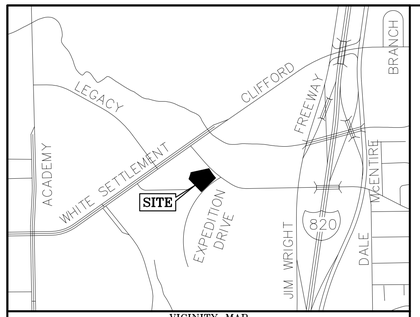

VICINITY MAP
NOT TO SCALE

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0165K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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.

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.

PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY 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.

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 recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

POINT OF BEGINNING
(1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD", SET)

WHITE SETTLEMENT ROAD
(A 80' WIDE PUBLIC RIGHT-OF-WAY)
(DEDICATED IN VOL. 388-186, PG. 29, P.R.T.C.T.)

40.5'
80.0'
39.5'

Δ=11°31'02"
R=790.00'
L=158.80'
CH=S 54°21'46"E
158.53'

LOT 1, BLOCK 2
CLIFFORD VILLAGE ADDITION
CAB. A, SL. 4632
O.P.R.T.C.T.

N 58°20'49"E 251.79'

J. ROWLAND SURVEY
ABSTRACT No. 1355

REMAINDER OF LOT 1–R–1
CLIFFORD ADDITION
CAB. B, SLIDE 1215
O.P.R.T.C.T.

WEST/LOOP 820 PARTNERS TRACT
VOL. 13328, PG. 63
O.P.R.T.C.T.

"X" IN CONCRETE FOUND

44.9'
90.0'
45.1'

5' UTILITY EASEMENT
CAB. B, SL. 1215
P.R.T.C.T.

1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD", SET

FORMER WHITE SETTLEMENT ROAD
CLOSED BUT RIGHT–OF–WAY NOT ABANDONED

N 01°44'51"W 48.54'

APPROXIMATE LOCATION OF SURVEY LINE

WHITE SETTLEMENT ROAD
(RIGHT–OF–WAY VACATED BY CITY ORDINANCE No. _____–___–_____)
PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT

J. ROWLAND SURVEY – ABSTRACT No. 1355
P. CALDWELL SURVEY – ABSTRACT No. 365

J. ROWLAND SURVEY – ABSTRACT No. 1355
B.F. WICKSON SURVEY – ABSTRACT No. 1673

1/2" IRON ROD FOUND

1/2" IRON ROD FOUND

N 00°06'46"E 45.00'

1/2" IRON ROD FOUND

LOT 1, BLOCK 1
1.550 ACRES
(67,512 SQ. FT.)

REMAINDER OF
WEST/LOOP 820 PARTNERS TRACT
VOL. 12927, PG. 38
O.P.R.T.C.T.

P. CALDWELL SURVEY
ABSTRACT No. 365

S 26°35'27"W 272.25'

EXPEDITION DRIVE
(A 90' WIDE PUBLIC RIGHT–OF–WAY)
(DEDICATED IN CAB. A, SL. 6708, P.R.T.C.T.)

P. CALDWELL SURVEY – ABSTRACT No. 365
B.F. WICKSON SURVEY – ABSTRACT No. 1673

B.F. WICKSON SURVEY
ABSTRACT No. 1673

LOT 3, BLOCK 1
RULAND ADDITION
CAB. A, SL. 12786
O.P.R.T.C.T.

1/2" IRON ROD FOUND

7.5' UTILITY EASEMENT
CAB. A, SL. 12786
P.R.T.C.T.

N 63°23'27"W 245.97'

12' x 63' ACCESS EASEMENT
D208131366
O.P.R.T.C.T.

12' x 63' ACCESS EASEMENT
D208131366
O.P.R.T.C.T.

LOT 2, BLOCK 1
RULAND ADDITION
CAB. A, SL. 12786
O.P.R.T.C.T.

"X" IN CONCRETE FOUND

44.9'
89.9'
45.0'

10' UTILITY EASEMENT
CAB. B, SL. 12786
P.R.T.C.T.

25' FIRELANE, UTILITY AND ACCESS EASEMENT
CAB. B, SL. 12786
P.R.T.C.T.

10' UTILITY EASEMENT
CAB. B, SL. 12786
P.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE

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 II of said ordinance, and is due on the date a building permit is issued.

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".

Parkway Permit:

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

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.

NORTH

20 0 20 40 60
GRAPHIC SCALE – 1 INCH = 20 FEET

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:

By: _____ *Chairman*

By: _____ *Secretary*

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____.

OWNER:
WEST/LOOP 820 PARTNERS
8750 N. CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TX 75231
PHONE: (214) 691-2556
Email: jim@cambridgecos.com

CONTACT: JAMES J. MELINO

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926–0211
FAX (817) 926–9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain–crawford.com
WEBSITE: www.brittain–crawford.com

FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WEST/LOOP 820 PARTNERS, acting by and through the undersigned, its duly authorized representative, is the sole owner of three tracts of land situated in the MOSES A. JACKSON SURVEY, Abstract No. 862, Fort Worth, Tarrant County, Texas, according to the deeds recorded in Volume 13328, PG. 63, Volume 12927, PG. 38, and County Clerk's File No. D218_____, of the Official Public Records of Tarrant County, Texas. Said tracts of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING 1.550 acres of land situated in the J. ROWLAND SURVEY, Abstract No. 1355, and the P. CALDWELL SURVEY, Abstract No. 365, Fort Worth, Tarrant County, Texas, and being a portion of the tracts of land conveyed to West/Loop 820 Partners, by the deeds recorded in Volume 12927, Page 38, and Volume 13328, Page 63, of the official public Records of Tarrant County, Texas, and including a portion of former White Settlement Road right-of-way. Said 1.550 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the North corner of said Lot 1-R-1, said point being the East corner of Lot 1, Block 2, Clifford Village Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 4632, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the Southwest right-of-way line of White Settlement Road (an 80 foot wide public right-of-way);

THENCE SOUTHEASTERLY along a curve to the left, having a radius of 790.00 feet, a central angle of 11° 31' 02", and a chord bearing S 54° 21' 46" E 158.53 feet, along the Southwest right-of-way line of said White Settlement Road and the Northeast boundary line of said Lot 1-R-1, to an "X" cut in concrete found lying at the intersection of the Southwest right-of-way line of said White Settlement Road with the West right-of-way line of Expedition Drive (a 90 foot wide public right-of-way);

THENCE S 26° 35' 27" W 272.25 feet, along the Northwest right-of-way line of said Expedition Drive, to an "X" cut in concrete found at the corner of Lot 2, Block 1, Ruland Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12786, of the Official Public Records of Tarrant County, Texas;

THENCE N 63° 23' 27" W 245.97 feet, along the Northeast boundary line of said Lots 2 and 3, of said Ruland Addition, to a ½" iron rod found;

THENCE N 00° 06' 46" E 45.00 feet, along the Northeast boundary line of said Lot 3, Block 1, to a ½" iron rod found at the most Northerly Northeast corner of said Lot 3, Block 1, and said point lying in the South right-of-way line of the former White Settlement Road right-of-way;

THENCE N 01° 44' 51" W 48.54 feet, severing said former White Settlement Road right-of-way, to a ½" iron rod marked "Brittain & Crawford" set at the West corner of the aforesaid Lot 1-R-1, and the Southeast corner of the aforesaid Lot 1, Block 2, Clifford Village Addition;

THENCE N 58° 20' 49" E 251.79 feet, along the Northwest boundary line of said Lot 1-R-1, and the Southeast boundary line of said Lot 1, Block 2, to the POINT OF BEGINNING containing 1.550 acres (67,512 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **WEST/LOOP 820 PARTNERS**, does hereby designate the above described property as **LOT 1, BLOCK 1, EXPEDITION PLACE ADDITION**, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights of way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ____ day of _____, 2019.

WEST/LOOP 820 PARTNERS

_____
By: James J. Melino, Partner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared James J. Melino, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas.

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

STATE OF TEXAS
CHRIS L. BLEVINS
5792
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____
CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

FINAL PLAT
OF
LOT 1, BLOCK 1
EXPEDITION PLACE ADDITION
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF TWO TRACTS OF LAND AND A PORTION
OF WHITE SETTLEMENT ROAD LOCATED IN
THE J. ROWLAND SURVEY, ABSTRACT NUMBER 1355 AND
THE P. CALDWELL SURVEY, ABSTRACT NUMBER 365,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED: JANUARY 2019
REVISED: _____ 2019

1.550 ACRES GROSS, 1 LOT

FS–18–___

SIN FIN #788