



WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an extensive sewerage, stormwater, and water utility system. The applicant and contractor shall be responsible for the cost of any additional sewerage, stormwater, and water utility system capacity required to serve the proposed development. The applicant shall be responsible for the cost of any additional sewerage, stormwater, and water utility system capacity required to serve the proposed development. The applicant shall be responsible for the cost of any additional sewerage, stormwater, and water utility system capacity required to serve the proposed development.

BUILDING PERMITS
The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

BUILDING CONSTRUCTION DEFENSE LIENS TO AN OIL WELL BOND
The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

UTILITY AGREEMENTS

The City of Fort Worth has an extensive sewerage, stormwater, and water utility system. The applicant and contractor shall be responsible for the cost of any additional sewerage, stormwater, and water utility system capacity required to serve the proposed development. The applicant shall be responsible for the cost of any additional sewerage, stormwater, and water utility system capacity required to serve the proposed development.

CONSTRUCTION PROGRAM OVER AGREEMENTS
The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

TRANSFORMATION IMPACT FEES
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SITE DRAINAGE STUDY

A site drainage study, including a site plan, shall be prepared by the applicant and contractor. The site drainage study shall include a site plan, a site drainage study, and a site drainage study. The site drainage study shall include a site plan, a site drainage study, and a site drainage study.

SEWERAGE

The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

PUBLIC OPEN SPACE AGREEMENTS

The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

FLOODPLAIN RESTRICTIONS

The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

FLOODPLAIN DAMAGE/WATER MAINTENANCE

The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

PRIVATE COMMON AREAS AND FACILITIES

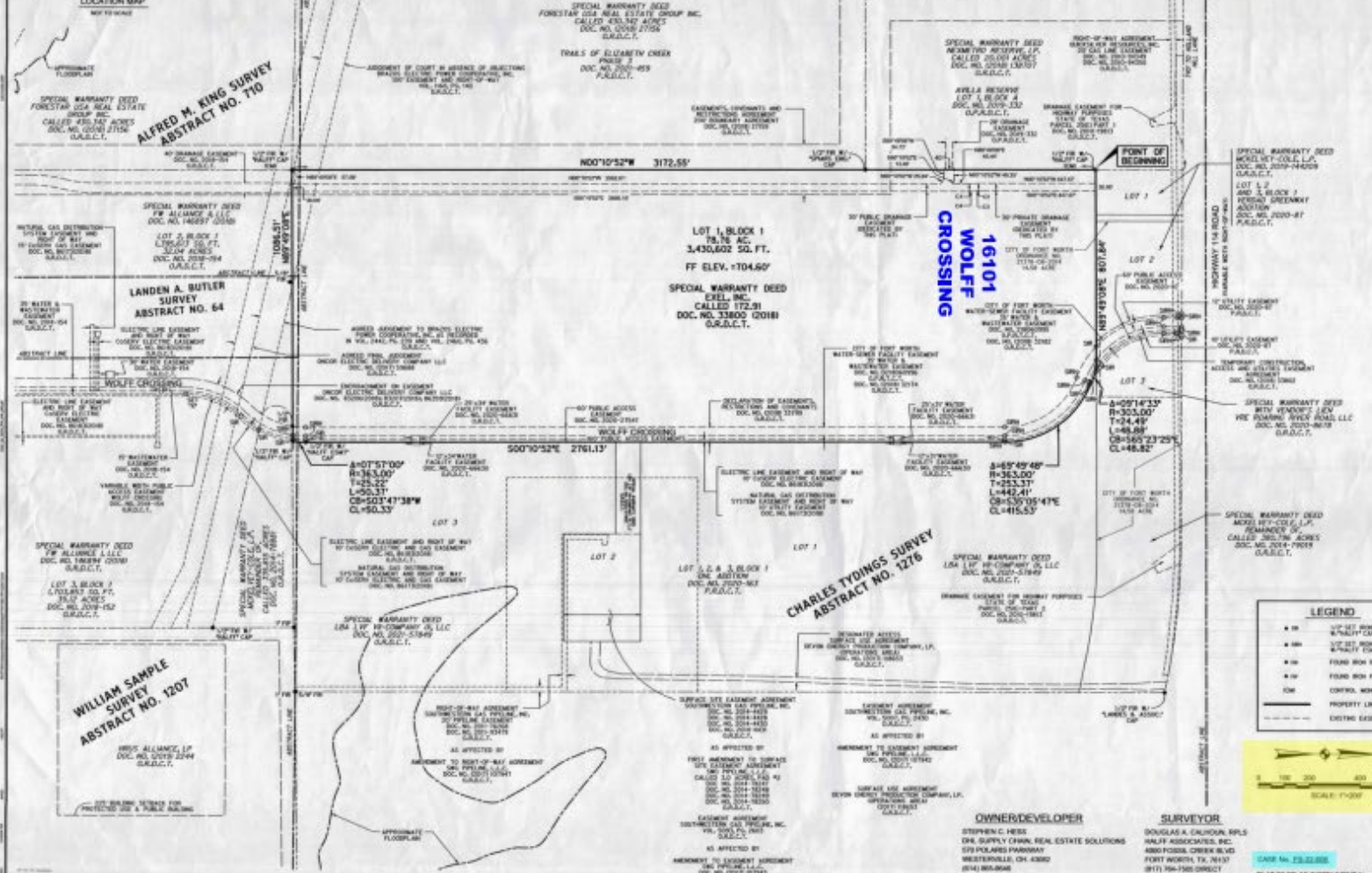
The applicant shall be responsible for obtaining all necessary building permits from the City of Fort Worth. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development. The applicant shall be responsible for the cost of any additional building permits required to serve the proposed development.

LEGAL DESCRIPTION

Block 1, Lot 1, Block 1, Charles Tydings Survey, Abstract No. 1278, in the William Sample Survey, Abstract No. 1207, in the Alfred M. King Survey, Abstract No. 710, in the City of Fort Worth, Texas, containing 78.76 acres of land, more or less, as shown on the plat hereof.

CURVE TABLE

CURVA NO.	DELTA	R	T	CB	CL
C1	87°07'07"	683.00	18.37	12.39	12.39
C2	87°07'07"	513.00	13.20	18.39	18.39
C3	87°07'07"	491.00	12.37	18.39	18.39
C4	87°07'07"	513.00	13.20	18.39	18.39



GENERAL NOTES
1. Block 1, Lot 1, Block 1, Charles Tydings Survey, Abstract No. 1278, in the William Sample Survey, Abstract No. 1207, in the Alfred M. King Survey, Abstract No. 710, in the City of Fort Worth, Texas, containing 78.76 acres of land, more or less, as shown on the plat hereof.

OWNER CERTIFICATE
I, the undersigned, being the owner of the above described premises, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

SURVEYOR CERTIFICATE
I, the undersigned, being a duly licensed surveyor in the State of Texas, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

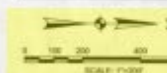
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
The plan is hereby approved and authorized for filing with the County Clerk of Tarrant County, Texas.

FINAL PLAT
OF
LOT 1, BLOCK 1
DAVE ADDITION
CONSISTING OF
78.76 ACRE TRACT OF LAND
OUT OF THE
CHARLES TYDINGS SURVEY, ABSTRACT NO. 1278
WILLIAM SAMPLE SURVEY, ABSTRACT NO. 1207
ALFRED M. KING SURVEY, ABSTRACT NO. 710
IN THE
CITY OF FORT WORTH
DENTON COUNTY, TEXAS
BY
HALFF
4000 FRANKLIN AVENUE, SUITE 1000, FORT WORTH, TEXAS 76102
954-1700 • FAX 954-1701
www.halff.com

FS-22-008

LEGEND

- LOT OR SUB-LOT BOUNDARY
- BLOCK BOUNDARY
- PLAT BOUNDARY
- FOUND BOUNDARY
- FOUND BOUNDARY
- FOUND BOUNDARY
- PROPERTY LINE
- EASEMENT



OWNER/DEVELOPER
STEPHEN C. HESS
ONE SUITE 1000, REAL ESTATE SOLUTIONS
800 FORT WORTH CENTER BLVD
FORT WORTH, TX 76137
(817) 366-7800
www.halff.com

SURVEYOR
DOUGLAS A. CALHOUN, PLS
HALFF ASSOCIATES, INC.
800 FORT WORTH CENTER BLVD
FORT WORTH, TX 76137
(817) 366-7800
www.halff.com

PLAT FILED AS INSTRUMENT No. DATE: FEB. 23, 2022 A.M. 4:07 PM