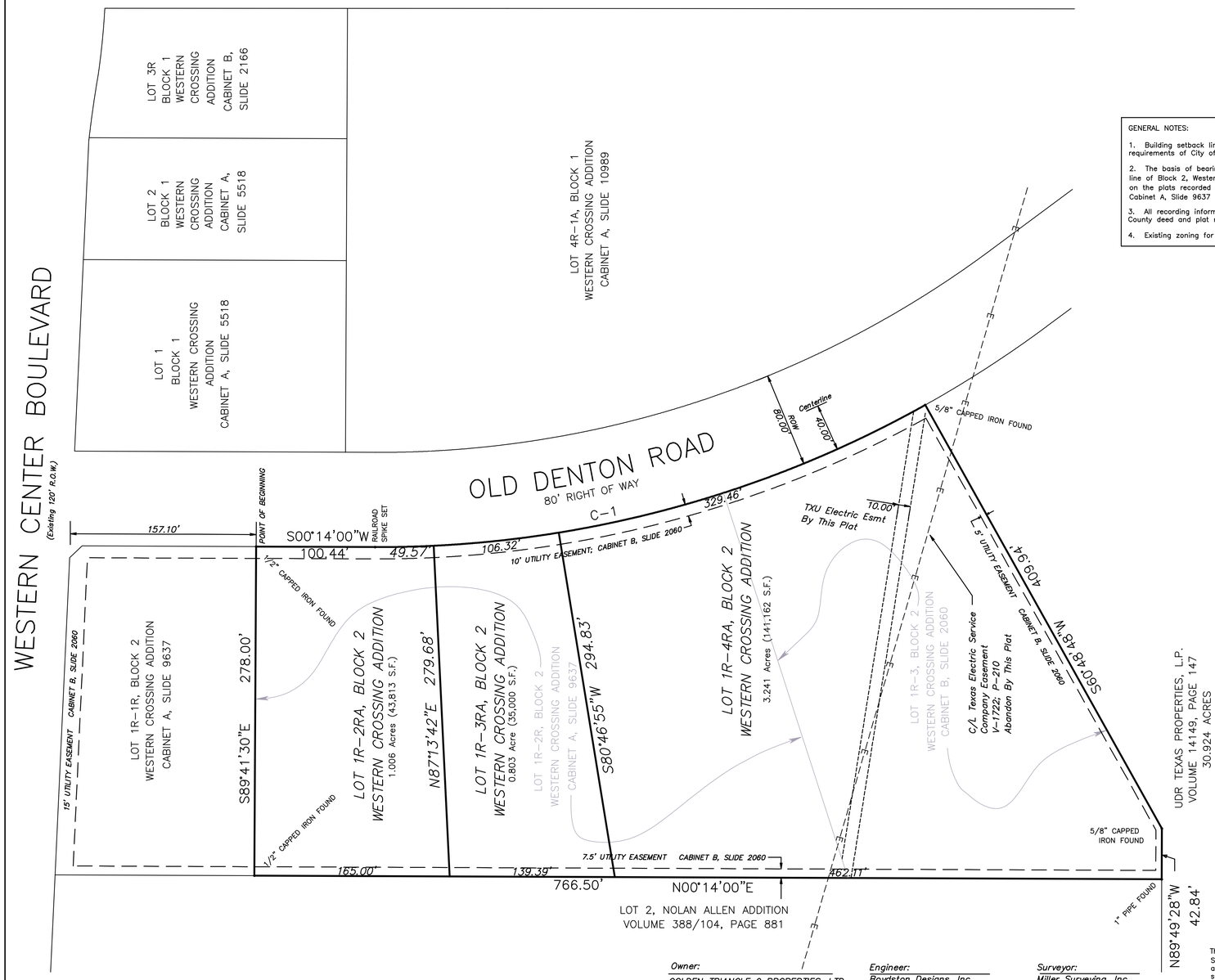
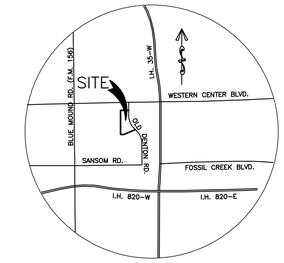
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	945.00'	485.35'	29°25'36"	480.03'	S14°28'48"E





VICINITY MAP

GENERAL NOTES:

1. Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.

2. The basis of bearing for this plat is the western line of Block 2, Western Crossing Addition as shown on the plats recorded in Cabinet B, Slide 2060 and Cabinet A, Slide 9637

3. All recording information on this plat is per Tarrant County deed and plat records.

4. Existing zoning for this tract is G (Commercial).

GRAPHIC SCALE 1"=50'

0 50 100 150

Note: Individual Lot Owners are responsible for maintenance of access easement paving and storm drain facilities that are within the boundaries of their lots.

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

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS REGISTERED STEVE MILLER 4224 PROFESSIONAL LAND SURVEYOR

UTILITY EASEMENTS

Any public franchised 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; any they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, 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.

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 I of the current impact fee ordinance. The amount to be colected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

SITE DRAINAGE STUDY

A site 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 improvements. 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.

FLOOD-PLAIN RESTRICTIONS

No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted to the party(s) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of two feet above the 100-year flood-plain water elevation, or one foot above the 100-year floodway water surface elevation.

PRIVATE COMMON AREA AND FACILITIES

The City of Fort Worth shall not be held responsible to the construction or operation of any lots containing private common areas or facilities identified a such on this plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape and open space areas; water and wastewater distribution, collection and treatment facilities; and club house, recreation buildings and outdoor facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and serverally 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.

MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean an free of debris, silt, or other substances which would result in the unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the flood-plain easement line as shown on the plat.

BUILDING PERMITS

No building permits shall be issued for any lot in this subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, and paving improvements; and approval is obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy. Sidewalks are to be constructed on each lot by the owner prior to issuance of a certificate of occupancy.

PERMANENT STRUCTURES

No permanent structures shall be constructed over an existing water, sanitary sewer, or utility easement.

FINAL PLAT OF
LOTS 1R-2RA, 1R-3RA, & 1R-4RA, BLOCK 2
WESTERN CROSSING ADDITION

BEING A REPLAT OF
LOT 1R-2R, & 1R-3, BLOCK 2.
WESTERN CROSSING ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
AS SHOWN ON THE PLATS RECORDED IN
CABINET B, SLIDE 2060 & CABINET A, SLIDE 9637,
PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALSO
BEING LOCATED IN THE RICHARD MORRIS SURVEY,
ABSTRACT NUMBER 1036, TARRANT COUNTY, TEXAS
APRIL 2006 3 LOTS 5.050 ACRES

Owner:
GOLDEN TRIANGLE 9 PROPERTIES, LTD.
300 BURNETT STREET, SUITE 150
FORT WORTH, TEXAS 76102
VOICE: 817-885-8800
FAX: 817-885-8804

Engineer:
Boydston Designs, Inc.
222 W. Exchange Ave., Suite 101
Fort Worth, TX 76106
Voice: 817 626-7878
Fax: 817 626-7879

Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd
Hurst, TX 76054
Voice: (817) 577-1052
Fax: (817) 577-0972

This is to certify that I, Steve Miller, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

_____
Steve Miller Date
R. P. L. S. 4224

MILLER SURVEYING, INC.
430 MID-CITIES BOULEVARD, HURST, TEXAS 76054
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972

DRAWN BY: BCB DATE: 04/10/2006 JOB NO. BDI#-04015 PLOT FILE:
CHECKED BY: SM

FILED IN CABINET _____, SLIDE _____, DATED _____