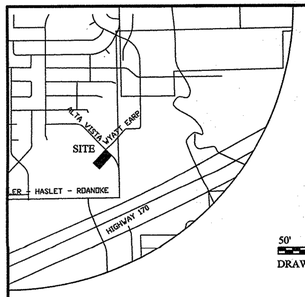
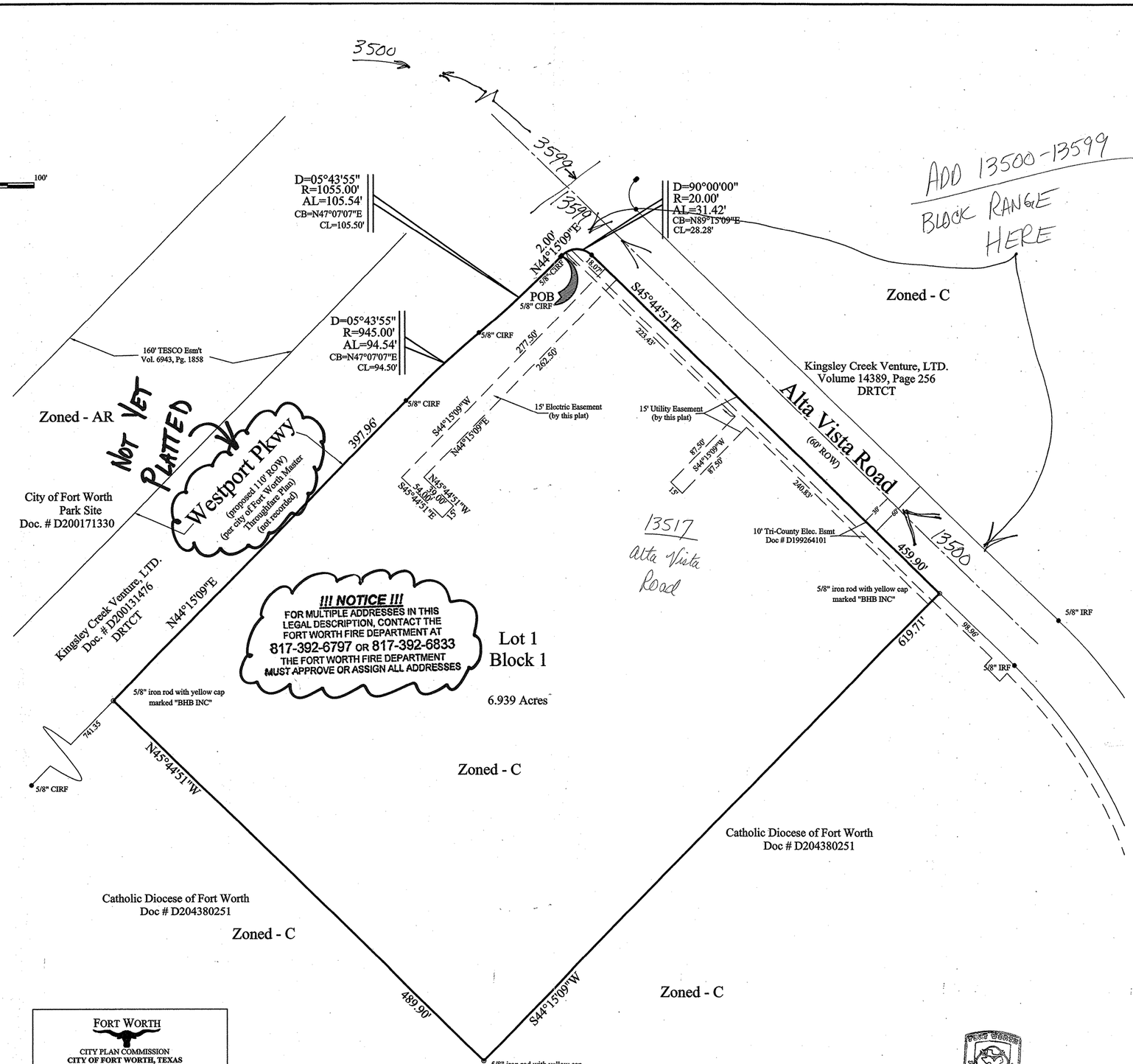
FILED
TARRANT COUNTY TEXAS
2007 MAR 30 PM 1:15
SUZANNE HENDERSON
COUNTY CLERK
BY_____






Notes:
All corners are found 5/8-inch iron rods with caps marked Dunaway unless otherwise noted hereon.

Unless otherwise noted all easements shown hereon are dedicated by this plat.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the Owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces and said Owners agree to indemnify and save harmless the City of Fort Worth, Texas from all claims, damages, and losses arising out of or resulting from performance of the obligations of said Owners set forth in this paragraph.

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 collected 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.

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

All building set back lines shall comply with requirements of the City Zoning Ordinances.

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and 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.

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

FLOODPLAIN RESTRICTION
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways 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 these phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat

Residential lots shown on this plat, which may have been, or are now being platted or re-platted after May 31, 2006, are subject to the provisions of the Zoning Ordinance No. 13896; Chapter 6, "Development Standards", of Article 5. "Residential Design Standards", with regards to: regulations prohibiting repetitive adjacent building facades; requirements that exterior building facades consist of a minimum of 50% masonry; and a distance limitation on attached garages projections beyond the main building facade. Building permits are subject to conformance with these regulations.

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

By scale location of FIRM Panel No. 48439 C 0160 H, dated 8-2-1995, no part of this site is within a defined floodplain.

Sidewalks shall be required for all streets as per City of Fort Worth Standards.

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF FORT WORTH §

WHEREAS Kevin W. Vann, J.C.D., D.D., Bishop of the Roman Catholic Diocese of Fort Worth and/or his successor(s) in office is the owner of a tract of land located in the Z. D. Davis Survey, A - 1888, City of Fort Worth, Tarrant County, Texas, being a portion of a called 27.924-acre tract of land described by deed recorded in Document No. D204380251, Deed Records Tarrant County Texas (DRTCT), and being more particularly described by metes and bounds as follows (bearing referenced to the south line of said parcel as determined by GPS observation - OPUS solution):

BEGINNING at a found 5/8-inch inch iron rod with cap marked "Dunaway" (found iron rod) for the most northerly corner of said tract, being the westerly southwest corner for the proposed intersection of the Alta Vista Dr. (60' right of way) and the proposed south right of way for Westport Parkway;

THENCE with the westerly right of way line for Alta Vista as follows:

Along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet and a chord of North 89°15'09" East, a distance of 28.28 feet to a found iron rod;

South 45°44'51" East, a distance of 459.90 feet to a set 5/8-inch iron rod with yellow cap marked "BHB INC" (set iron rod);

THENCE South 44°15'09" West departing said right of way a distance of 619.71 feet to a set iron rod;

THENCE North 45°44'51" West, a distance of 489.90 feet to a set iron rod on the proposed southerly right of way for Westport Parkway from which a found 5/8-inch iron rod for the northwest corner of the said 27.924 acre tract;

THENCE northeasterly with said proposed right of way as follows:

North 44°15'09" East a distance of 397.96 feet a found iron rod for the beginning of a curve;

Along the arc of said curve to the right, having a central angle of 05°43'35", a radius of 945.00 feet and an arc length of 94.54, having a chord of North 47°07'07" East, a distance of 94.50 feet to a found iron rod for a point of reverse curvature.

Along the arc of said curve to the left, having a central angle of 05°43'35", a radius of 1055.00 feet and an arc length of 105.54, having a chord of North 47°07'07" East, a distance of 105.50 feet to a found Dunaway capped iron rod;

THENCE North 44°15'09" East, a distance of 2.00 feet to the POINT OF BEGINNING and containing 6.939 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kevin W. Vann, J.C.D., D.D., Bishop of the Catholic Diocese of Fort Worth, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as **Lot 1, Block 1, Our Lady of Grace Addition,** an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the publics' use the streets, easements (and parks) shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Kevin W. Vann
Roman Catholic Diocese of Fort Worth
By: Kevin W. Vann, J.C.D., D.D., Bishop

By E. James Hart
Rev. E. James Hart, Attorney-in-Fact
for Kevin W. Vann, J.C.D., D.D., Bishop
of the Catholic Diocese of Fort Worth

BEFORE ME, the undersigned authority, on this day personally appeared, ~~Kevin W. Vann~~ E. James Hart, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29th day of March, 2007.

JOY HOWREY
MY COMMISSION EXPIRES
January 21, 2009

Joy Howrey

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.

Plat Approval Date: 3-29-07

By: Kevin Strickland, Chairman

By: John A. Fairfield, Secretary

I, John Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

3-20-07
John Margotta
Registered Professional Land Surveyor
No. 5956

STATE OF TEXAS
REGISTERED
JOHN G. MARGOTTA
5956
PROFESSIONAL
LAND SURVEYOR

FORT WORTH
PLAT REVIEW SERVICES
L.T. 8-14
3-29-07

City Case No. FP 006-079
Date 8-29-06
This plat filed in Cabinet A, Slide 11819

Final Plat
# Lot 1, Block 1
# Our Lady of Grace Addition
6.939 Acres
Z.D. Davis Survey, Abstract No. 1888
Fort Worth, Tarrant County, Texas


Owner:
Kevin W. Vann, J.C.D., D.D., Bishop
Roman Catholic Diocese of Fort Worth
800 West Loop 820 South
Fort Worth, Texas 76108-2919

Surveyor/Engineer:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
920 South Main Street, Old Main Place Suite 190, Grapevine, Texas 76051
Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbinc.com


Mar. 20, 2007 - 12:33pm
DRAWING FILE: E:\Surveys\05.043.000\Dwg\Final Plat.dwg