

**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 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 becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**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.

**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.

**Private Common Areas and Facilities**  
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces, water and wastewater distribution systems and treatment facilities, and recreational clubhouse/exercise buildings and facilities.

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

**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.

**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".

**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.

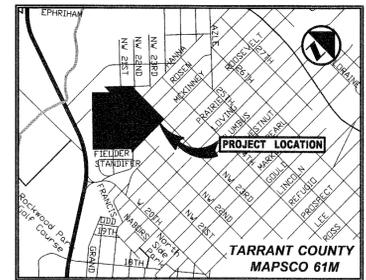
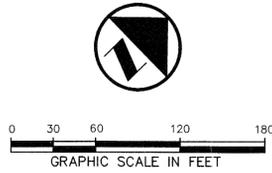
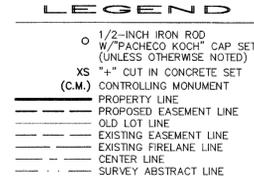
**Transportation Impact Fees**  
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**Public Open Space Easement**  
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

**Private Booster Pump**  
 The proposed development is within a higher water pressure plane service area. Private Booster pump for each lot will be required to ensure that minimum required water pressure is maintained at all times.

**NOTES**

- Bearing basis for this survey is North 89 degrees, 52 minutes, 00 seconds East for the south right-of-way line of NW 23rd Street, according to the plot of Rosen Heights Addition, recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on October 20th, 2011.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzone is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
 Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
- Parkway improvements such as curb & gutter, pavements tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.



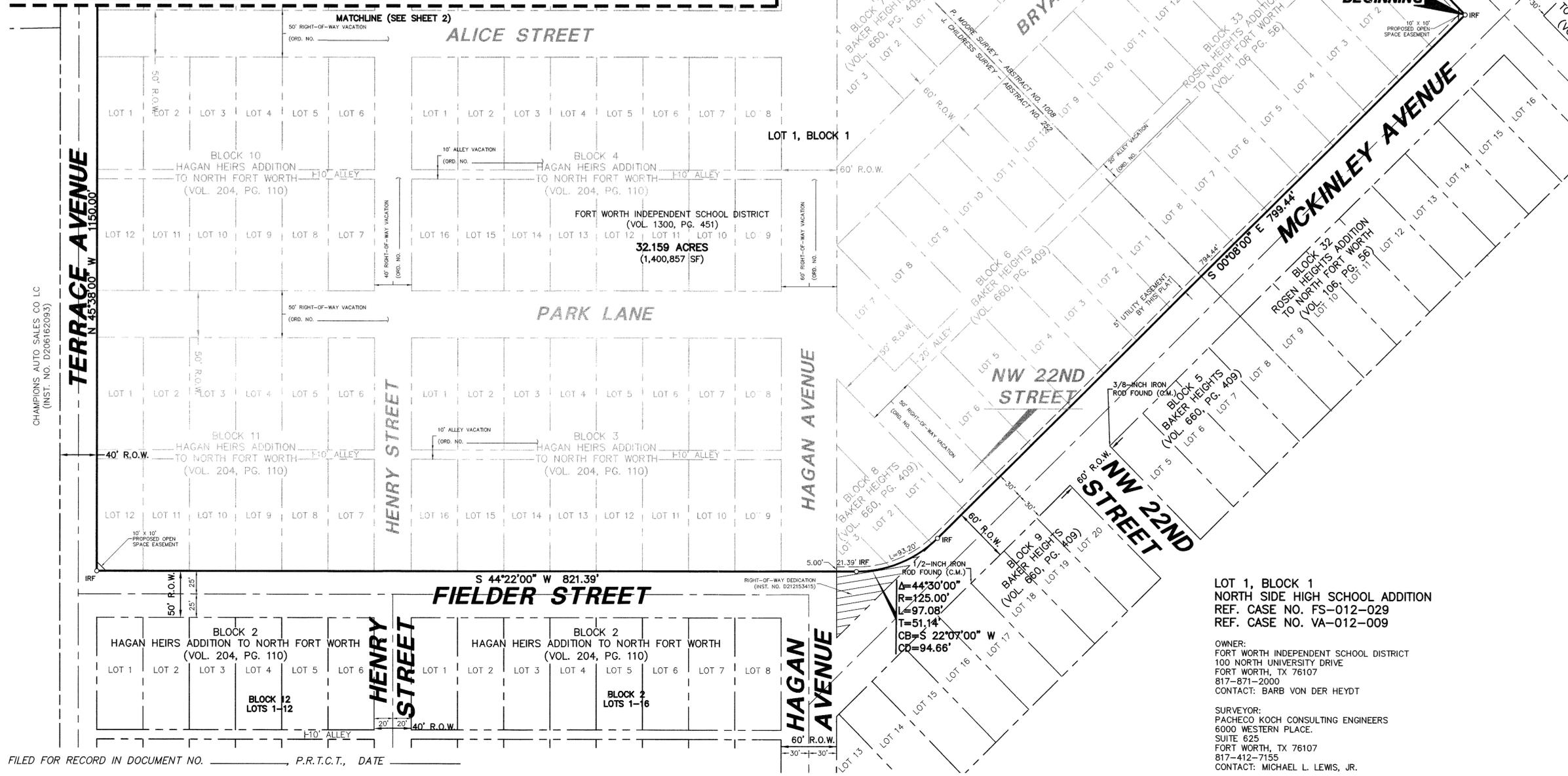
**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS

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

**Plat Approval Date:** \_\_\_\_\_

By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary



SHEET 1 OF 2  
 FINAL PLAT  
**LOT 1, BLOCK 1**  
**NORTH SIDE**  
**HIGH SCHOOL ADDITION**

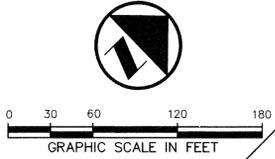
BEING A FINAL PLAT OF  
 ALL OF BLOCKS 3, 4, 5, 6, 8, 9 AND 10  
 HAGAN HEIRS ADDITION TO NORTH FORT WORTH  
 RECORDED IN VOLUME 204, PAGE 110;  
 ALL OF BLOCKS 6 THROUGH 8, BAKER HEIGHTS,  
 RECORDED IN VOLUME 660, PAGE 409;  
 ALL OF BLOCKS 33 AND 38,  
 OF ROSEN HEIGHTS ADDITION TO NORTH  
 FORT WORTH RECORDED IN VOLUME 106, PAGE 56;  
 ALL OF BLOCKS 1 THROUGH 3, ROSEN HEIGHTS  
 SECOND FILING OF NORTH FORT WORTH  
 RECORDED IN VOLUME 204-A, PAGE 153 ALL OF  
 THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
 AND PART OF HENRY STREET, BRYAN AVENUE,  
 HAGAN AVENUE, NW 21ST STREET, NW 22ND STREET,  
 HANNA AVENUE AND ALL OF PARK LANE, ALICE  
 AND MARY STREETS, AND ALL OR PART OF VARIOUS  
 ALLEYS AND BEING OUT OF THE  
 JOHN CHILDRESS SURVEY, ABSTRACT NO. 252,  
 THE PLEASANT MOORE SURVEY, ABSTRACT NO. 1008  
 AND THE JOHN FLINT SURVEY, ABSTRACT NO. 1889  
 TARRANT COUNTY, TEXAS

**Pacheco Koch** 6000 WESTERN PLACE, SUITE 625  
 FORT WORTH, TX 76107 817.412.7155  
 TX REG. ENGINEERING FIRM F-469  
 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-01

<b>DRAWN BY</b> MCB/RMT	<b>CHECKED BY</b> MILL	<b>SCALE</b> 1"=60'	<b>DATE</b> JAN. 2012	<b>JOB NUMBER</b> 3247-11.301R.DWG
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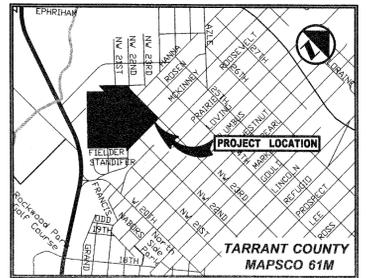
RTDWELL 07/24/2012 - 11:55AM  
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NORTH SIDE HIGH SCHOOL ADDITION - FINAL PLAT



PK NAIL FOUND FOR NE CORNER OF K & P REAL ESTATE II, L.P. TRACT (C.M.)

1/2-INCH IRON ROD FOUND FOR NE CORNER BLOCK 8 (C.M.)



**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF TARRANT

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on October 20th, 2011, and that all corners are shown hereon;



**PRELIMINARY**

RELEASED 7/24/12 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Michael Larry Lewis, Jr.  
Registered Professional Land Surveyor No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2012.

Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**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: \_\_\_\_\_

By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary

**LEGEND**

- 1/2-INCH IRON ROD
- W/PACHECO KOCH' CAP SET (UNLESS OTHERWISE NOTED)
- XS "+" CUT IN CONCRETE SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- OLD LOT LINE
- EXISTING EASEMENT LINE
- EXISTING FIRELINE LINE
- CENTER LINE
- SURVEY ABSTRACT LINE

SHEET 2 OF 2  
FINAL PLAT  
**LOT 1, BLOCK 1  
NORTH SIDE  
HIGH SCHOOL ADDITION**

BEING A FINAL PLAT OF ALL OF BLOCKS 3, 4, 5, 6, 8, 9 AND 10 HAGAN HEIRS ADDITION TO NORTH FORT WORTH RECORDED IN VOLUME 204, PAGE 110; ALL OF BLOCKS 6 THROUGH 8, BAKER HEIGHTS, RECORDED IN VOLUME 660, PAGE 409; ALL OF BLOCKS 33 AND 38, OF ROSEN HEIGHTS ADDITION TO NORTH FORT WORTH RECORDED IN VOLUME 106, PAGE 56; ALL OF BLOCKS 1 THROUGH 3, ROSEN HEIGHTS SECOND FILING OF NORTH FORT WORTH RECORDED IN VOLUME 204-A, PAGE 153 ALL OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND PART OF HENRY STREET, BRYAN AVENUE, HAGAN AVENUE, NW 21ST STREET, NW 22ND STREET, HANNAH AVENUE AND ALL OF PARK LANE, ALICE AND MARY STREETS, AND ALL OR PART OF VARIOUS ALLEYS AND BEING OUT OF THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 252, THE PLEASANT MOORE SURVEY, ABSTRACT NO. 1008 AND THE JOHN FLINT SURVEY, ABSTRACT NO. 1889 TARRANT COUNTY, TEXAS

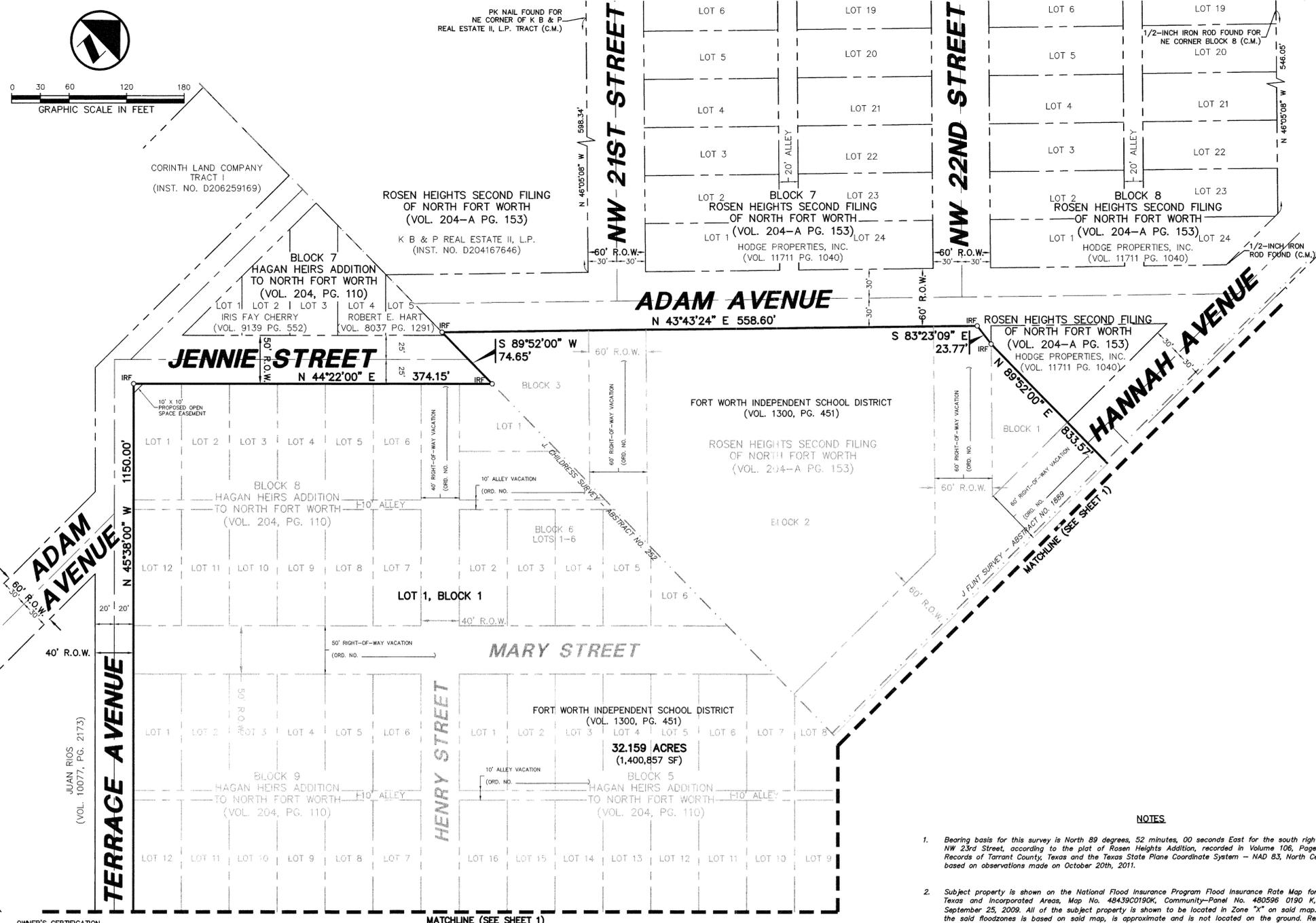
LOT 1, BLOCK 1  
NORTH SIDE HIGH SCHOOL ADDITION  
REF. CASE NO. FS-012-029  
REF. CASE NO. VA-012-009

OWNER:  
FORT WORTH INDEPENDENT SCHOOL DISTRICT  
100 NORTH UNIVERSITY DRIVE  
FORT WORTH, TX 76107  
817-871-2000  
CONTACT: BARB VON DER HEYDT

SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS  
6000 WESTERN PLACE,  
SUITE 625  
FORT WORTH, TX 76107  
817-412-7155  
CONTACT: MICHAEL L. LEWIS, JR.

**Pacheco Koch** 6000 WESTERN PLACE, SUITE 625  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-469  
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY MCB/RMT	CHECKED BY MLL	SCALE 1"=60'	DATE JAN. 2012	JOB NUMBER 3247-11-301
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**NOTES**

- Bearing basis for this survey is North 89 degrees, 52 minutes, 00 seconds East for the south right-of-way line of NW 23rd Street, according to the plat of Rosen Heights Addition, recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas and the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on October 20th, 2011.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.
- Parkway improvements such a curb & gutter, pavements tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Fort Worth Independent School District does hereby adopt this plat as **LOT 1, BLOCK 1, NORTH SIDE HIGH SCHOOL ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instrument as shown hereon.

Executed this the \_\_\_ day of \_\_\_, 2012.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared \_\_\_\_\_ 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2012.

Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Fort Worth Independent School District is the owner of a 32.159 acre tract of land situated in the John Childress Survey, Abstract No. 252, the Pleasant Moore Survey, Abstract No. 1008 and the John Flint Survey, Abstract No. 1889, Tarrant County, Texas; said tract being all of Lots 1 through 16, Block 3; Lots 1 through 16, Block 5; Lots 1 through 12, Block 8; Lots 1 through 12, Block 9; Lots 1 through 12, Block 10; Lots 1 through 12, Block 11; Hagan Heirs Addition to North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 110 of the Plat Records of Tarrant County, Texas; said tract also being all of Lots 1 through 12, Block 6; Lots 1 through 3, Block 7; Lots 1 through 3, Block 8, Baker Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 660, Page 409 of the said Plat Records; said tract also being all of Lots 1 through 16, Block 38, Rosen Heights Addition to North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 56 of the said Plat Records; said tract also being all of Block 1, 2 and 3, Rosen Heights Second Filing of North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 204-A, Page 153 of the said Plat Records; said tract also being all of those rights-of-way vacated by City Ordinance No. \_\_\_\_\_ of the Deed Records of Tarrant County, Texas; said tract also being part of the Third, Fourth and Fifth Tracts and all of the First and Second Tracts as described in General Warranty Deed to the Fort Worth Independent School District recorded in Volume 1300, Page 451 of the Official Public Records of Tarrant County, Texas; said 32.159 acre tract being more particularly described as follows (bearing system based on a bearing of North 89 degrees, 52 minutes, 00 seconds East for the south right-of-way line of NW 23d Street, according to the plat of Rosen Heights Addition to North Fort Worth, an addition to the City of Fort Worth according to the plat recorded in Volume 106, Page 56 of the said Plat Records):

BEGINNING, at a 1/2-inch iron rod with 'PACHECO KOCH' cap found at the intersection of the south line of NW 23d Street (a 60-foot right-of-way) and the west line of McKinley Avenue (a 60-foot right-of-way); said point being the northeast corner of the said Third tract;

THENCE, South 00 degrees, 08 minutes, 00 seconds East, along the west line of McKinley Avenue, a distance of 799.44 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner in the said west line of McKinley Avenue, said point being the beginning of a tangent curve to the right;

THENCE, along said curve to the right, having a central angle of 44 degrees, 30 seconds, 00 minutes, a radius of 125.00 feet, a chord bearing and distance of South 22 degrees, 07 minutes, 00 seconds East, 94.66 feet, an arc distance of 97.08 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner in the west right-of-way line of Fielder Street;

THENCE, South 44 degrees, 22 minutes, 00 seconds West, along the west line of Fielder Street, a distance of 821.39 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner at the intersection of the west line of Fielder Street and the north line of Terrace Avenue (a 40-foot right-of-way); said point being the southeast corner of Lot 12, Block 11 of said Hagan Heirs Addition to North Fort Worth;

THENCE, North 45 degrees, 38 minutes, 00 seconds West, departing the west line of Fielder Street and along the north line of Terrace Avenue, a distance of 1,150.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner at the intersection of the north line of Terrace Avenue and the east line of Jennie Street (a 50-foot right-of-way); said point being the west corner of Lot 1, Block 8 of said Hagan Heirs Addition to North Fort Worth;

THENCE, North 44 degrees, 22 minutes, 00 seconds East, departing the north line of Terrace Avenue and along the northwest line of said Block 8, a distance of 374.15 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner; said point being at the intersection of the east line of Jennie Street and the south line of said Fourth tract;

THENCE, South 89 degrees, 52 minutes, 00 seconds West, along the south line of the Fourth tract, a distance of 74.65 feet to 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner in the north line of a tract of land described in General Warranty Deed to Robert E. Hart recorded in Volume 8037, Page 1291 of said Official Public Records; said point also being in the southeast right-of-way line of Adam Avenue (a 60-foot wide right-of-way);

THENCE, North 43 degrees, 43 minutes, 24 seconds East, departing the north line of the Hart tract and along the said southeast right-of-way line of Adam Avenue, a distance of 558.60 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner;

THENCE, South 83 degrees, 23 minutes, 09 seconds East, a distance of 23.77 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap found for corner at the intersection of the north line of the said Fifth tract and the northeast right-of-way line of NW 22nd Street (a 60-foot right-of-way); said point also being in the southwest line of Block 1 of the said Rosen Heights Second Filing of North Fort Worth;

THENCE, North 89 degrees, 52 minutes, 00 seconds East, along the north line of the said Fifth and Third tracts, a distance of 833.57 feet to the POINT OF BEGINNING;

CONTAINING: 1,400,857 square feet or 32.159 acres of land, more or less.

FILED FOR RECORD IN DOCUMENT NO. \_\_\_\_\_, P.R.T.C.T., DATE \_\_\_\_\_

RTD/MELL 07/24/2012 11:56AM J:\DWG-32\3247-11-301.DWG (SURVEY) (C:\3247-11-301RFP.DWG)

NORTH SIDE HIGH SCHOOL ADDITION - FINAL PLAT