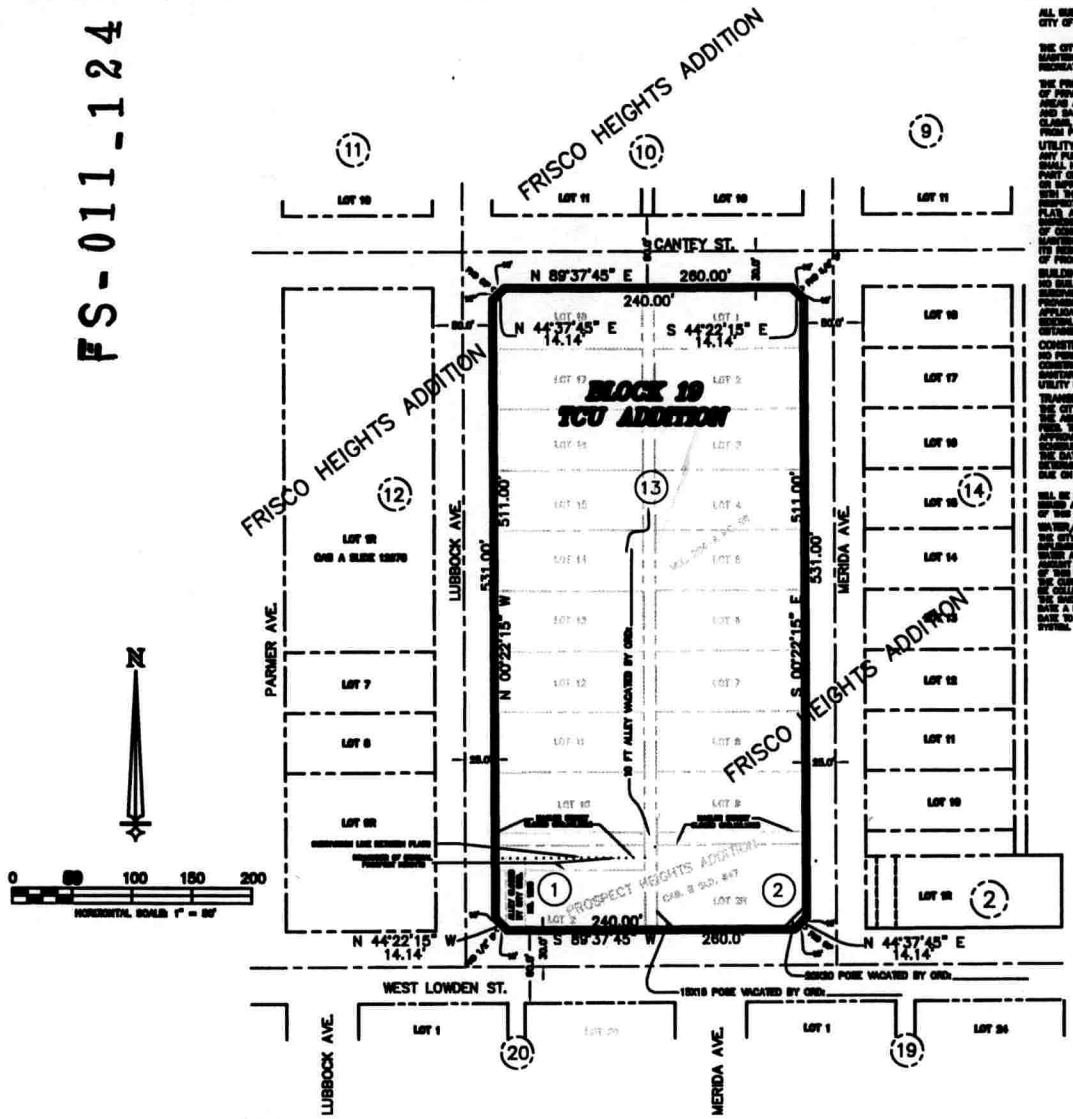
FS-011-124



ALL BUILDING LINES SHALL BE IN COMPLIANCE WITH THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SEWER, EASEMENT ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SEWER, EASEMENT ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNER AGREES 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 OWNER SET

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 OVER SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, 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.

BUILDING PERMITS:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CITY OR OTHER ACCEPTABLE PROVISION HAS BEEN MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM SEWER, STREET LIGHTS, SIDEWALKS, OR PARKING 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 EASEMENT OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRICAL CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

TRANSPORTATION IMPACT FEES:
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT PAYABLE IS ESTIMATED ON THE APPROVAL DATE OF THIS PLAT APPLICABLE BASED UPON TABLE 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.

WILL BE REVIEWED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE OWNER OWNER SHALL DEDICATE A SEWER ON THE PROPERTY OF THE OWNER.

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 PAYABLE IS ESTIMATED ON THE PLAT DATE OF THIS PLAT APPLICABLE BASED UPON TABLE 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, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

DRAINAGE STUDY REQUIREMENTS:
(1) A SITE DRAINAGE STUDY SHALL BE SUBMITTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY DRAINAGE PLAN PRIOR TO ISSUANCE OF ANY BUILDING PERMIT. THE SITE DRAINAGE PLAN SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY DRAINAGE PLAN. IF THE SITE DRAINAGE PLAN CONFORMS, THE SITE DRAINAGE STUDY MAY BE REVIEWED ALONG WITH A CITY FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND ON THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE TPW DEPARTMENT STATING THAT THEY ARE AWARE A SITE DRAINAGE STUDY

SIDEWALKS:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY FOR CITY DEVELOPMENT DESIGN STANDARDS.

PARKING PERMIT NOTE:
PARKING IN RESERVED SPACES ON PUBLIC AND PRIVATE PROPERTY TO BE STRICTLY ENFORCED AND UNLAWFUL VEHICLES MAY BE TOWED AT THE OF OWNER PERMIT OWNER IN A "PARKING PERMIT"

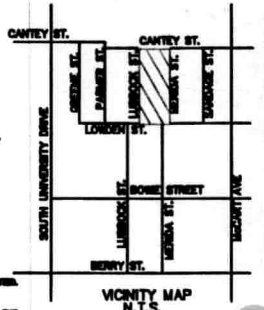
SIDEWALKS:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY FOR CITY DEVELOPMENT DESIGN STANDARDS.

URBAN FORESTRY PLAT NOTE:
COMPLIANCE WITH THE TREE ORDINANCE (0000-00-0000) WILL BE REQUIRED.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:
THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT RECORD" GOVERNING THE PROPERTY OF THE SUBDIVISION, NOR DOES IT ALTER OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

The original property has been that is the Texas Coordinate System, Texas Central Zone, NAD 83. Bearings are based on the Texas Coordinate System, Texas Central Zone, NAD 83. Distances are grid measurements. The method used was Real Time Kinematic (RTK) GPS. The surveyed plat and work have a Horizontal Relative error of grid measurements.

PLATTED AREA 3.165 ACRES



VICINITY MAP
N.T.S.

DATE:-___ TB-01-___ -/-/-

CITY OF FORT WORTH, TEXAS
CITY PLAT COMMISSION

NOTE:
[illegible]

PLAT APPROVED DATE: _____

DR. _____

DR. _____

OWNER: TEXAS CHRISTIAN UNIVERSITY
TCU BOX 297041
FORT WORTH, TEXAS 76129

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF J.B. DAVIES III RPLS NO 4368 AUGUST 15, 2011. THIS MAP IS FOR REVIEW PURPOSES ONLY AND NOT TO BE FILED FOR RECORD AUGUST 15, 2011

Final Plat
BLOCK 19
TCU ADDITION
FORT WORTH TARRANT COUNTY TEXAS
Being a replat of Lots 1 through 18, Block 13 and the vacated 10ft Alley,
Frisco Heights Addition, Fort Worth Tarrant County, Texas
as shown by plat recorded in Volume 204A, Page 98
a portion Hegler Street vacated by Ordinance No. 1215 and 1585
of the Deed Records of Tarrant County, Texas
a portion of Lot 1 and Lot 2, Block 1, Prospect Heights Addition
Fort Worth Tarrant County, Texas as shown by plat recorded
in Volume 63, Page 59 of the Deed Records of Tarrant County, Texas
a portion of the 16ft Alley vacated by Ordinance 1215 and
Lot 2R, Block 2 Prospect Heights Addition Fort Worth Tarrant County, Texas
as shown by plat recorded in Cabinet B, Slide 647 of the
Deed Records of Tarrant County, Texas

Date

THIS PLAT FILED IN DOCUMENT_____DATE_____

J. B. DAVIES INC.
[illegible]