



15	36	37	38	39	40
BLOCK 504 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
BLOCK 505 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			

Lot 1R, Block 1 Lena Pope Home Addition Caddis A, Slide 125 P.R.T.C.T.
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**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 1 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.

**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 the 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.

**BUILDING PERMITS**  
A site plan shall be filed for approval with the Staff/Inspector unit an appropriate CFA or other acceptable provisions are made for the permanent sign of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements, and approval is then obtained from the City of Fort Worth.

**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".

**UTILITY EASEMENTS**  
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 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 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 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 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 limited to: private streets, water and wastewater distribution systems and treatment facilities, and recreational/dishouse/overhead buildings and facilities.

**PUBLIC OPEN SPACE RESTRICTION**  
No structure, object, or flat of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the sidewalk, or from a height of 24 inches to a height of 11 feet above the top of the driveway, as shown on the plat. These open space assessments will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
No permanent buildings or structures shall be constructed over any existing marked water, sanitary sewer, drainage, gas, electric cable or other utility easement of any type.

**FLOODPLAIN RESTRICTION**  
No construction shall be allowed within the floodplain assessment, 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/RAINFALLWAY MAINTENANCE**  
The existing grass, stream, tree, or drainage channel traversing along or across portions of this addition, will remain undisturbed and maintained in accordance with the City of Fort Worth Ordinance No. 2783, and the plat owner shall be responsible for 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 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 drainage ways are occasionally subject to stream overbank occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain assessment line as shown on the plat.

**COVENANTS OR RESTRICTIONS ARE UNALTERED**  
This Plat does not vacate the previous "Plat of Record" governing the subdivision, nor does it amend or remove any deed covenants or restrictions.

**PARKWAY PERMIT**  
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parking permit.

**OIL OR GAS WELL PROXIMITY TO BUILDINGS**  
Buildings, not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200 ft. (or other distance granted by City Council vote) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regard to intervening structures.

Lots and non-residential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, reworking, testing, or reasure stimulation or well.

**RESIDENTIAL DRIVEWAY ACCESS LIMITATION**  
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cadet-type, Loop, or Collector street to a residential lot shall be limited to the following:

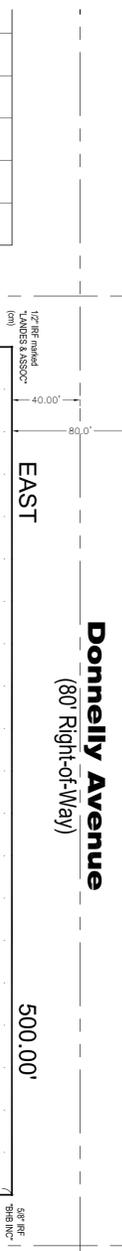
- a. Four or more access shall be provided from an abutting side or rear alley or
- b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

**Engineer/Surveyor:**  
Baird, Hampton & Brown, Inc.  
Engineering & Surveying  
4550 SW 36th, Suite 180, Coppell, TX 75011 | 817.721-1850 | Fax: 817.721-8810 | E-Mail: info@bhb.com

**Owners/Applicants/Developers:**  
Lena Pope Home, Inc.  
313 Sanguinet Street  
Fort Worth, TX 76107

**Drawn by:** E. Survey/2400/036 Lena Pope Home Plat/19/Plat/Plat/Plat  
**Saved by:** John M. Saxe Time: 5/22/2013 9:37 AM Plotted by: John Margotta, RP/LS Plat Date: 6/6/2013 2:10 PM

**FS-013-002**



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BLOCK 505 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 4 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 5 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 10 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 11 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 18 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 19 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 20 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
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BLOCK 33 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
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BLOCK 38 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 39 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			
BLOCK 40 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.																			

**Eldridge Street (60' Right-of-Way)**  
**Donnelly Avenue (80' Right-of-Way)**  
**Geddes Avenue**  
**Sanguinet Street (60' Right-of-Way)**  
**Diaz Avenue (80' Right-of-Way)**

**POB**  
5/8" REF TO THE INC.  
3/4" REF  
30.00'  
60.00'  
80.00'  
5/8" REF TO THE INC.  
3/4" REF  
30.00'  
60.00'  
80.00'

6	5	4	3	2	1
BLOCK 19 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 18 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 17 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 16 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 15 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 14 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
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BLOCK 9 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 8 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 7 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
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BLOCK 3 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 2 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					
BLOCK 1 Chamberlin Arlington Heights Volume 63, Page 40 P.R.T.C.T.					

**NOTES:**  
1. Basis of Bearing for this survey is the north line of Block 4, Chamberlin Arlington Heights, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 60, Page 40, Plat Records, Tarrant County, Texas. (EAS17)  
2. This Survey has been prepared without the benefit of a current commitment for the insurance, additional easements or restrictions may affect this property.  
3. By sealed location of FEMA FEMA # 48438C0286K, map revision date September 25, 2009 this parcel is within an area classified Zone X (Areas determined to be outside the 0.2% annual chance floodplain)

**Fort Worth City Plan Commission**  
CITY OF FORT WORTH, TEXAS  
Plat Approval Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Secretary



**STATE OF TEXAS**  
**COUNTY OF TARRANT**  
**WHEREAS** Lena Pope Homes, Inc. is the owner of all of Blocks 4 and 11 and Geddes Avenue from Eldridge Street to Sanguinet Street, Chamberlin Arlington Heights, an addition to the City of Fort Worth, according to the plat (herein recorded in Volume 63, Page 40, Plat Records, Tarrant County, Texas, said plat being more particularly described by maps and records as follows:  
**BEGINNING** at a found 508 inch non rod marked "BHB INC" at the northeast corner of the intersection of Diaz Avenue (80' Right-of-Way) and Eldridge Street (60' Right-of-Way) for the southeast corner of said Block 11;  
**THENCE** North, with the common line between said Eldridge Street and said Block 11, at a distance of 125.00 feet passing a found 3/4 inch non rod, continuing with said intersection of said Eldridge Street and Geddes Avenue from rod marked "BHB INC" for the southeast corner of the intersection of said Eldridge Street and Geddes Avenue from rod marked "BHB INC" at the southwest corner of the intersection of said Sanguinet Street and said Geddes Avenue, at a distance of 346.00 feet passing a found 5/8 inch non rod marked "BHB INC" at the northeast corner of the intersection of said Eldridge Street and said Geddes Avenue, continuing with the common line between said Eldridge Street and said Block 4, a total distance of 612.00 feet to a found 1/2 inch non rod marked "LANDS ASSOC" at the southeast corner of the intersection of said Eldridge Street and Donnelly Avenue (80' Right-of-Way);  
**THENCE** East (Basis of Bearing), with the common line between said Donnelly Avenue and said Block 4, a distance of 500.00 feet to a found 5/8 inch non rod marked "BHB INC" at the southwest corner of the intersection of said Donnelly Avenue and Sanguinet Street (60' Right-of-Way);  
**THENCE** South, with the common line between said Sanguinet Street and said Block 4, at a distance of 266.00 feet passing a found 5/8 inch non rod marked "BHB INC" at the northwest corner of said Sanguinet Street and the aforementioned Geddes Avenue, continuing with the common line between said Sanguinet Street and said Geddes Avenue at a distance of 346.00 feet passing a found 5/8 inch non rod marked "BHB INC" at the southwest corner of the intersection of said Sanguinet Street and said Geddes Avenue, at a distance of 346.00 feet passing a found 5/8 inch non rod marked "BHB INC" at the northeast corner of the intersection of said Sanguinet Street and said Geddes Avenue, at a total distance of 612.00 feet to a found 3/4 inch non rod (bent) at the northwest corner of the intersection of the aforementioned Diaz Avenue and said Sanguinet Street;  
**THENCE** West, with the common line between said Diaz Avenue and said Block 11, a distance of 500.00 feet to the **POINT OF BEGINNING** and containing 7.025 acres or 306,000 square feet of land more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**  
THAT, Lena Pope Homes, Inc., acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOT 1R, BLOCK 4, CHAMBERLIN ARLINGTON HEIGHTS**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown hereon for the purposes shown hereon.  
This Plat does not alter or remove existing deed restrictions or covenants if any, on this property.

Lena Pope Homes, Inc.  
Representative  
**STATE OF TEXAS**  
**COUNTY OF TARRANT**  
BEFORE ME, the undersigned authority, 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. In the capacity therein stated, and as the act and deed of said partnership.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_ day of \_\_\_\_\_, 2013.  
Notary Public in and for the State of Texas  
**SURVEYOR'S CERTIFICATION**  
I, John Margotta, do hereby declare that I prepared this plat from an actual or 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.  
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**  
John Margotta  
Registered Professional Land Surveyor  
Purpose of Document: Review  
Surveyor: John Margotta  
Registered Professional Land Surveyor No. 59956  
Release Date: 12-19-12

**FINAL PLAT**  
**7.025 ACRES**  
**LOT 1R BLOCKS 4**  
**CHAMBERLIN ARLINGTON HEIGHTS**  
**BEING A REPLAT OF**  
**ALL OF BLOCKS 4 & 11 AND GEDDES AVENUE**  
**CHAMBERLIN ARLINGTON HEIGHTS**  
**COVINGTON HAYS SURVEY, ABSTRACT NO. 256**  
**FORT WORTH, TARRANT COUNTY, TEXAS**  
**DECEMBER, 2012**

This plat filed in Document Number \_\_\_\_\_