



CABINET _____, SLIDE _____
 DATE: _____
 TARRANT COUNTY, PLAT RECORDS

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH TEXAS

This plat is valid if recorded after the 30th month after date of approval.

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE ASSESSED IS ESTABLISHED AS OF THE DATE OF THE FILING OF THIS PLAT BASED UPON THE THEN EXISTING SCHEDULE I TO THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS ESTABLISHED ON THE DATE THAT THE BUILDING PERMIT IS ISSUED OR THE DATE OF CONNECTION TO THE WATER AND/OR WASTEWATER SYSTEM AND IS BASED UPON THE EXISTING SCHEDULE II TO THE CURRENT IMPACT FEE ORDINANCE.

NOTE:
 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.

UTILITY EASEMENT:
 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 THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CURVE TABLE

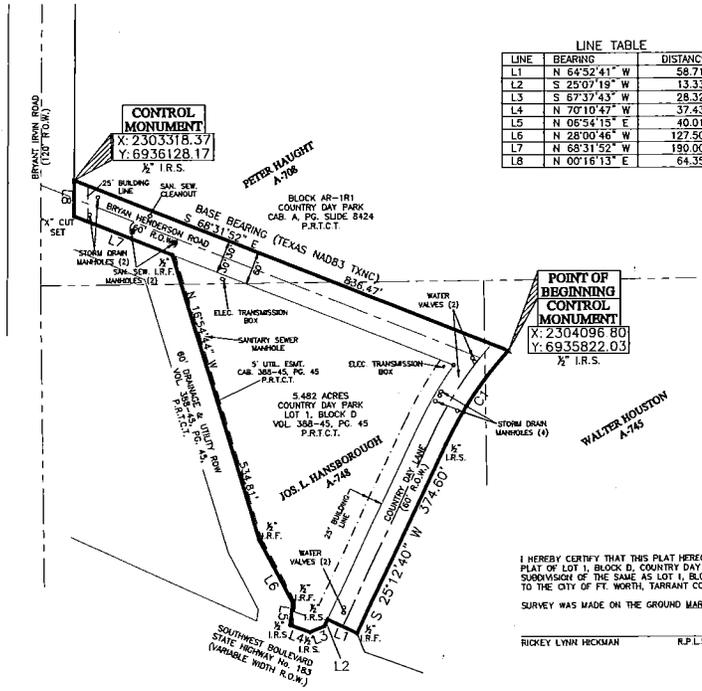
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	685.65'	201.99'	201.26'	S 33°38'07" W	16°52'44"

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT COMFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED 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.

NOTES

- 1.) THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF FORT WORTH, TX.
- 2.) BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD83, NORTH CENTRAL ZONE GRID.
- 3.) ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, A PORTION OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48439C0285K DATED SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS.
- 4.) DUE TO EXISTING UTILITIES BEING FOUND, APPARENT EASEMENTS MAY EXIST BUT COULD NOT BE FOUND.



I HEREBY CERTIFY THAT THIS PLAT HEREOF AS CORRECTLY REPRESENTING THE PLAT OF LOT 1, BLOCK D, COUNTRY DAY LANE, & BRYAN HENDERSON ROAD OF THE SURVEY OF THE SAME AS LOT 1, BLOCK D, COUNTRY DAY PARK ADDITION TO THE CITY OF FT. WORTH, TARRANT COUNTY, TEXAS.

SURVEY WAS MADE ON THE GROUND MARCH 2014.

RICKEY LYNN REDMAN R.P.L.S. 4974

BEING A 5.482 ACRE TRACT OF LAND, WHICH IS BRYAN HENDERSON ROAD (A PUBLIC ROAD), COUNTRY DAY LANE (A PUBLIC ROAD), & LOT 1, BLOCK D OF COUNTRY DAY PARK AS RECORDED IN VOLUME 388-45, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE PETER HAUGHT SURVEY, ABSTRACT No. 708, WALTER HOUSTON SURVEY, ABSTRACT No. 745 & THE JOS. L. HANSBOROUGH, ABSTRACT No. 748, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE EAST RIGHT OF WAY (R.O.W.) OF COUNTRY DAY LANE (60' R.O.W.), SAID IRON ROD ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 685.65 FEET, A CHORD BEARING OF S 33°38'07" W, WITH A CHORD LENGTH OF 201.26 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND ALSO ALONG THE EAST R.O.W. SAID COUNTRY DAY LANE, A DISTANCE OF 201.99 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 25°12'40" W CONTINUING ALONG EAST R.O.W. OF SAID COUNTRY DAY LANE A DISTANCE OF 374.60 FEET TO A 1/2" IRON FOUND, SAID IRON ROD BEING IN THE NORTH R.O.W. OF STATE HIGHWAY No. 183;

THENCE N 64°52'41" W DEPARTING THE EAST R.O.W. OF SAID COUNTRY DAY LANE AND ALONG THE NORTH R.O.W. OF SAID STATE HIGHWAY No. 183 A DISTANCE OF 58.71 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 25°07'19" W A DISTANCE OF 13.33 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 67°37'43" W A DISTANCE OF 28.32 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 70°10'47" W A DISTANCE OF 37.43 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 06°54'15" E A DISTANCE OF 40.01 FEET TO A 1/2" IRON ROD FOUND;

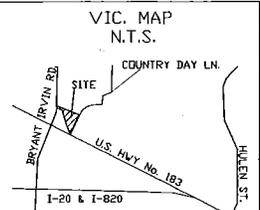
THENCE N 28°00'46" W A DISTANCE OF 127.50 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 16°54'44" W A DISTANCE OF 534.81 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING IN THE SOUTH R.O.W. OF SAID BRYAN HENDERSON ROAD;

THENCE N 68°31'52" W A DISTANCE OF 190.00 FEET TO A "X" CUT SET, SAID "X" CUT BEING IN THE EAST R.O.W. OF BRYAN IRVIN ROAD (120' R.O.W.);

THENCE N 00°16'13" E ALONG THE EAST R.O.W. OF SAID BRYAN IRVIN ROAD A DISTANCE OF 64.35 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH R.O.W. OF SAID BRYAN HENDERSON ROAD;

THENCE S 68°31'52" E DEPARTING SAID BRYAN IRVIN ROAD AND ALONG THE NORTH R.O.W. OF SAID BRYAN HENDERSON ROAD A DISTANCE OF 836.47 FEET TO THE POINT OF BEGINNING, BEING 5.482 ACRES OF LAND, MORE OR LESS.



REPLAT OF
**LOT 1, BLOCK D, COUNTRY DAY LANE,
 & BRYAN HENDERSON ROAD
 COUNTRY DAY PARK ADDITION**
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 AS RECORDED IN VOLUME 388-45, PAGE 45
 PLAT RECORDS TARRANT COUNTY, TEXAS

FORT WORTH SURVEYING 107 E COLLEGE AVENUE ALVARADO, TEXAS 76009 817-790-5900	JOB # 2013108 JOB COUNTRY DAY LANE PLAT R1	DATE: 04/08/14	DRAWN: CGH CHECKED: RLH	TARRANT COUNTY TEXAS
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