



VICINITY MAP
NOT TO SCALE

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.	
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.	
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.	
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.	
SITE DRAINAGE STUDY	
Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.	
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.	
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.	
PARKWAY PERMIT	
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.	
PRIVATE MAINTENANCE	
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.	
PRIVATE PRESSURE REDUCING VALVES	
Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenance.	

Building lines will be per the City of Fort Worth Zoning Ordinances.
The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 305 of 495, Map Number 48439C0305 K, map effective date September 25, 2008. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

FS-15-205

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

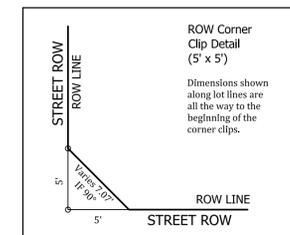
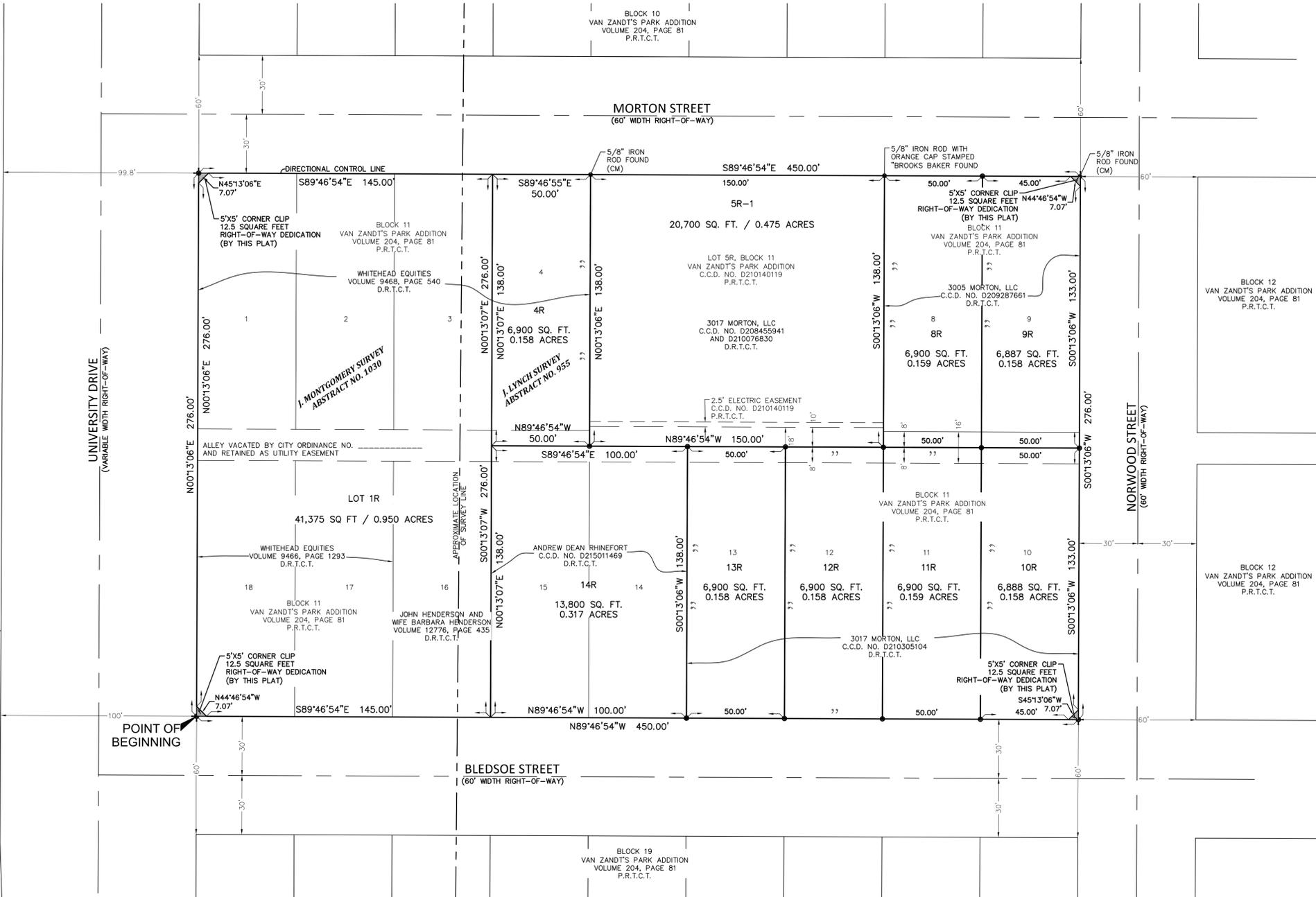
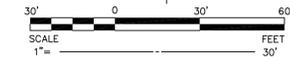
LAND USE TABLE	
Total Gross Acreage	2,851 Ac.
Right-of-Way Dedication	0.001
Net Acreage	2,850 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	10
Non-Residential Acreage	2,850 Ac.
Private Park Acreage	0
Public Park Acreage	0

OWNER/DEVELOPER

HRI PROPERTIES
812 GRAVIRE STREET, SUITE 200
NEW ORLEANS, LA 70112
(504) 566-0204 (PHONE)
hfairbanks@hriproperties.com (E-Mail)
CONTACT: HAL FAIRBANKS

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
SHanna@dunaway-assoc.com (E-MAIL)
CONTACT: SAM HANNA



● = 5/8" CAPPED IRON ROD STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED

(CM) = CONTROLLING MONUMENT

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

Final Plat
of

LOTS 1R, 4R, 5R-1, AND 8R-14R
BLOCK 11
VAN ZANDT'S PARK ADDITION

Situated in the J. Montgomery Survey, Abstract No. 1030 and the J. Lynch Survey, Abstract No. 955, being a Re-Plat of all of Lots 1-4, 5R, 8, 9, and 10-18, Block 11, and all of the alley between University Drive and Norwood Street, Van Zandt's Park Addition, an addition to the City of Fort Worth, according to the plats recorded in Volume 204, Page 81, and County Clerk's Document No. D210140119, Plat Records, Tarrant County, Texas.

10 Lots 2.850 Acres

This plat was prepared in September, 2015

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of September, 2015.

Stephen R. Gosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570

Date _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

FS-15-205 LOTS 1-4, 5R, 8, 9, AND 10-18, BLOCK 11, VAN ZANDT'S PARK ADDITION