

*** LEGEND ***

(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
WIER	*WIER & ASSOC INC*
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

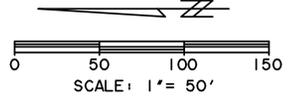
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

MAPSCO No.	76-L
GROSS SITE AREA	1.777 ACRES
TOTAL NUMBER OF LOTS	1
TOTAL RESIDENTIAL LOTS	0
TOTAL NON-RESIDENTIAL LOTS	1

- * NOTES ***
- IN ACCORDANCE TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48439C0305K, MAP EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP", IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COULDED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 - BEARINGS BASED ON THE EAST LINE OF LOT 2-A, BLOCK 2, MEDICAL CENTRE, RECORDED IN CABINET A, SLIDE 2536, P.R.T.C.T. (S 00°35'56" W).
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
 - THIS SURVEY WAS MADE ON THE GROUND FEBRUARY 24, 2014 UNDER THE DIRECTION OF GREGG A. E. MADSEN, R.P.L.S. No. 5798.
 - ALL 1/2" IRON RODS SET WITH CAP STAMPED *WIER & ASSOC INC* UNLESS NOTED OTHERWISE.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED IT'S DULY AUTHORIZED AGENT ARE THE SOLE OWNER OF TWO TRACTS OF LAND LOCATED IN THE E. S. HARRIS SURVEY, ABSTRACT No. 688, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN VOLUME 5714, PAGE 634, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND INSTRUMENT NUMBER D213301040, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), MERGER DOCUMENT RECORDED IN VOLUME 14323, PAGE 457, D.R.T.C.T. AND JOHN STREET AND 17 FOOT ALLEY RIGHT-OF-WAY AS ABANDONED BY ORDINANCE NUMBER _____, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 136 AND ALL OF JOHN STREET (A 30 FOOT WIDE RIGHT-OF-WAY), CARLOCKS REVISION OF DISSEL TRACT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 330, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND ALL OF TRACT 2 AS DESCRIBED IN A DEED TO COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., AS RECORDED IN SAID INSTRUMENT NUMBER D213301040, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF LOT 145 OF DISSEL TRACT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 129, P.R.T.C.T., AND IN THE SOUTH RIGHT-OF-WAY LINE OF COOPER STREET (60' WIDE RIGHT-OF-WAY),

THENCE S 00°00'31" W, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID COOPER STREET AND ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID DISSEL TRACT, AT 300.09 FEET PASSING THE NORTHWEST CORNER OF LOT 140 OF SAID DISSEL TRACT AND THE NORTHWEST CORNER OF LOT 139 OF SAID CARLOCKS REVISION OF DISSEL TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID CARLOCKS REVISION OF DISSEL TRACT, A TOTAL DISTANCE OF 450.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 136 AND THE SOUTHWEST CORNER OF LOT 137 OF SAID CARLOCKS REVISION OF DISSEL TRACT,

THENCE S 89°59'29"E, DEPARTING THE EAST LINE OF SAID TRACT 2, ALONG THE NORTH LINE OF SAID LOT 136 AND THE SOUTH LINE OF SAID LOT 137, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE WEST RIGHT-OF-WAY LINE OF NINTH AVENUE (A CALLED 60' WIDE RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEARS N 00°00'31" E, 450.13 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 145 AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID COOPER STREET WITH THE WEST RIGHT-OF-WAY LINE OF SAID NINTH AVENUE,

THENCE S 00°00'31" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NINTH AVENUE AND THE EAST LINE OF SAID LOT 136, AT 50.01 FEET PASSING AN "X" CUT SET, BEING THE SOUTHWEST CORNER OF SAID LOT 136 AND THE NORTHEAST CORNER OF SAID JOHN STREET ABANDONMENT, AND CONTINUING ALONG THE EAST LINE OF SAID JOHN STREET ABANDONMENT A TOTAL DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF LOT 134 OF SAID CARLOCKS REVISION OF DISSEL TRACT AND THE SOUTHEAST CORNER OF SAID JOHN STREET ABANDONMENT,

THENCE N 89°59'29" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NINTH AVENUE, ALONG THE NORTH LINE OF SAID LOT 134 AND THE SOUTH LINE OF SAID JOHN STREET ABANDONMENT, 130.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE EAST LINE OF SAID TRACT 2, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID JOHN STREET ABANDONMENT AND THE NORTHWEST CORNER OF SAID LOT 134,

THENCE S 00°00'31" W, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID CARLOCKS REVISION OF DISSEL TRACT, AT 299.91 FEET PASSING AN "X" CUT FOUND, SAID "X" CUT BEING THE SOUTHWEST CORNER OF LOT 128 OF SAID CARLOCKS REVISION OF DISSEL TRACT AND THE NORTHWEST CORNER OF LOT 126-R, CARLOCK'S REVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-146, PAGE 77, P.R.T.C.T., CONTINUING ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID LOT 126-R, AT 399.91 FEET PASSING AN "X" CUT FOUND, SAID "X" CUT BEING THE SOUTHWEST CORNER OF SAID LOT 126-R AND THE NORTHWEST CORNER OF LOT 125 OF SAID CARLOCKS REVISION OF DISSEL TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID CARLOCKS REVISION OF DISSEL TRACT, A TOTAL DISTANCE OF 499.91 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF WEST ROSEDALE STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF LOT 124 OF SAID CARLOCKS REVISION OF DISSEL TRACT,

THENCE N 81°32'04" W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET, 81.32 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET, SAID IRON ROD SET BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF LOT 124,

BLOCK 1, MEDICAL CENTRE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "B", SLIDE 2523, P.R.T.C.T.,

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID LOT 124 AS FOLLOWS:

- N 06°01'44"E, 45.62 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRANT ENG",
- N 04°32'43"E, 49.40 FEET TO A 1/2" IRON ROD FOUND,
- N 03°16'43"E, 49.41 FEET TO A 1/2" IRON ROD FOUND,
- N 01°50'43"E, 49.65 FEET TO A 1/2" IRON ROD FOUND,

THENCE N 01°06'43" E, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID LOT 124, AT 21.35 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 124 AND THE SOUTHWEST CORNER OF LOT 124 OF SAID CARLOCKS REVISION OF DISSEL TRACT, A TOTAL DISTANCE OF 49.42 FEET TO A 1/2" IRON ROD FOUND,

THENCE N 00°27'23" E, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID LOT 124, AT 632.88 FEET PASSING A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 124 AND THE SOUTHWEST CORNER OF BLOCK 3, MEDICAL CENTRE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-216, PAGE 38, P.R.T.C.T., AND CONTINUING ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID BLOCK 3, A TOTAL DISTANCE OF 777.88 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID COOPER STREET, SAID POINT BEING THE NORTHEAST CORNER OF SAID BLOCK 3 AND THE NORTHWEST CORNER OF SAID TRACT 2,

THENCE S 87°23'11" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COOPER STREET AND THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 60.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.777 ACRES (77,393 SQUARE FEET) OF LAND, MORE OR LESS.

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

*** SURVEYOR'S STATEMENT ***

THIS IS TO CERTIFY THAT I, GREGG A. E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS SURVEY FROM AN ACTUAL SURVEY ON THE GROUND OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

* THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A. E. MADSEN, RPLS. NO. 5798 ON 9-22-15. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED. *

*** OWNERS CERTIFICATION ***

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 136R, CARLOCKS REVISION OF DISSEL TRACT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS THIS THE _____ DAY OF _____, 2016.

COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., A TEXAS LIMITED PARTNERSHIP

BY: _____
PRINTED NAME: CLAY FRANKLIN
TITLE: C.E.O.

STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS _____ DAY OF _____, 2016, BY CLAY FRANKLIN, C.E.O. OF COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

OWNER:
COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P.
900 8TH AVENUE
FORT WORTH, TEXAS 76104
CONTACT: CLAY FRANKLIN, C.E.O.
PHONE: 817-347-5858

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY _____

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 ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC OF THE STATE OF TEXAS
COMMISSION EXPIRES: _____

CITY OF FORT WORTH STANDARD PLAT NOTES

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.

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 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 PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

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, LANDSCAPE AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND RECREATION / 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 RESTRICTION 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.

PRESSURE REDUCING VALVES (P.R.V.'s)
PRESSURE REDUCING VALVES (P.R.V.'s) WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

PRINTED: 1/25/2016 3:42 PM. WIER XEROX.CTB LAST SAVED: 1/25/2016 3:42 PM. SAVED BY: JACOB R. FILE: JOHN-ROAD-REPLAT-92042.04.DWG