

VICINITY MAP  
NOT TO SCALE

Line Table		
Line Number	Bearing	Distance
L1	N88°22'58"W	16.81'
L2	S88°20'51"E	27.38'
L3	N25°47'38"E	18.09'
L4	S64°12'22"E	10.00'
L5	S25°47'38"W	46.21'
L6	N88°22'19"W	25.00'
L7	S46°37'19"W	7.07'

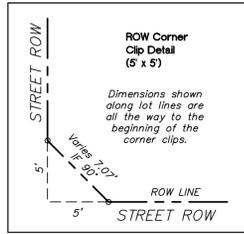
Building lines will be per the City of Fort Worth Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of NAD 83, North Central Zone 4202, based upon GPS measurements, according to the GPS Reference Network.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 495, Map Number 48439C0305 K, Map revised date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as areas to be outside the 500 year floodplain. This statement does not reflect any type of flood study by this firm.

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

- (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



**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.

**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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

**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.

**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.

**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.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED**

This Plat 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.

**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.

**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.

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 any soil Disturbance exceeding 0.5 acres.

**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**

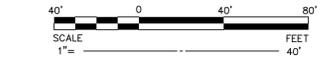
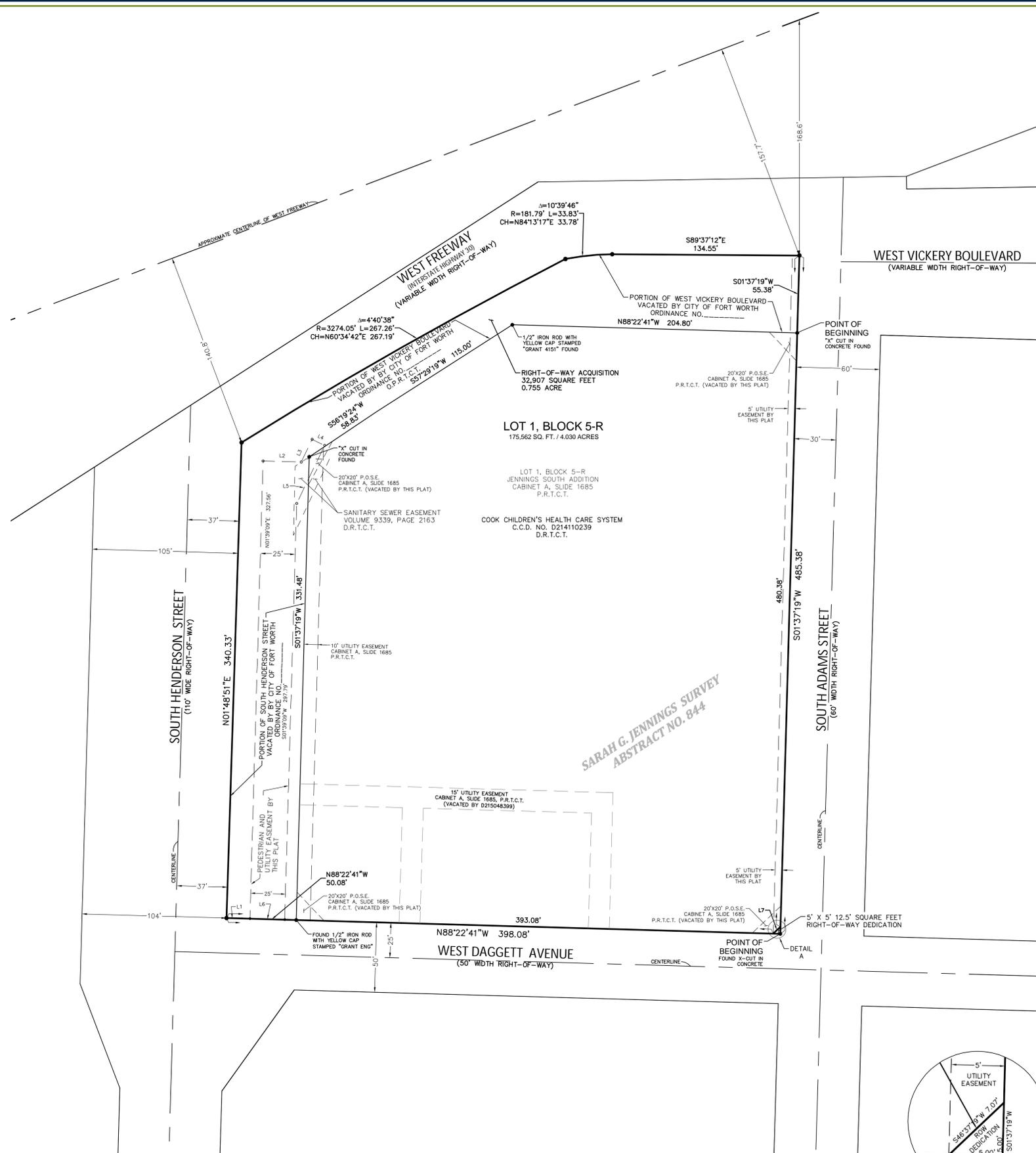
The City of Fort Worth shall not be held responsible for maintenance or private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**CERTIFICATION:**

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. \_\_\_\_\_ 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.



LAND USE TABLE	
Total Gross Acreage	4.030 Ac.
Right-of-Way Dedication	12.5 Sq. Ft.
Net Acreage	4.030 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	4.030 Ac.
Private Park Acreage	0
Public Park Acreage	0

**OWNER/DEVELOPER**

COOK CHILDREN'S HEALTH CARE SYSTEM  
801 SEVENTH AVENUE  
FORT WORTH, TEXAS 76104  
(882) 885-1614 (PHONE)  
George.Montague@cookchildrens.org  
CONTACT: GEORGE MONTAGUE

**ENGINEER/SURVEYOR**

DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE, SUITE 400  
FT. WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
JTaylor@dunaway-assoc.com  
CONTACT: JEFF TAYLOR

FS 015-085



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

# FINAL PLAT OF LOT 1R, BLOCK 5-R JENNINGS SOUTH ADDITION

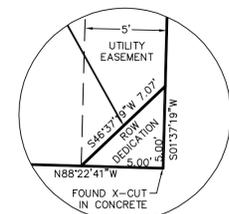
Situated in the Sarah G. Jennings Survey, Abstract No. 844, Tarrant County, Texas, being a replat of Lot 1, Block 5-R, Jennings South Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 1685, Plat Records, Tarrant County, Texas and that portion of South Henderson Street and West Vickery Boulevard vacated by City of Fort Worth Ordinance.

1 Lot 4.030 Acres

This plat was prepared in April 2015



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



DETAIL A  
NOT TO SCALE

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER D \_\_\_\_\_ DATE: \_\_\_\_\_