



VICINITY MAP
NOT TO SCALE

NOTIFICATION All work, including installation and/or maintenance of existing and/or new utilities, in the adjoining right-of-ways shall be coordinated with adjacent property owners prior to approval for construction.
Private Pressure Reducing Valves Private P.R.V.s will be required, water pressure exceeds 80 P.S.I.
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.
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.
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.
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 I 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.
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.
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.
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 I 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.

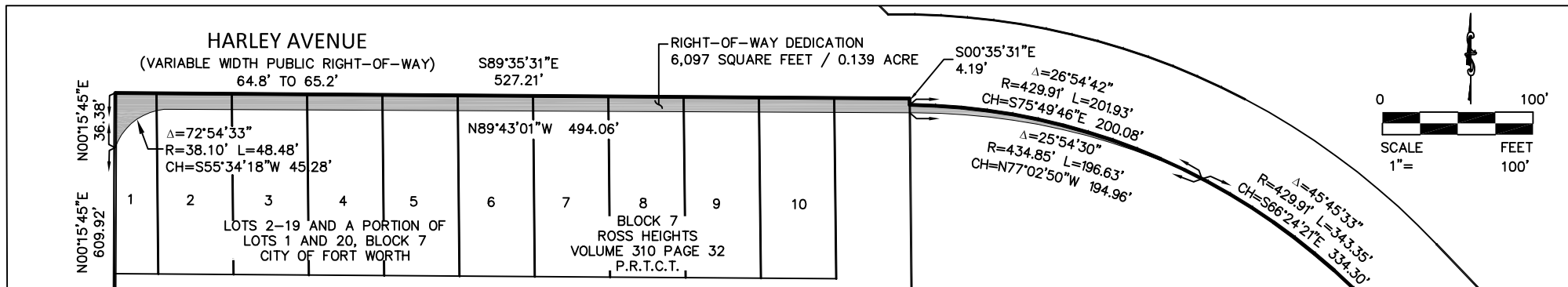
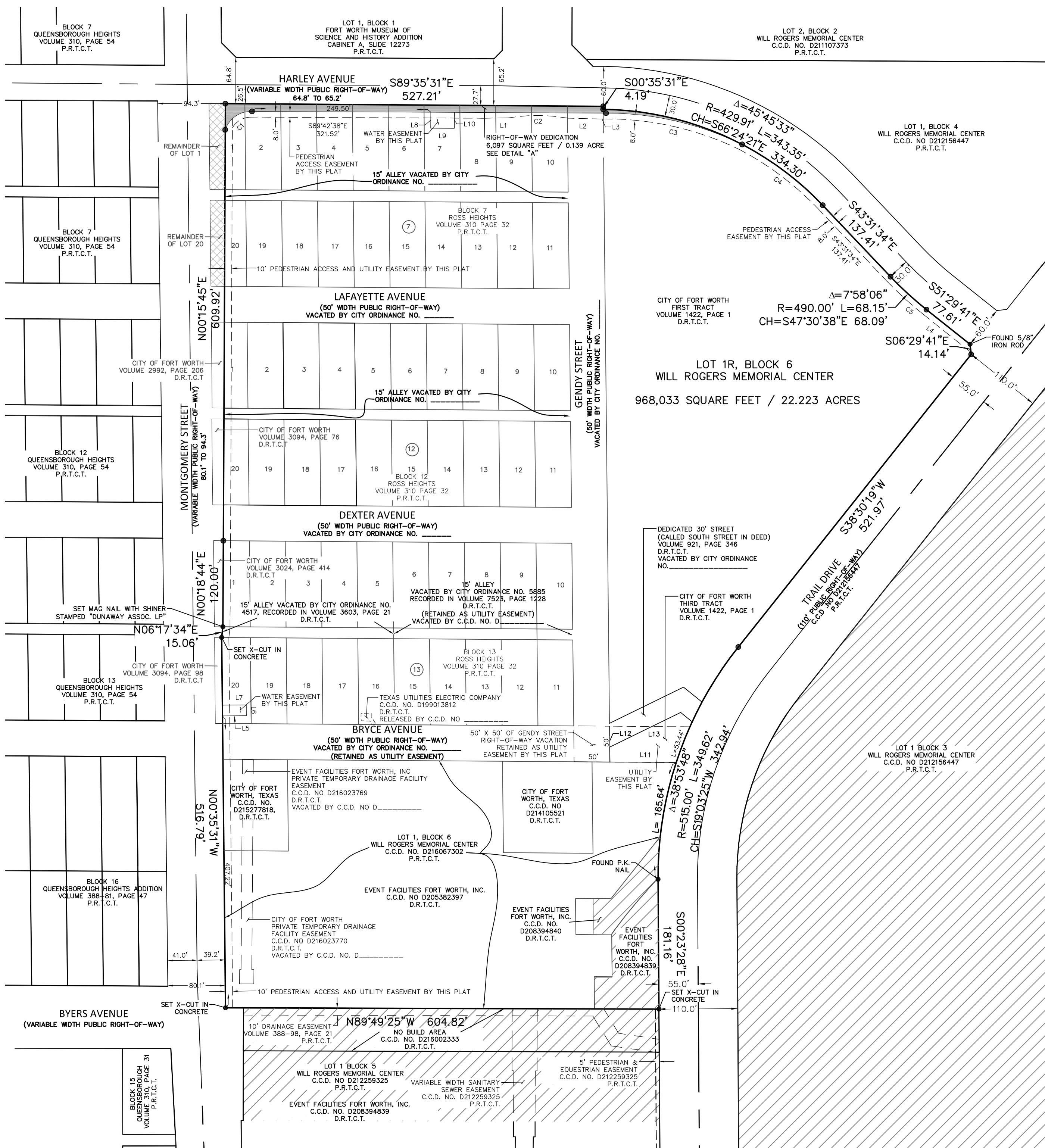
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

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

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

OWNER/DEVELOPER
CITY OF FORT WORTH
1201 HOUSTON ST.
FORT WORTH, TX 76102
(817) 392-2501 (PHONE)
CONTACT: MIKE GROOMER

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



Line Table			Curve Table			
Line Number	Bearing	Distance	Curve Number	Central Angle	Radius	Chord Bearing and Distance
L1	N89°11'42"E	36.19'	C1	61°56'10"	30.10'	N81°16'32"E 30.98'
L2	S88°48'40"E	42.14'	C2	19°47'57"	242.79'	S89°41'25"E 83.48'
L3	S89°59'55"E	10.93'	C3	29°53'21"	426.85'	S77°03'14"E 191.24'
L4	S51°29'41"E	85.61'	C4	18°49'52"	421.91'	S52°56'30"E 138.05'
			C5	7°58'06"	498.00'	S47°30'38"E 69.20'

Line Table		
Line Number	Bearing	Distance
L5	S89°24'29"W	33.38'
L6	S00°35'31"E	15.00'
L7	N89°24'29"E	33.38'
L8	S00°17'22"W	22.21'
L9	S89°42'38"E	33.00'
L10	N00°17'22"E	22.21'

Line Table		
Line Number	Bearing	Distance
L11	N89°35'31"W	92.47'
L12	N00°35'31"W	50.01'
L13	S89°35'31"E	112.14'

OWNERSHIP TABLE				
LOT	BLOCK	SUBDIVISION	OWNER	RECORD INFORMATION
2-19 AND A PART OF 1 & 20	7	"	CITY OF FORT WORTH	VOLUME 310, PAGE 32 P.R.T.C.T.
A PART OF 1 AND ALL OF 2	12	"	EVENT FACILITIES FORT WORTH	C.C.D. NO. D210117605 D.R.T.C.T.
38.4	12	"	EVENT FACILITIES FORT WORTH	VOLUME 15346, PAGE 17 D.R.T.C.T.
5 TO 16	12	"	CITY OF FORT WORTH	NO RECORD INFORMATION
17 TO 19 AND A PART OF 20	12	"	EVENT FACILITIES FORT WORTH	VOLUME 15346, PAGE 17 D.R.T.C.T.
2-19 AND A PART OF 1 & 20	13	ROSS HEIGHTS		NO RECORD INFORMATION

LAND USE TABLE	
Total Gross Acreage	22.362 Ac.
Right-of-Way Dedication	0.139 Ac.
Net Acreage	22.223 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	22.223 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS-16-XXX

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

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

Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 55770
srg@dunaway-assoc.com

Date

Final Plat
of
LOT 1R, BLOCK 6
WILL ROGERS MEMORIAL CENTER

Situated in the Thomas White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas, being a re-plat of Lot 1, Block 6, Will Rogers Memorial Center, an addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D216067302, Plat Records, Tarrant County, Texas, and being a re-plat of a portion of Lots 1 & 20, all of Lots 2 - 19, of Blocks 7, 12, and 13, Ross Heights, an addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 32, Plat Records, Tarrant County, Texas.

1 Lot 22.223 Acres

This plat was prepared in June, 2016

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: ____-____-____

FS-16-xxx- LOT 1R, BLOCK 6, WILL ROGERS MEMORIAL CENTER