

VICINITY MAP NTS

Building Permits

No building of shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provision are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvement; and approval is first obtained for the City of Fort Worth.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and waste water impact fees. The total amount assessed is established on the filing 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 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.

Construction Prohibited Over Easements

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

Sidewalks

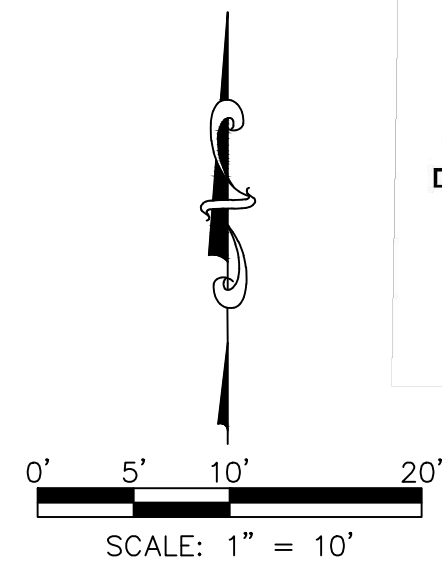
Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy.

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 sites 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.

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.



FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard are "Zone X" as identified by the Federal Insurance Administration, Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Map effective September 25, 2009 for the Panel No. 48439C 0045 K. All flood line are estimated or scaled from FEMA maps unless otherwise stated.

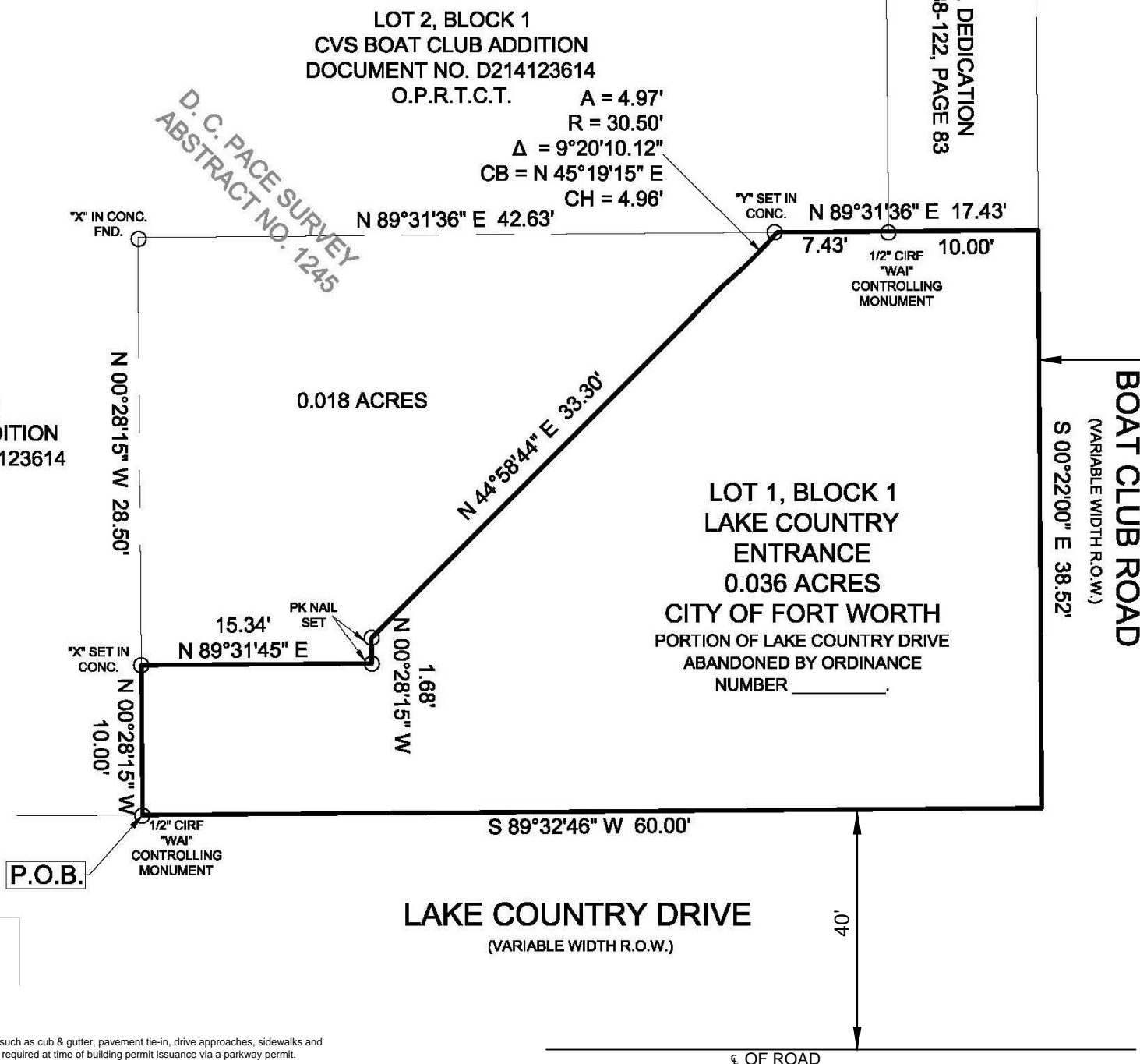
Flood Plan/Drainage Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing there property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

Flood Plan Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

LOT 2, BLOCK 1
CVS BOAT CLUB ADDITION
DOCUMENT NO. D214123614
O.P.R.T.C.T.



Parkway improvement 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.

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.

Covenants or Restrictions are Unaltered

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.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easement, public access easement, public pedestrian access easement, recreation areas, open spaces and drainage facilities, and said claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

RECORDED:
DOCUMENT NUMBER _____
DATE _____

NOTES:

- (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
- (2) (CM) = Controlling monument.
- (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

STATE OF TEXAS
COUNTY OF TARRANT

Owner's Acknowledgment and Dedication

Notary Public in and for the State of Texas I (we), the undersigned, owner(s) of the land shown on this plat within the area recorded in a deed to _____, In Instrument No. _____, Deed Records, Tarrant County, Texas, and being described by metes and bounds as follows:

Being a 0.036 acre tract of land situated in the D. C. Pace Survey, Abstract No. 1245, City of Fort Worth, Tarrant County, Texas and being a portion of the existing right-of-way of Lake Country Drive and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "WAI" at the southwest corner of the herein described tract found in the north right-of-way line of the Lake Country Drive (Variable Width R.O.W.) being in the common south line of Lot 2, Block 1 of CVS Boat Club Addition as recorded in Document No. D214123614 of the Official Public Records of Tarrant County, Texas;
THENCE North 00 deg. 28 min. 15 sec. West along the common line of this tract and of said Lot 2, Block 1 a distance of 10.00 feet to a "X" set in concrete in the 0.018 acre portion of said Lot 2, Block 1;

THENCE North 89 deg. 31 min. 45 sec. East along the common line of the said 0.018 acre portion and this tract a distance of 15.34 feet to a PK nail;

THENCE North 00 deg. 28 min. 15 sec. West a distance of 1.68 feet to a PK nail set;

THENCE North 44 deg. 58 min. 44 sec. East a distance of 33.30 feet to a point in a curve to the left having a delta angle of 09 deg. 20 min. 10.12 sec. and a cord bearing North 45 deg. 19 min. 15 sec. East a distance of 4.96 feet;
THENCE along said curve to the left a distance of 4.97 feet to a "Y" set in concrete in a south line of said Lot 1, Block 1;

THENCE North 89 deg. 31 min. 36 sec. East a distance of 7.43 feet, pass a capped 1/2 inch iron rod stamped "WAI" found in the west right-of-way line dedication of F.M. Highway 1220, continuing 10.00 feet, in all, 17.43 feet to a point in the west right-of-way line of F.M. Highway 1220 (Variable Width R.O.W.);

THENCE South 00 deg. 22 min. 00 sec. East along said right-of-way a distance of 38.52 feet to a point at the northwest intersection of said F.M. Highway 1220 and said Lake Country Drive;

THENCE South 89 deg. 32 min. 46 sec. West along said Lake Country Drive and this tract a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.036 acres of land more or less.

"That I, Lake Country Property Owners Association, the sole owner of the property, do hereby adopt this plat as Lot 1, Block 1, Lake Country Entrance, and addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use for ever the rights-of-way and easement shown hereon."

President, Brian Munk

Date

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Pyblic in and for said County and State, on this day personally appeared _____, Owner, know to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATION

I, Michael W. Myers, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground by me or under my direction or supervision and that all lines and dimensions shown hereon are correct to the best of my knowledge and belief as found during the time of this survey, Date July 5, 2015.

PRELIMINARY

Michael Myers
Registered Professional Land Surveyor, #5803

Reference Case VA-15-032

LAKE COUNTRY ENTRANCE
FINAL PLAT
BEING A REPLAT OF 0.036 ACRES OF
LAKE COUNTRY DRIVE RIGHT-OF-WAY
VACATED BY ORDINANCE NUMBER _____
CITY OF FORT WORTH
TARRAT COUNTY, TEXAS



PROSPECT SURVEYING
100 KIMBRO CT., ALEDO TX 76008
PH: 817-999-7385 FIRM NO. 10194267

Job No.:2016-092

scale: 1"=10'

drawn: SCD

checked: MM