

VICINITY MAP  
NOT TO SCALE

- NOTES
- Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
  - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 190 of 495, Map Numbers 48438C0190 K, May Revised Date: September 25, 2009, the subject property is located in Zone X Unshaded, "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
  - Land use is for a Palette Company

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.

**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".

**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.

**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 any soil disturbance exceeding 0.5 acres.

**Floodplain/Floodway/Drainway 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 drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their 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 drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not beliable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure (s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

**Floodplain Restriction**  
No construction shall be allowed within the floodplain easement without a 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, will 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 two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

**Covenants or Restrictions Un-altered**  
This Replat does not vacate the previous "Plat of Record" governing the remainder to the subdivision, nor does it amend or remove any deed covenants or restrictions.

**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.

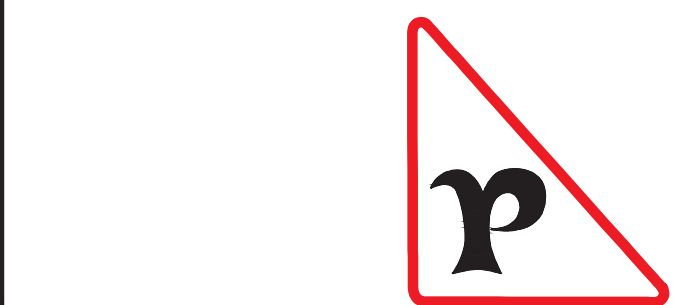
**Transportation Impact Fees**  
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of 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 impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 11 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.

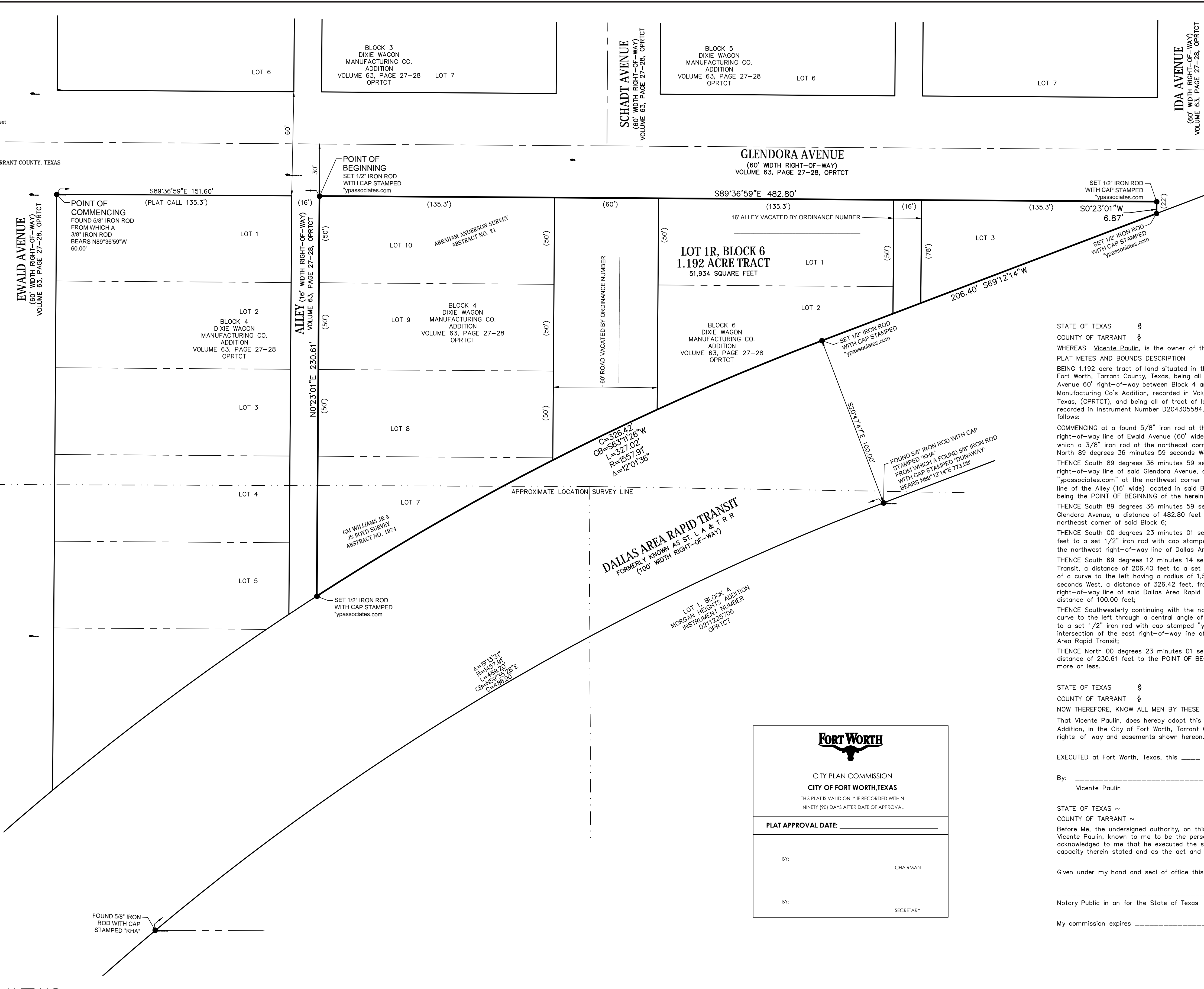
**Parkway Permit**  
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Private Maintenance Note**  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and solemnly and 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.

P.R.V. required  
Private Pressure Reducing Valves will be required if water pressure exceeds 80 P.S.I.



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 682.233.2030 ypassociates.com TPLS 10194022  
Bedford, TX 76095  
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<b>FORT WORTH</b>	
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

STATE OF TEXAS §  
COUNTY OF TARRANT §  
WHEREAS Vicente Paulin, is the owner of the herein described property to wit:  
PLAT METES AND BOUNDS DESCRIPTION  
BEING 1.192 acre tract of land situated in the A. Anderson Survey, Abstract Number 21, located in the City of Fort Worth, Tarrant County, Texas, being all of Lots 7 8 9 10 Block 4, Lots 1 2 3 Block 6, all of the Schadt Avenue 60' right-of-way between Block 4 and Block 6, and all of the 16' Alley in Block 6, Dixie Wagon Manufacturing Co's Addition, recorded in Volume 63, Page 27-28 of the Official Public Records, Tarrant County, Texas, (OPRTCT), and being all of tract of land described in Warranty Deed (with Vendor's Lien to Vicente Paulin recorded in Instrument Number D204305584, OPRTCT), said 1.192 acre tract being more particularly described as follows:  
COMMENCING at a found 5/8" iron rod at the northwest corner of said Block 4 at the intersection of the East right-of-way line of Ewald Avenue (60' wide) and the south right-of-way line of Glendora Street (60' wide), from which a 3/8" iron rod at the northeast corner of Block 2 of said Dixie Wagon Manufacturing Co's Addition bears North 89 degrees 36 minutes 59 seconds West, a distance of 60.00 feet;  
THENCE South 89 degrees 36 minutes 59 seconds East, with the north line of said Block 4 and the south right-of-way line of said Glendora Avenue, a distance of 151.60 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the northwest corner of said Lot 10 Block 4 and the intersection of the east right-of-way line of the Alley (16' wide) located in said Block 4 and the south right-of-way line of said Glendora Avenue, also being the POINT OF BEGINNING of the herein described tract;  
THENCE South 89 degrees 36 minutes 59 seconds East, continuing with the south right-of-way line of said Glendora Avenue, a distance of 482.80 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the northeast corner of said Block 6;  
THENCE South 00 degrees 23 minutes 01 seconds West, with the east line of said Block 6, a distance of 6.87 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said Block 6 and on the northwest right-of-way line of Dallas Area Rapid Transit (formerly known as ST. L A & T R R);  
THENCE South 69 degrees 12 minutes 14 seconds West, with the north right-of-way line of said Dallas Area Rapid Transit, a distance of 206.40 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 1,557.91 feet and whose chord bears South 63 degrees 11 minutes 26 seconds West, a distance of 326.42 feet, from which a found 5/8" iron rod with cap stamped "KHA" on the south right-of-way line of said Dallas Area Rapid Transit bears South 20 degrees 47 minutes 47 seconds East, a distance of 100.00 feet;  
THENCE Southwesterly continuing with the north right-of-way line of said Dallas Area Rapid Transit and along said curve to the left through a central angle of 12 degrees 01 minutes 36 seconds and an arc length of 327.02 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the south corner of said Lot 7 Block 4 and the intersection of the east right-of-way line of said Block 4 Alley and the north right-of-way line of said Dallas Area Rapid Transit;  
THENCE North 00 degrees 23 minutes 01 seconds West, with the east right-of-way line of said Block 4 Alley, a distance of 230.61 feet to the POINT OF BEGINNING and containing 1.192 acres, or 51,934 square feet of land, more or less.

STATE OF TEXAS §  
COUNTY OF TARRANT §  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Vicente Paulin, does hereby adopt this plat of Lot 1R Block 6, of DIXIE WAGON MANUFACTURING CO'S Addition, in 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.

EXECUTED at Fort Worth, Texas, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
Vicente Paulin

STATE OF TEXAS ~  
COUNTY OF TARRANT ~  
Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_ for Vicente Paulin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

**A  
FINAL PLAT  
OF  
LOT 1R, BLOCK 6  
DIXIE WAGON MANUFACTURING CO'S ADDITION  
1.192 ACRE TRACT**

BEING A REPLAT OF LOTS 7 8 9 10 BLOCK 4 AND LOTS 1 2 3 BLOCK 6  
DIXIE WAGON MANUFACTURING CO'S ADDITION  
SITUATED IN THE ABRAHAM ANDERSON SURVEY, ABSTRACT NUMBER 21  
AND IN THE GM WILLIAMS JR & JS BOYD SURVEY, ABSTRACT NUMBER 1974

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

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.

Surveyor's Certificate  
I, the undersigned, 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, 2016

Kenneth H. Yazel Jr.  
Registered Professional Land Surveyor No. 6182

FS-XX-XXX