

OWNERS:

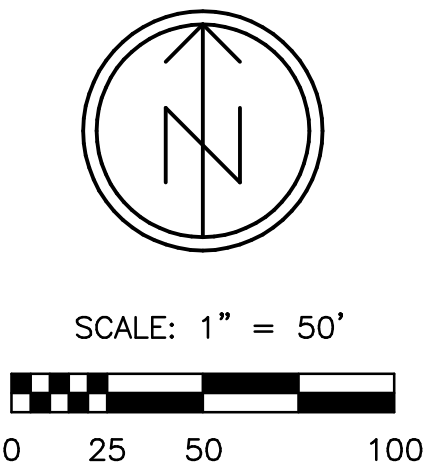
LINDA & RICHARD CLAYTOR
2803 BLACK OAK LANE
ARLINGTON, TEXAS 76012
817-261-8735 VOICE
ljclaytor@aol.com

APPLICANT:

DAVID MOTHERAL
MOTHERAL DEVELOPMENT
3950 SUMMERCREST COURT
FORT WORTH, TEXAS 76109
817-832-2988 VOICE
david.motheral@centripetal3.com

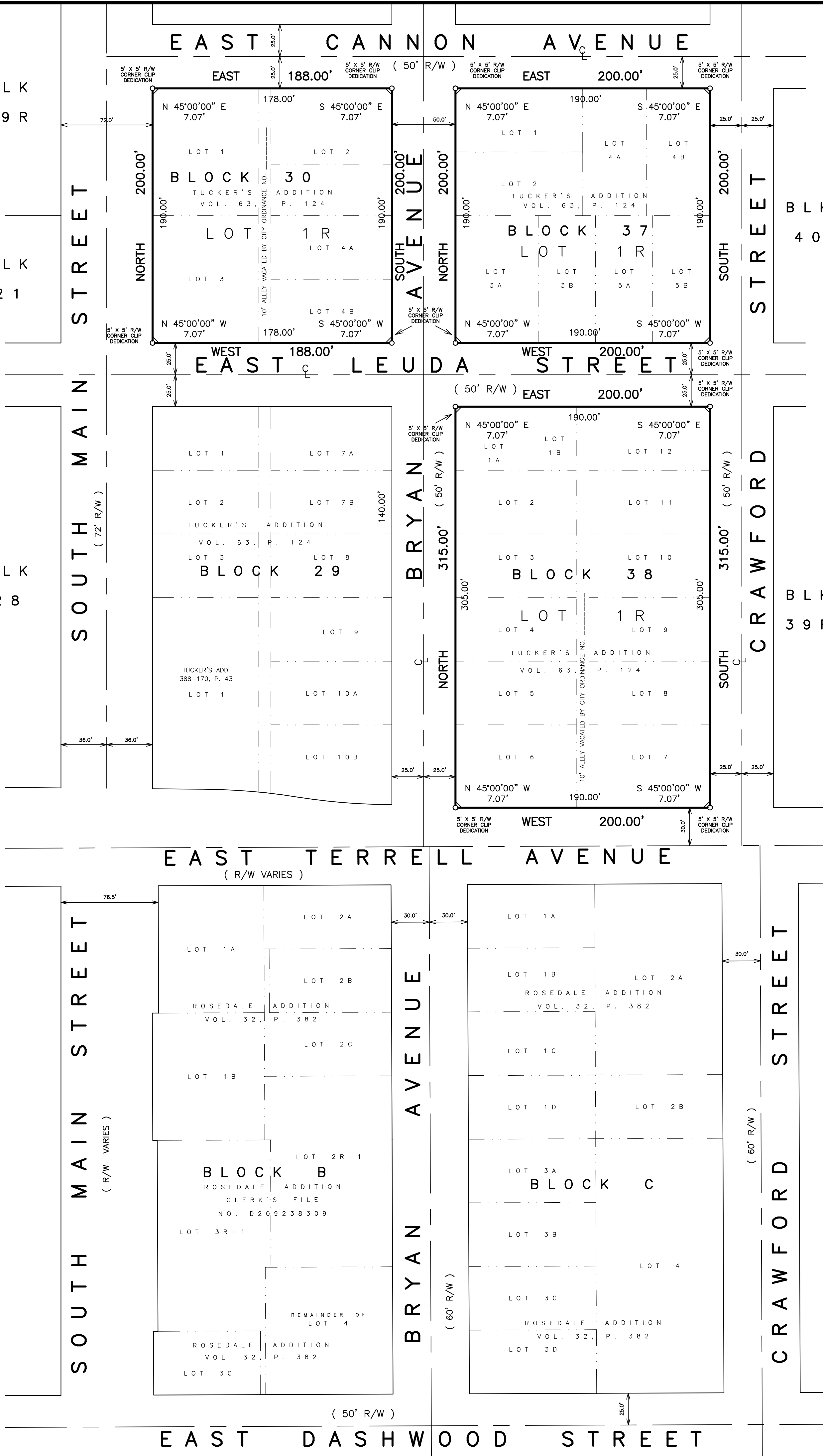
SURVEYOR:

GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrnt3@aol.com



GENERAL PLAT NOTES

THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET.
CONTROLLING MONUMENTS:
1/2" STEEL ROD AT NE AND SE CORNERS OF BLOCK 37.
NOT ALL BOUNDARY MONUMENTS ARE SET DUE TO ENTIRE AREA OF THIS PLAT BEING IN A STATE OF RECONSTRUCTION.
1/2" CAPPED STEEL RODS TO BE SET UPON COMPLETION OF STREET RECONSTRUCTION



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT WE, LINDA H. CLAYTOR AND RICHARD N. CLAYTOR, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF BLOCK 30, SAVE AND EXCEPT THE WEST 12 FEET THEREOF; AND ALL OF BLOCKS 37 & 38, TUCKER'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 124, PLAT RECORDS, TARRANT COUNTY, TEXAS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 1R, BLOCK 30; LOT 1R, BLOCK 37; LOT 1R, BLOCK 38
TUCKER'S ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND WE DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS _____ DAY OF _____, 2017.

LINDA H. CLAYTOR

RICHARD N. CLAYTOR

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA H. CLAYTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD N. CLAYTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

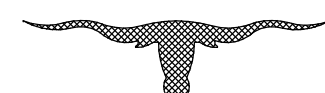
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2017.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF TEXAS

GROSS AREA TABLE		
BLOCK	SQ. FEET	ACRES
TUCKER'S ADDITION		
30	37,600	0.8632
37	40,000	0.9183
38	63,000	1.4463
TOTAL AREA OF PLAT		140,600
R/W DEDICATION		3.2278

NET AREA TABLE		
BLOCK	SQ. FEET	ACRES
TUCKER'S ADDITION		
30	37,550	0.8620
37	39,950	0.9171
38	62,950	1.4451
TOTAL AREA OF PLAT		140,450
R/W DEDICATION		3.2243
150		0.0034


CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.
PLAT APPROVAL DATE: _____
By: _____ CHAIRMAN
By: _____ SECRETARY

PLAT RECORDED BY _____

INSTRUMENT NO. _____

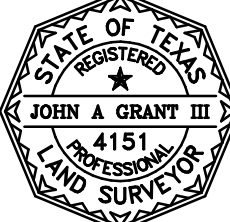
DATE _____

Grant Engineering, Inc.

Engineers 3244 Hemphill Street
Surveyors Fort Worth, Texas 76110-4014
Planners 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2015, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

CITY OF FORT WORTH NOTES

- 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:**
THE CITY OF FORT WORTH, 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 2 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.
- 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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 1.0 ACRE OR MORE OF LAND DISTURBANCE.
- FLOODPLAIN STATEMENT:**
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480996, PANEL 0305-K, EFF. DATE 9-25-09
- DEED RESTRICTION NOTE:**
THIS REVISED 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.
- 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 PERMIT:**
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE COMMON AREAS AND FACILITIES:**
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND SAID OWNERS SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
- PRESSURE REDUCING VALVES:**
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 PSI.
- SPECIAL NEEDS NOTE:**
SOUTH MAIN STREET IS UNDER RECONSTRUCTION (CITY PROJECT NO. 02113). NO PAVEMENT CUTS WILL BE PERMITTED FOR TWO YEARS AFTER COMPLETION OF PAVING.
BRYAN AVENUE AND EAST LEUDA STREET ARE SCHEDULED FOR RECONSTRUCTION IN FY 2018. ALL UTILITY CONNECTIONS MUST BE COMPLETED PRIOR TO PAVEMENT INSTALLATION, AS NO PAVEMENT CUTS WILL BE PERMITTED FOR TWO YEARS AFTER COMPLETION OF PAVING.

FINAL PLAT

**LOT 1R, BLOCK 30;
LOT 1R, BLOCK 37; LOT 1R BLOCK 38
TUCKER'S ADDITION**

**CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

A REVISION OF

ALL OF BLOCK 30

SAVE AND EXCEPT THE WEST 12 FEET THEREOF

AND ALL OF BLOCKS 37 & 38

TUCKER'S ADDITION

AS RECORDED IN VOLUME 63, PAGE 124

PLAT RECORDS, TARRANT COUNTY, TEXAS

TOGETHER WITH

THOSE ALLEYS IN SAID

BLOCKS 30 & 38, TUCKER'S ADDITION

VACATED BY CITY ORDINANCE NO. _____

APRIL, 2017

3.2277 ACRES

3 NON-RESIDENTIAL LOTS