

**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.

**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".

**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.

**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 1 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.

**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.

**Construction Prohibited Over Easements**

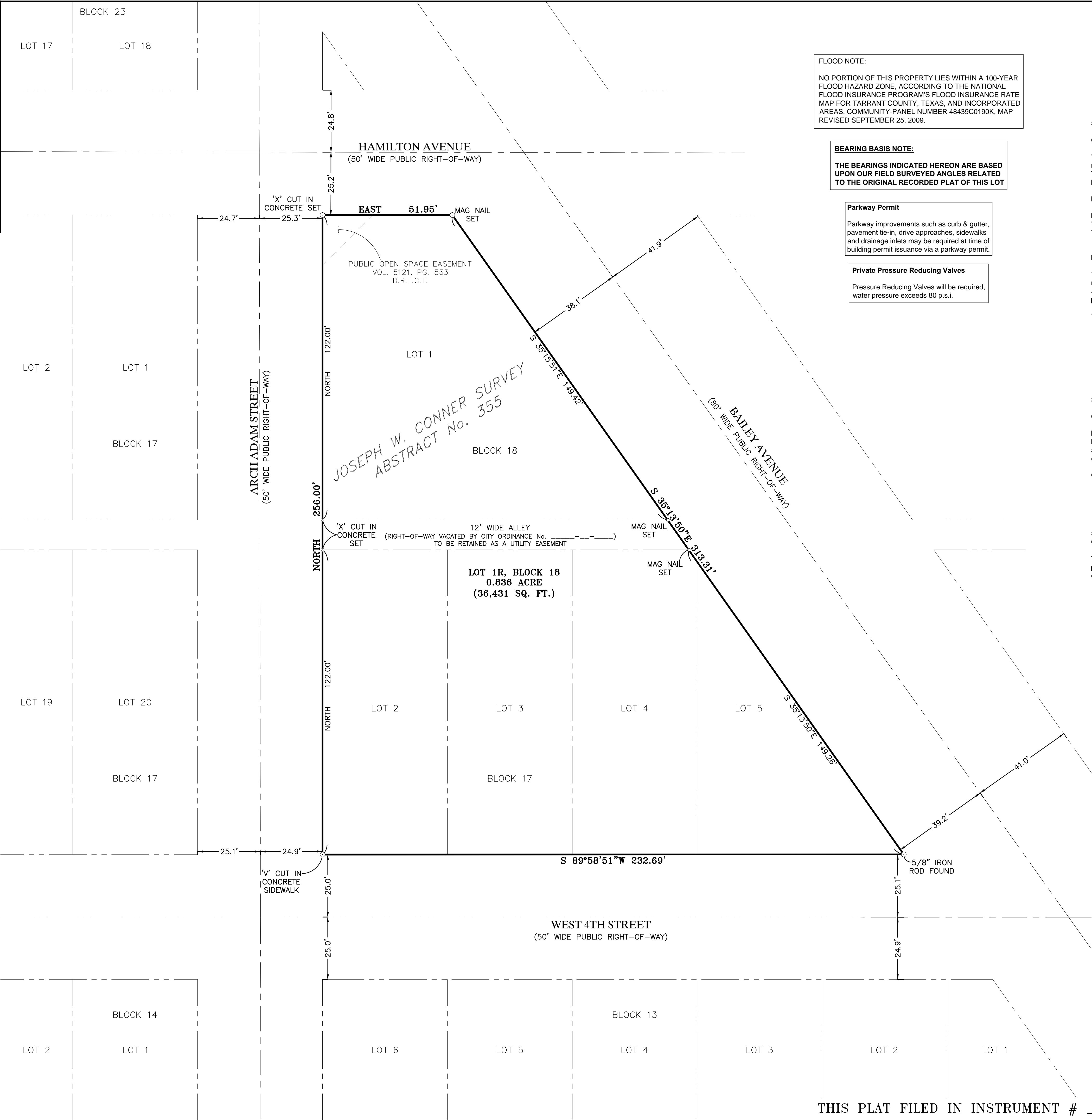
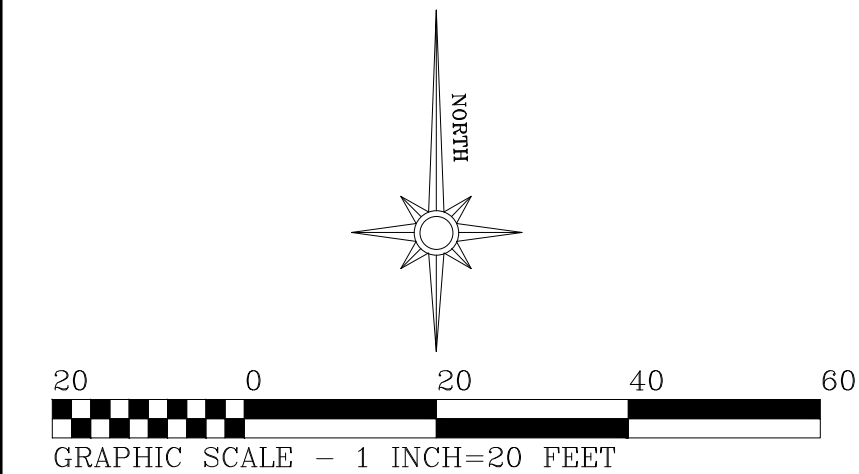
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Private Maintenance Note**

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 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.

**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.



**FLOOD NOTE:**

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0190K, MAP REVISED SEPTEMBER 25, 2009.

**BEARING BASIS NOTE:**

THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

**Parkway Permit**

Parkway improvements 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.

**Private Pressure Reducing Valves**

Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

OWNER:  
MEREKEN LAND & PRODUCTION COMPANY  
777 Taylor Street # 1126  
Fort Worth, TX 76102  
  
CONTACT: Larry Kalas

SURVEYOR:  
**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com  
FIRM CERTIFICATION# 1019000

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, its duly authorized representative, is the sole owner of Lots 1 thru 5, Block 18, Wm. J. Bailey Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D215175726, of the Official Public Records of Tarrant County, Texas. The foregoing being more particularly described as follows:

**LEGAL DESCRIPTION**

Being all of Lots 1 thru 5, Block 18, and a 12' wide public alley located in the Wm. J. Bailey Addition, to the City Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 55 of the Official Public Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, its duly authorized representative, does hereby adopt this plat designating the hereinabove described property as **Lot 1R, Block 18, Wm. J. BAILEY ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HANDS at Fort Worth, Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2017.

MEREKEN LAND & PRODUCTION COMPANY

LARRY KALAS, PRESIDENT

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **LARRY KALAS, PRESIDENT**, 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for The State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.



CHRIS L. BLEVINS  
Registered Professional  
Land Surveyor  
State of Texas No. 5792

**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

FINAL PLAT  
OF  
**LOT 1R, BLOCK 18**  
**Wm. J. BAILEY ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
BEING A REPLAT OF ALL OF LOTS 1-5, BLOCK 18,  
AND A 12' WIDE PUBLIC ALLEY LOCATED IN THE  
Wm. J. BAILEY ADDITION TO THE CITY OF FORT  
WORTH, TARRANT COUNTY, TEXAS

PREPARED: MARCH 2017  
REVISED: \_\_\_\_\_ 2017

0.836 ACRE GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT # \_\_\_\_\_, DATE \_\_\_\_\_.

F.S.-17-\_\_\_\_

SIN FIN #\_\_\_\_