



VICINITY MAP
NOT TO SCALE

● = 5/8" CAPPED IRON ROD STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED

(CM) = CONTROLLING MONUMENT

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

APPROXIMATE LOCATION OF STREETS VACATED BY CITY ORDINANCE NUMBER 5420 AND RETAINED AS UTILITY EASEMENTS

EASEMENT FOR DRAINAGE AND UTILITIES RESERVED BY CITY OF FORT WORTH ORDINANCE NO. 6778, A CERTIFIED COPY OF WHICH IS FILED FOR RECORD UN CLERK'S FILE NO. D216107962, DEED RECORDS, TARRANT COUNTY, TEXAS.

RIGHT-OF-WAY DEDICATION

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 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 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.

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.

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 1.0 acre or more of land disturbance.

P.R.V. REQUIRED

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

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.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian 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.

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 drainage inlets may be required at time of building permit issuance via a parkway permit.

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.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

FIRM REGISTRATION 10098100

JOB NO. 8002588.001

4 LOTS 8.637 Acres

This plat was prepared in January, 2017

CITY OF FORT WORTH PRELIMINARY PLAT CASE NUMBER: PP-016-064

FILED IN COUNTY CLERK'S DOCUMENT NUMBER DATE:

Stephen R. Glosop, R.P.L.S. Registered Professional Land Surveyor srg@dunaway-assoc.com Texas Registration No. 5570

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