

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

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 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 be liable 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 floor 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 of 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 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.

ROW Corner Clip: Future Requirement
In the event the building located at the northwest corner of Stella Avenue and Missouri Street is removed, the ROW corner clip shall be observed in accordance with City standards prior to reconstruction. The existing fencing at the remaining intersections shall be removed in conjunction with building permits obtained onsite.

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 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.

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

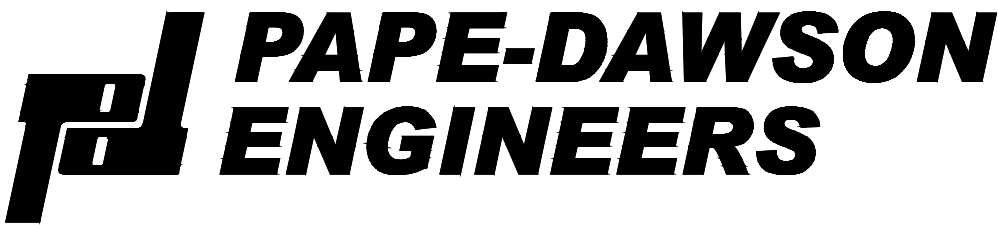
NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 495, Map Numbers 48439C0305 K, Map 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.

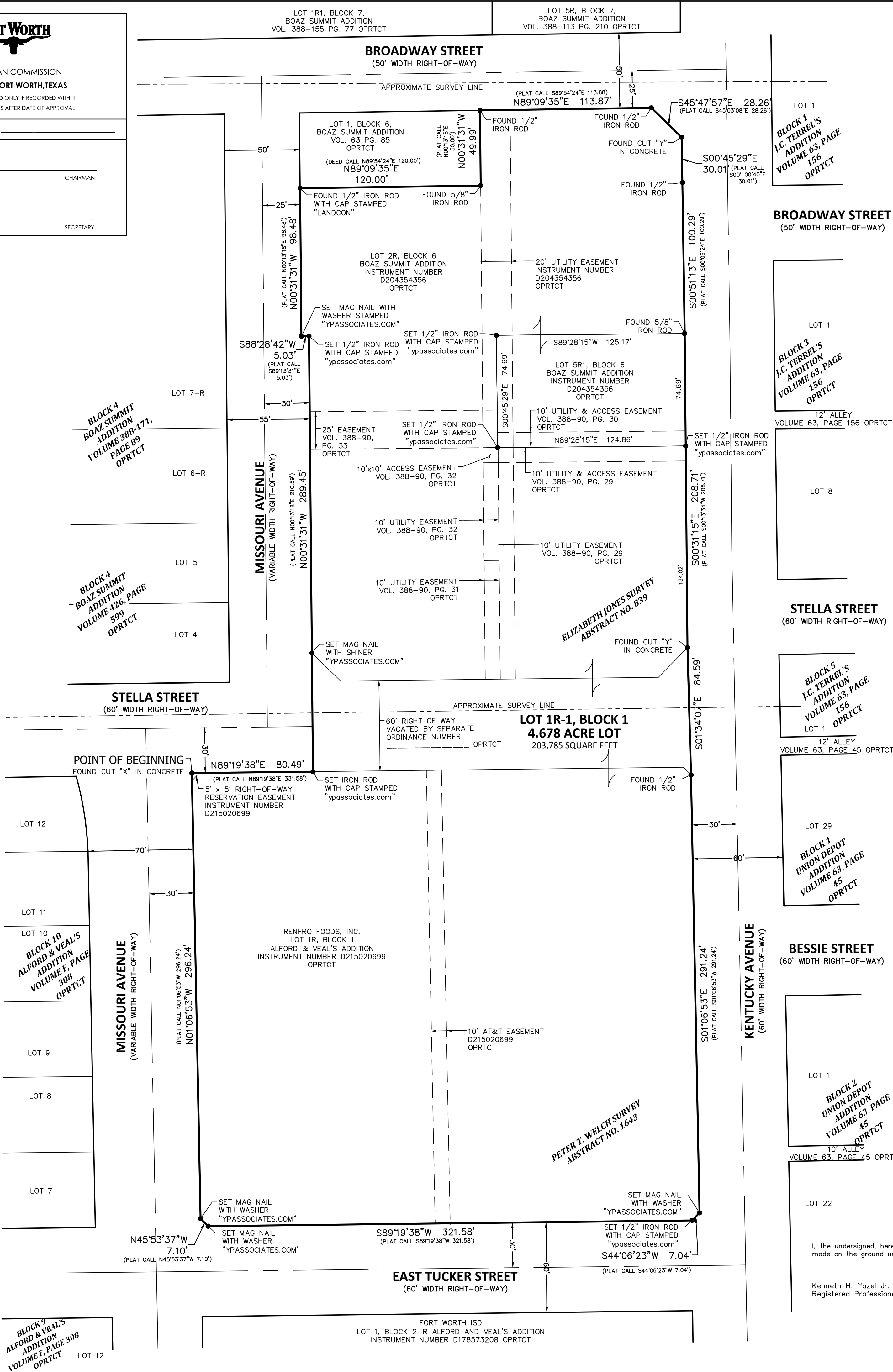
LEGEND

OPRTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



500 WEST 7TH ST FORT WORTH TEXAS 76102 PHONE: 817.870.3668
SUITE 827

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



OWNER:
RENFRO FOODS, INC
815 STELLA STREET
FORT WORTH, TX 76104

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

ENGINEER:
PAPE-DAWSON ENGINEERS, INC
500 WEST SEVENTH STREET
FORT WORTH, TX 76102

Document Number _____ Date _____

Page 1 of 1 2017-007-004

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 682.233.2030 ypassociates.com
Bedford, TX 76095 TPLS 10194022

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Renfro Foods Inc., acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION

BEING 4.678 acre tract of land situated in the Peter T. Welch Survey, Abstract Number 1643 and in the Elizabeth Jones Survey, Abstract Number 839, located in the City of Fort Worth, Tarrant County, Texas, being all of Lot 1R, Alford & Veal's Addition, recorded in Instrument Number D215020699, Official Public Records, Tarrant County, Texas (OPRTCT), all of Lots 2R and 5R-1, Block 6 Boaz Summit Addition, recorded in Instrument Number D204354356, OPRTCT and the portion of vacated right-of-way of Stella Street between said Boaz Addition Block 6 and said Alford & Veal's Addition Block 1, said 4.678 acre tract being more particularly described as follows:

BEGINNING at a found cut "X" in concrete at the northwest corner of said Lot 1R, at the intersection of the East right-of-way line of Missouri Avenue (variable width) and the south right-of-way line of Stella Street (60' width);

THENCE North 89 degrees 19 minutes 38 seconds East, with the north line of said Lot 1R, a distance of 80.49 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said vacated right-of-way;

THENCE North 00 degrees 31 minutes 31 seconds West, with the west line of said vacated right-of-way, passing at a distance of 78.86 feet, a set mag nail with washer stamped "YPASSOCIATES.COM" at the northwest corner of said vacated right-of-way and the western most southwest corner of said Lot 2R, continuing with the west line of said Lot 2R, a total distance of 289.45 feet, to a set 1/2" iron rod with cap stamped "ypassociates.com" at a jog in west line of said Lot 2R;

THENCE South 88 degrees 28 minutes 42 seconds West, with said jog in the west line of Lot 2R, a distance of 5.03 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the end of said jog in the west line of Lot 2R;

THENCE North 00 degrees 31 minutes 31 seconds East, with the west line of said Lot 2R, a distance of 98.48 feet to a found 1/2" iron rod with cap stamped "LANDCON" at the western most northwest corner of said Lot 2R;

THENCE North 89 degrees 09 minutes 35 seconds East, with the north line of said Lot 2R, a distance of 120.00 feet to a found 5/8" iron rod at the an ell corner of said Lot 2R;

THENCE North 00 degrees 31 minutes 31 seconds East, with the west line of said Lot 2R, a distance of 49.99 feet to a point for corner at the northern most northwest corner of said Lot 2R;

THENCE North 89 degrees 09 minutes 35 seconds East, with the north line of said Lot 2R, a distance of 113.87 feet to a found 1/2" iron rod at the northern most northeast corner of said Lot 2R;

THENCE South 45 degrees 57 minutes 57 seconds East, continuing with the north line of said Lot 2R, a distance of 28.26 feet to a found cut "Y" in concrete at the eastern most northeast corner of said Lot 2R;

THENCE South 00 degrees 45 minutes 29 seconds East, with the east line of said Lot 2R, a distance of 30.01 feet to found 1/2" iron rod at an angle point on the east line of said Lot 2R;

THENCE South 00 degrees 51 minutes 13 seconds East, continuing with the east line of said Lot 2R, a distance of 100.29 feet to a found 5/8" iron rod at the northeast corner of said Lot 5R-1;

THENCE South 00 degrees 31 minutes 15 seconds East, with the east line of said Lot 5R, passing at a distance of 74.69 feet a set 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said Lot 5R-1, continuing with the east line of said Lot 2R, a total distance of 208.71 feet to a found cut "Y" in concrete at the northeast corner of said vacated right-of-way;

THENCE South 01 degrees 34 minutes 07 seconds East, with the east line of said vacated right-of-way, a distance of 84.59 feet to a found 1/2" iron rod at the southeast corner of said vacated right-of-way;

THENCE South 01 degrees 06 minutes 53 seconds East, with the east line of said Lot 1R, a distance of 291.24 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the eastern most southeast corner of said Lot 1R

THENCE South 44 degrees 06 minutes 23 seconds West, continuing with the east line of said Lot 1R, a distance of 7.04 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southern most southeast corner of said Lot 1R;

THENCE South 89 degrees 19 minutes 38 seconds West, with the south line of said Lot 1R, a distance of 321.58 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the southern most southwest corner of said Lot 1R;

THENCE North 45 degrees 53 minutes 37 seconds West, with the west line of said Lot 2R, a distance of 7.10 feet to a set mag nail with washer stamped "YPASSOCIATES.COM" at the western most southwest corner of said Lot 1R;

THENCE North 01 degrees 06 minutes 53 seconds West, with the west line of said Lot 1R, a distance of 296.24 feet to the POINT OF BEGINNING and containing 4.678 acres, or 203,785 square feet of land, more or less.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Renfro Foods Inc., does hereby adopt this plat of Lot 1R-1, Block 1, of Alford & Veal's Addition, in the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks, playgrounds and utility easements only shown thereon and does hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permissions of anyone.

EXECUTED AT Fort Worth, Texas, this ____ day of _____, 2017.

Renfro Foods Inc
By: _____
For Renfro Foods

STATE OF TEXAS ~
COUNTY OF TARRANT ~

Before Me, the undersigned authority, on this day personally appeared _____, for Renfro Foods Inc., 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 _____, 2017.

Notary Public in an for the State of Texas

My commission expires _____

A FINAL PLAT OF LOT 1R-1, BLOCK 1 ALFORD & VEAL'S ADDITION 4.678 ACRES

BEING A REPLAT OF LOT 1R BLOCK 1 ALFORD & VEAL'S ADDITION,
LOTS 5R1 AND 2R BOAZ SUMMIT ADDITION
AS RECORDED IN INSTRUMENT NUMBER D215020699.
SITUATED IN THE PETER T. WELCH SURVEY, ABSTRACT 1643
AND THE ELIZABETH JONES SURVEY, ABSTRACT 839

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

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 May, 2017

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

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.

FS-XX-XXX