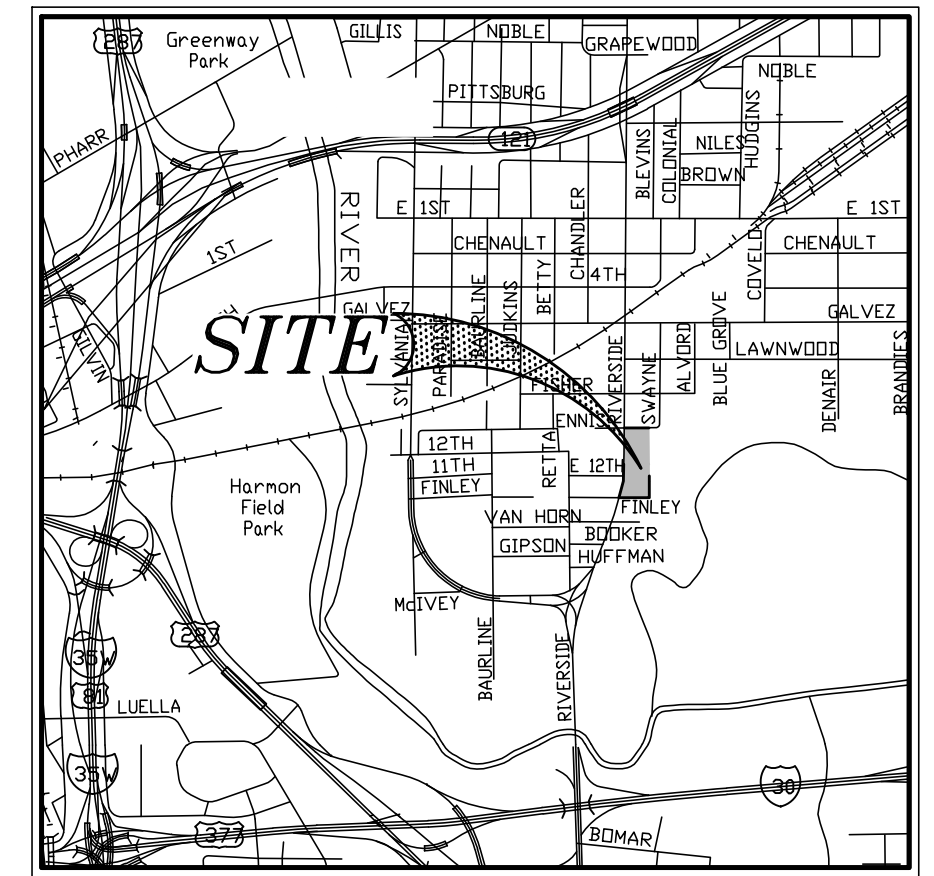


**PLAT NOTES**

- 1. 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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT PLAT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 2. 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.
- 3. 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.
- 4. 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 ADVISING THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- 5. FLOODPLAIN RESTRICTION**  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE 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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. 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.
- 6. PRIVATE COMMON AREAS AND FACILITIES**  
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

- 7. 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.
- 8. 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.
- 9. 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".
- 10. PARKWAY IMPROVEMENTS**  
SUCH AS CURB AND GUTTER, PAVEMENT TIE-IT, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- 11. 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.
- 12. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE**  
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADAPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
- 13. PUBLIC OPEN SPACE EASEMENT**  
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.
- 14. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED.** WATER PRESSURE EXCEEDS 80 P.S.I.
- 15. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".** AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0195K, MAP REVISED SEPTEMBER 25, 2009.
- 16. CORNER MONUMENTATION:** UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MYCOSKIE MCINNIS" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
- 17. BASIS OF BEARING:** FOR THIS FINAL PLAT IS IN REFERENCE TO THE BASIS OF BEARING FOR THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK.
- 18. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGED COMBINED SCALE FACTOR IS 1.00013532449, BASE POINT Q,0,0.**



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND/ABBREVIATIONS**

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
FND.	FOUND
DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
POSE	PRIVATE OPEN SPACE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
POB	POINT OF BEGINNING

**REPLAT**  
**MARY A. ADAMS HEIRS**  
**SUBDIVISION**  
**LOT 1-R-B, BLOCK 1-A**

BEING A REPLAT OF  
LOT 1-R-A, BLOCK 1-A, MARY A. ADAMS HEIRS SUBDIVISION,  
LOTS 8 AND 9, CARVER PLACE,  
LOTS 11 AND 12, LINCOLN PLACE,  
AN ABANDONED PORTION OF EAST 12TH STREET,  
AND AN ABANDONED PORTION OF A 30'-FT. UN-NAMED STREET

BEING 2.687 ACRES SITUATED IN THE  
B.E. WALLER SURVEY, ABSTRACT NO. 1659,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

1 BUILDABLE LOT  
**APRIL 2017**  
SURVEYOR/ENGINEER:

**mima**  
mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning

type registration number: 1-2759  
tjps registration/license number: 10088000  
200 east abram  
orlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmotexas.com

SHEET 1 OF 2

**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

**\* LINE TABLE \***

LINE #	LENGTH	BEARING
L1	21.83'	N 89°30'52" E
L2	49.25'	N 00°29'08" W
L3	13.52'	N 43°47'45" W
L4	14.14'	N 44°45'08" E
L5	3.09'	N 88°45'57" E

**LAND USE TABLE**

LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	N/A	N/A
COMMERCIAL	1	2.687	117,027
TOTAL	1	2.687	117,027

PRELIMINARY PLAT CASE NUMBER:  
CASE NUMBER: FP-17-\_\_\_\_\_  
CASE NAME: MARY A. ADAMS HEIRS SUBDIVISION  
PHASE: LOT 1-R-B, BLOCK 1-A

**\* CURVE TABLE \***

CURVE NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3286.93'	173.30'	3° 01' 15"	N7° 41' 01"E	173.28'
C2	1990.76'	130.60'	3° 45' 32"	N1° 37' 53"E	130.58'