

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.

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.

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 impact 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.

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.

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.

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".

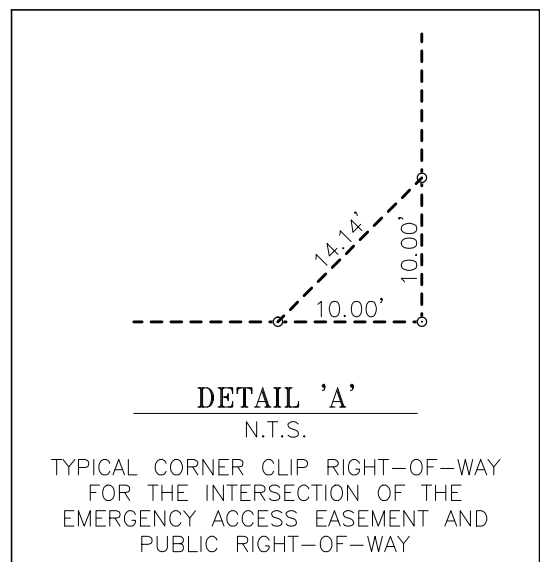
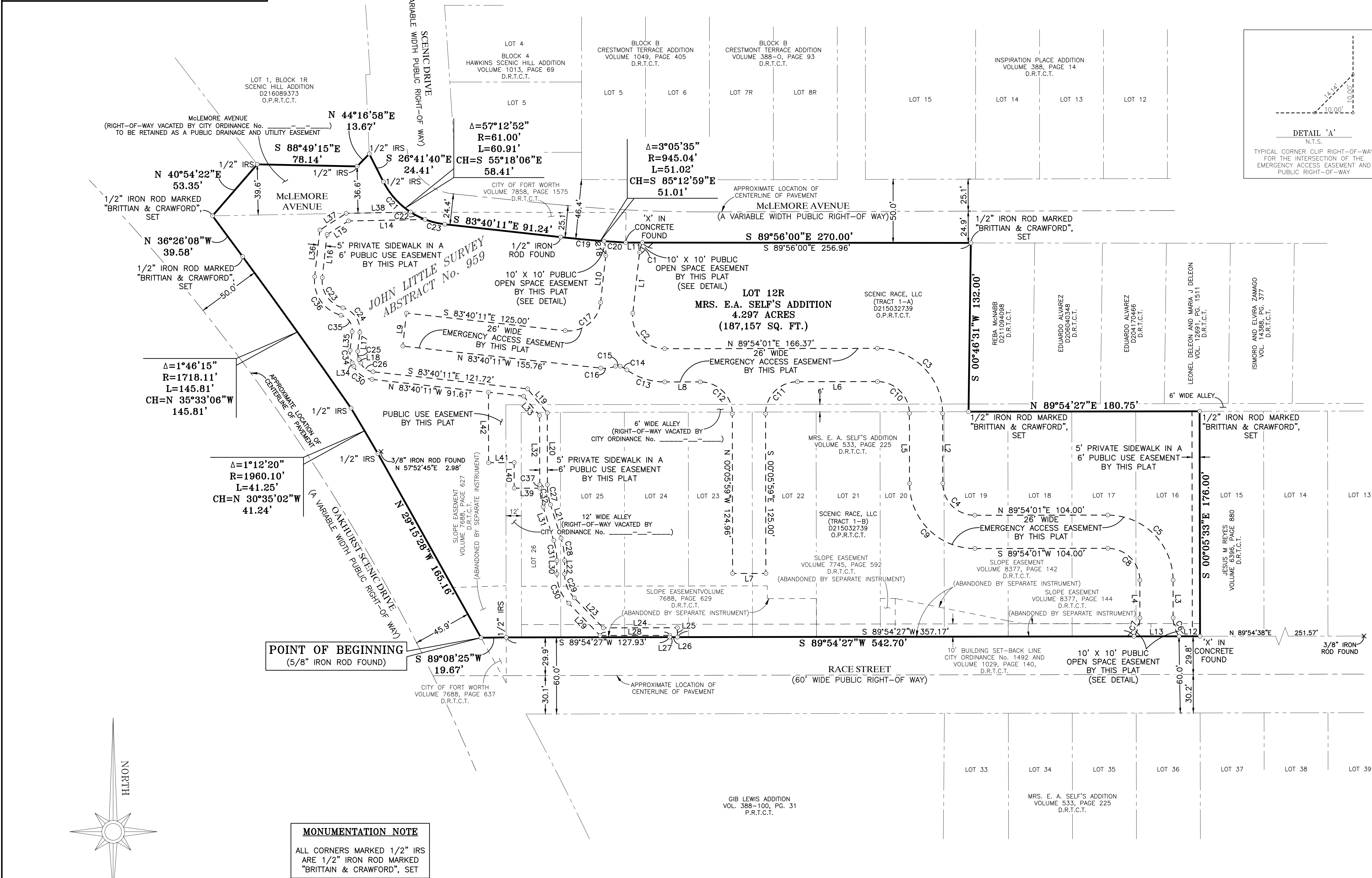
ENGINEER:
DUNAWAY ASSOCIATES
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
(817) 335-1121

CONTACT: CHRIS BIGGERS, P.E.
EMAIL: cbiggers@dunawayassociates.com

OWNER:
SCENIC RACE LLC
14160 N DALLAS PKWY, SUITE 750
DALLAS, TX 75254
(214) 393-4100

CONTACT: PRETLOW RIDDICK
EMAIL: priddick@critteriondp.com

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
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FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000



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.

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-PANELS NUMBER 48439C0190K AND 48439C0195K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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.

FINAL PLAT
OF
LOT 12R
MRS. E.A. SELF'S ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING A REPLAT OF
1.947 ACRES OF LAND IN THE
JOHN LITTLE SURVEY,
ABSTRACT No. 959
AND
A PORTION OF LOTS 16 THRU 26
AND A PORTION OF AN ALLEY
LOCATED IN
MRS. E.A. SELF'S ADDITION
AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED
IN VOLUME 533, PAGE 225 OF THE
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: NOVEMBER 2017
REVISED: DECEMBER 2017

4.297 ACRES GROSS, 1 LOT

MONUMENTATION NOTE

ALL CORNERS MARKED 1/2" IRS
ARE 1/2" IRON ROD MARKED
"BRITTIAN & CRAWFORD", SET

