

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..

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.

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."

P.R.V. NOTE:

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

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.

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

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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

Acreage: Commercial Lots 0.9517

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

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

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..

THIS SUBDIVISION IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48439C0305K, DATED: SEPTEMBER 25, 2009.

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.

Development Yield Gross Site Area (Acreage): 0.9517 Total Number Lots: 1 Residential Lots: Number 0 Total Number Dwelling Units: 0 Acreage: Single Family Detached (Single Family Attached 0 Two Family 0 Multifamily 0 Non-Residential Lots: Number

Industrial Lots 0 Open Space Lots 0

LOTS 11 THRU 14 BLOCK 2; AND THE ADJOINING ALLEY, BLOCK 2 J. N. BROOKER'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 204, PAGE 38, DEED RECORDS, TARRANT COUNTY, TEXAS, AND CONVEYED IN COUNTY CLERK'S FILE NUMBERS D211241427, ET AL, DEED RECORDS, TARRANT COUNTY, TEXAS AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED 5/8" IRON REBAR SET (I.D. BECKWITH, TEXAS RPLS 6689) AT THE NORTHEASTERLY CORNER OF LOT 10 OF SAID SUBDIVISION SAID CORNER LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF HURLEY STREET (50 FEET WIDE);

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 10 THE NORTHERLY LINE OF AN 8 FOOT WIDE ALLEY AND THE NORTHERLY LINE OF LOT 7 IN SAID SUBDIVISION, SOUTH 89°20'12" WEST A DISTANCE OF 210.16 FEET TO A CAPPED 5/8" IRON REBAR SET (I.D. BECKWITH, TEXAS RPLS 6689) IN THE EASTERLY RIGHT-OF-WAY LINE OF EIGHTH STREET (WIDTH VARIES);

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01'35'51" EAST A DISTANCE OF 50.03 FEET TO AN IRON REBAR FOUND AT AN ANGLEPOINT THEREIN;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°45'42" EAST A DISTANCE OF 49.73 FEET TO AN IRON REBAR FOUND (I.D. COLE) AT AN ANGLEPOINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°00'23" EAST A DISTANCE

THENCE, ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF AN 8 FOOT WIDE ALLEY AND THE SOUTHERLY LINE OF LOT 15 IN SAID SUBDIVISION NORTH 89'17'06" EAST A DISTANCE OF 205.88

OF 100.07 FEET TO AN IRON REBAR FOUND (I.D. COLE) IN THE SOUTHERLY LINE OF LOT 2 IN SAID

FEET TO THE POINT OF BEGINNING CONTAINING 41,455.76 SQUARE FEET OR 0.9517 ACRES (MORE OR LESS) OF LAND. BEARINGS USED HEREIN REFER TO THE STATE PLANE COORDINATE SYSTEM TEXAS

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00'37'56" EAST A DISTANCE OF 199.96 NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.

	RECORDING	INFORMATION:
DOCUMENT	NUMBER:	
DATE		

SYMBOLS LEGEND

CONC. MONUMENT

IRON PIPE FOUND

PK NAIL FOUND

VOLUME

+ CMF

⊕ ТВМ

VOL.

IRON REBAR FOUND

CHISELED MARK FOUND

TEMPORARY BENCHMARK

P.R.,T.CO.,TX PLAT RECORDS TARRANT COUNTY, TEXAS D.R.,T.CO.,TX DEED RECORDS TARRANT COUNTY, TEXAS O.R., T.CO., TX OFFICIAL RECORDS TARRANT COUNTY, TEXAS

5/8" CAPPED IRON REBAR SET

FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF HURLEY STREET;

STATE OF TEXAS COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, being the sole owner of the herein above described lot, tract or parcel of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOT 3R, Block 2, J. N. Brooker's Subdivision an addition to the City of Fort Worth, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT CVS Pharmacy, Inc., is the current owner, AND HAS NO OBJECTION TO THIS FINAL

WITNESS, my hand, this____day of ______, 2019.

CVS PHARMACY, INC., A RHODE ISLAND CORPORATION

TONI A. MOTTA ASSISTANT SECRETARY

> CVS LEGAL APPROVAL: Kirsten E. Kenney, Esq. Hinckley, Allen & Snyder LLP

STATE OF RHODE ISLAND COUNTY OF PROVIDENCE

Print Name

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared TONI A. MOTTA, ASSISTANT SECRETARY, OF CVS PHARMACY, INC., the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office on this the ___ day of _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

This is to certify that I, Earl T Beckwith, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Carlson Consulting Engineers, Inc.

FORT WORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN

Chairman

Secretary

NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

Earl T Beckwith, R.P.L.S. Texas Registration No. 6689

CVS PHARMACY, INC.

WOONSOCKET, RHODE ISLAND, 02895

ONE CVS DRIVE

FINAL PLAT LOT 3R, BLOCK 2 J. N. BROOKER'S SUBDIVISION BEING A REPLAT OF ALL OF LOTS 3-6 AND LOTS 11-14 AND A PORTION OF THE ALLEY, VACATED BY CITY ORDINANCE No. AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS AS RECORDED IN: VOLUME 204, PAGE 38 P.R.T.C.T.

CASE No. FS-19-010

IN FORT WORTH, WILLIAM WELCH ABSTRACT 1644, TARRANT COUNTY, STATE OF TEXAS ENGINEER & SURVEYOR: CARLSON CONSULTING

ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 • FX. (901) 384-0710 TEXAS LICENSED SURVEYING FIRM: 10194389

DRAWING FILE: CVS DRAWN BY: ETB/JSL

SCALE: 1" = 20'