

VICINITY MAP
NOT TO SCALE

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 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.

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.

PRIVATE MAINTENANCE

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

SIDEWALKS

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

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.

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.

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.

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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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

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.

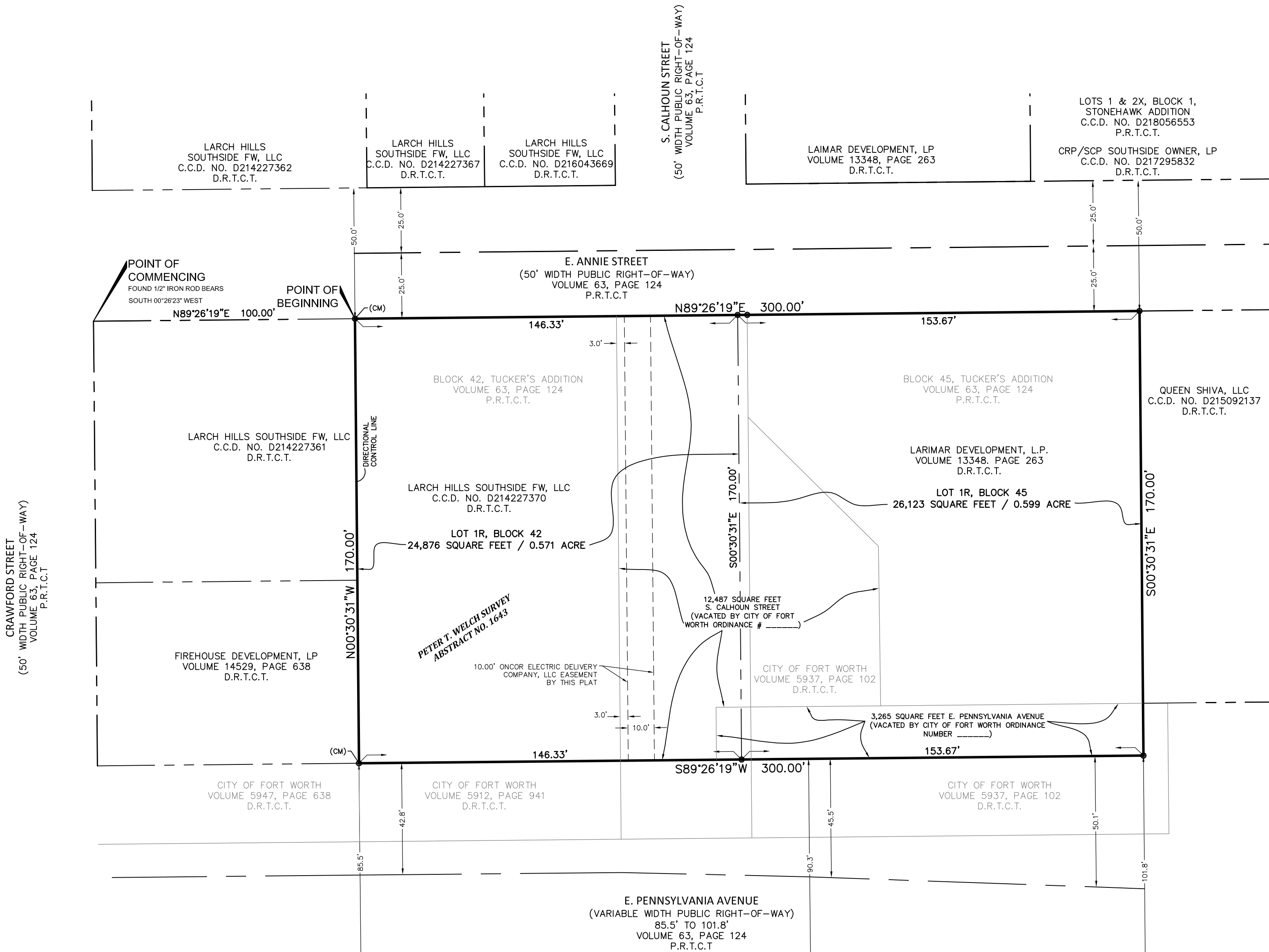
OWNER/DEVELOPER

Larimar Development, L.P.
327 Bryan Ave.
Fort Worth, Texas 76104
PHONE: (253) 223-7037
CONTACT: Jesse Stamper
EMAIL: jessestamper@mac.com

ENGINEER/SURVEYOR

Dunaway Associates, L.P.
550 Bailey Avenue, Suite 400
Fort Worth, Texas 76107
PHONE: (817) 335-1121
CONTACT: ROBERT CRONIN
EMAIL: rcronin@dunaway-assoc.com

LAND USE TABLE	
Total Gross Acreage	1.170 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	1.170 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	1.170 Ac.
Private Park Acreage	0
Public Park Acreage	0



**Final Plat
of
LOT 1R, BLOCK 42
AND
LOT 1R, BLOCK 45
TUCKER'S ADDITION**

Situated in the Peter T. Welch Survey, Abstract No. 1643, being a Re-Plat of all of Lot 1, Block 42 & Lot 2, Block 45, Tucker's Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 124, Plat Records, Tarrant County, Texas and being all of that portion of S. Calhoun Street vacated by City of Fort Worth Ordinance Number _____ and all of that portion of E. Pennsylvania Avenue vacated by City of Fort Worth Ordinance Number _____.

2 Lots 1.170 Acres

This plat was prepared in August, 2017

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do 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 August, 2017.

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

Date

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.

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__



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FIRM REGISTRATION 10098100