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

P.R.V. REQUIRED

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

of said owners set forth in this paragraph.

<u>SIDEWALKS</u>

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.

<u>UTILITY EASEMENTS</u>

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 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.

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.

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

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

OWNER/DEVELOPER

4420 Overton Crest St.

Fort Worth, Texas 76109

PHONE: (253) 223-7037

CONTACT: Jesse Stamper

Larch Hills Southside FW, LLC.

EMAIL: jessestamper@mac.com

BUILDING PERMITS

the City of Fort Worth.

CONSTRUCTION PROHIBITED OVER EASEMENTS

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121

FIRM REGISTRATION 10098100

OWNER/DEVELOPER

Larimar Development, L.P. 327 Bryan Ave. Fort Worth, Texas 76104 (PHONE) CONTACT: Tom Reynolds

EMAIL: tom@reynoldscattle .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

CERTIFICATION:

Stephen R. Glosup, R.P.L.S.

srg@dunaway-assoc.com Texas Registration No. 5570

Registered Professional Land Surveyor

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

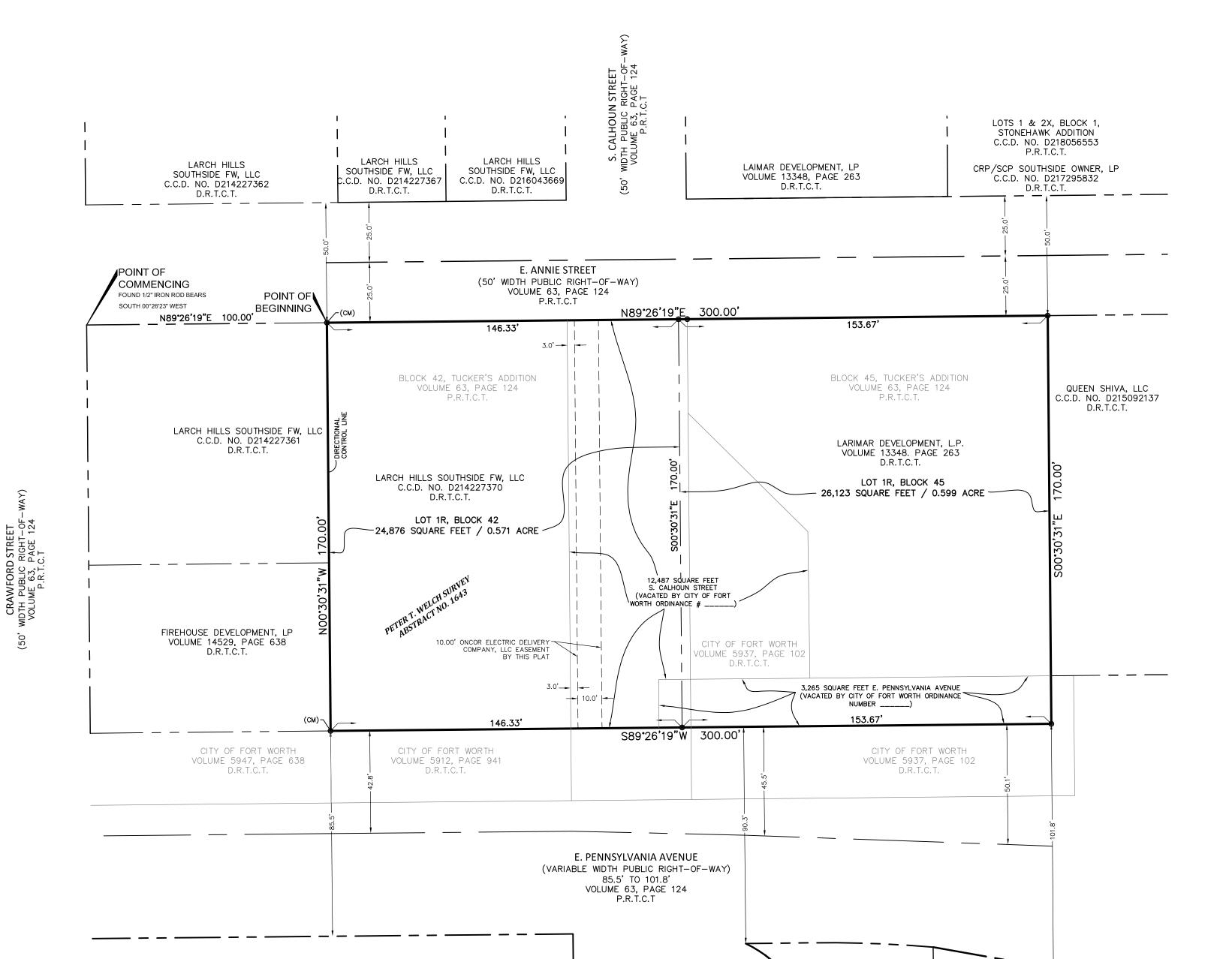
Date

on the ground under my direction and supervision in the month of August, 2017.

LAND USE TABLE

Public Park Acreage

1.170 Ac. Total Gross Acreage | Right-of-Way Dedication 0 Ac. 1.170 Ac. Net Acreage Number of Residential Lots Number Non-Residential Lots 1.170 Ac. Non-Residential Acreage Private Park Acreage



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-17-199



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

	THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Appi	roval Date:
Зу:	
y:	Chairman
<i>.</i>	Secretary

- 1. The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference
- 2. According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 305 of 495, Map Number 48439C0305 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.
- 3. All property corners are 5/8" iron rods with yellow caps stamped " Dunaway Assoc. LP" unless otherwise noted hereon.
- 4. Development of Lot 1R, Block 42 and Lot 1R, Block 45 Tucker's Addition shall be designed to preclude additional storm water impacts downstream. Reference SWS-056 Near Southside Regional Drainage Study for additional details.
- 5. That portion of E. Pennsylvania Avenue & S. Calhoun Street that were originally created from the plat for Tucker's Addition, recorded in Volume 63, Page 124, Plat Records, Tarrant County, Texas, have been vacated by City of Fort Worth Ordinance No's. _____-06-2018 and _____-06-2018, and except for the Oncor Electric Delivery Company, LLC Easement as shown hereon, no utility easements have been retained by the City or other entities, within those vacated right-of-ways, due to all utilities have been relocated or privatized at the time of this plat recording.

(CM) = CONTROLLING MONUMENT

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

Final Plat

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

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