

**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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on 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.

**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.

**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".

**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 of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, 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.

**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 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 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

**PUBLIC OPEN SPACE RESTRICTION**  
 No structure, object, or plat 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. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
 No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric cable or other utility easement of any type.

**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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

**FLOODPLAIN / DRAINAGEWAY MAINTENANCE**  
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

**PARKWAY PERMIT**  
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parking permit.

**PRIVATE MAINTENANCE NOTE**  
 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.

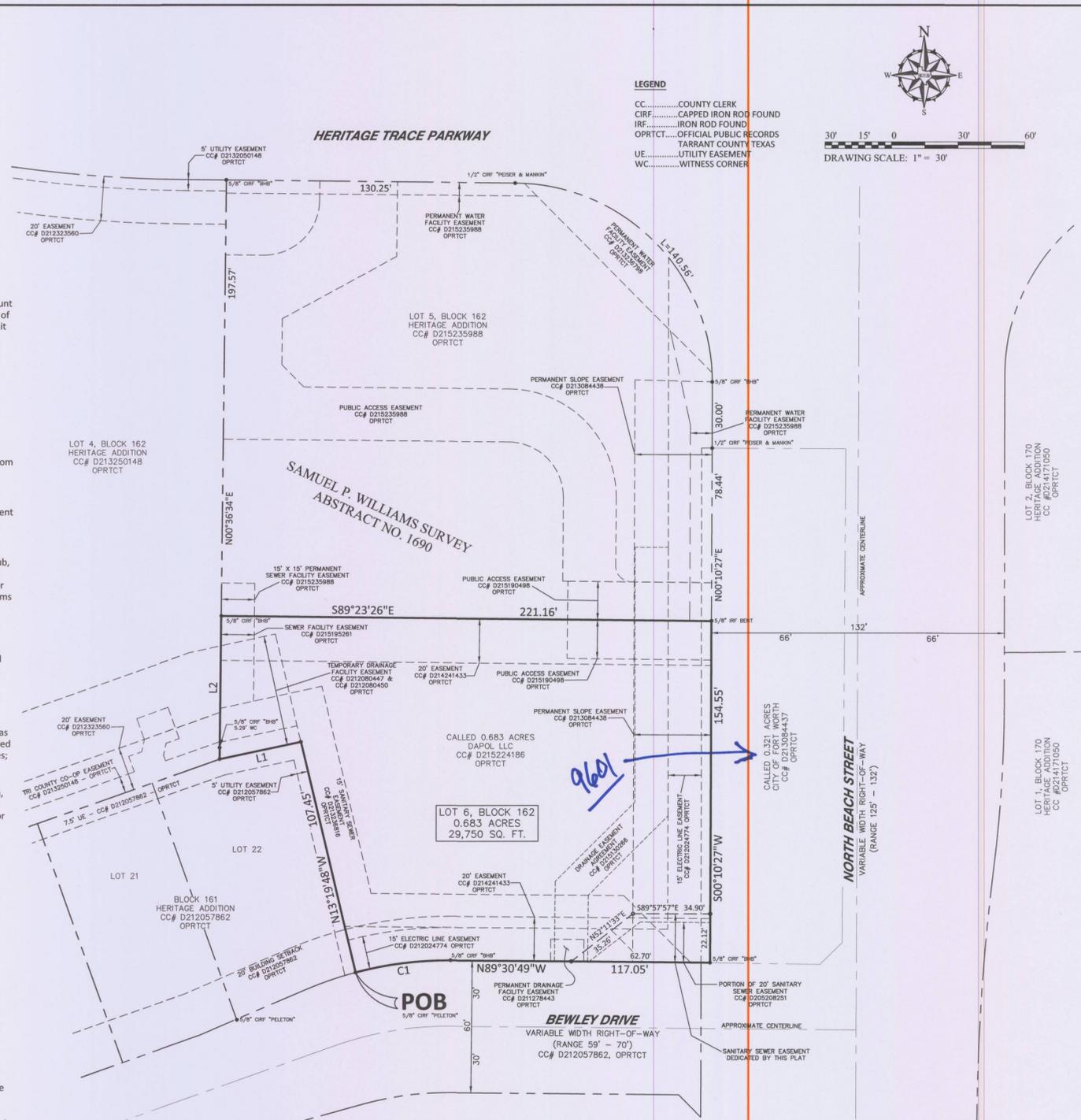
**P.R.V.'s NOTE**  
 Private P.R.V.'s with be required, water pressure exceeds 80 P.S.I.

**OWNER / DEVELOPER**  
 DAPOL LLC  
 2600 SUMMIT RIDGE DRIVE  
 SOUTHLAKE, TEXAS 76092-2662

**LAND USE**  
 TOTAL NON-RESIDENTIAL LOTS: 1  
 TOTAL ACRES: 0.683 ACRES  
 COMMERCIAL LOTS: 1

**ENGINEER / SURVEYOR**  
**B&B** BAIRD, HAMPTON & BROWN, INC.  
 ENGINEERING & SURVEYING  
 4550 State Hwy 360, Ste. 180, Grapevine, TX 76051  
 mail@bhinc.com 817-251-8550 www.bhinc.com  
 BHB Project #2015.400.022 TBPE Firm F-44 TBPLS Firm 10011302

DRAWING FILE: E:\Survey\15\400\022 Lot 6 Heritage Addition Plat\DWG\BHB Final Plat.dwg | Layout1



**CURVE DATA TABLE**

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°22'59"	161.50'	43.36'	S82°47'42"W	43.23'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S77°48'42"W	37.50'
L2	N0°36'34"E	64.70'

**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: 12/18/2015

By: Mary Elliott Secretary

By: John R. Red Chairman

PP-11-001  
 FP-15-063

**FORT WORTH**  
 TITLE DEPARTMENT  
 12-18-2015

**SURVEYOR'S NOTES**

- The basis of bearings for this survey is the east line of Lot 4, Block 162, Heritage Addition, according to the plat thereof recorded in CC #D213250148, OPRTCT.
- This plat was prepared with benefit of the commitment for title insurance GF No. 14-191277-SB prepared by Stewart Title Guaranty Company, effective date July 20, 2014, issued August 5, 2014. The surveyor has not abstracted the subject property and does not certify that all easements affecting the subject property have been shown.
- By scaled location, this property lies within area Zone X (non-shaded) as shown on FEMA map no. 48439C0070K, dated September 25, 2009.

Zone X (non-shaded) - Areas determined to be outside the 0.2% annual chance floodplain.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS Dapol LLC, is the owner of a called 0.683 acre tract of land situated in the Samuel P. Williams Survey, Abstract No. 1690, City of Fort Worth, Tarrant County, Texas, as described in the deed recorded in County Clerk's Instrument No. D215224186, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch capped iron rod marked "PELTON" found at the southeast corner of Lot 22, Block 161, Heritage Addition, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's Instrument No. D212057862, OPRTCT, being on the north right-of-way line of Bewley Drive, a variable width right-of-way as shown on the plat of said Heritage Addition, and being at the southwest corner of the said called 0.683 acre tract of land;

**THENCE** North 13°19'48" West, with the common line between said Lot 22 and the said called 0.683 acre tract of land, a distance of 107.45 feet to a point for corner at the northeast corner of said Lot 22;

**THENCE** South 77°48'42" West, continuing with the said common line, a distance of 37.50 feet to a point for corner at the southeast corner of Lot 4, Block 162, Heritage Addition, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's Instrument No. D213250148, OPRTCT;

**THENCE** North 00°36'34" East, with the east line of said Lot 4, being common with the west line the said called 0.683 acre tract of land, passing a 5/8 inch yellow capped iron rod marked "BHB" found (CIRF) for a witness corner at a distance of 5.29 feet, and continuing in all a total distance of 64.70 feet to a CIRF at the southwest corner of Lot 5, Block 162, Heritage Addition, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's Instrument No. D215235988, OPRTCT;

**THENCE** South 89°23'26" East, with the south line of said Lot 5, being common with the north line of the said called 0.683 acre tract of land, a distance of 221.16 feet to a bent 5/8 inch iron rod found at the southeast corner of said Lot 5, being common with the northeast corner of the said called 0.683 acre tract of land, and being on the west line of a called 0.321 acre tract of land as described in the deed to the City of Fort Worth recorded in County Clerk's Instrument No. D213084437, OPRTCT, from which a 1/2 inch capped iron rod marked "PEISER & MANKIN" found at the northwest corner of the said called 0.321 acre tract of land bears North 00°10'27" East, a distance of 78.44 feet;

**THENCE** South 00°10'27" West, with the west line of the said called 0.321 acre tract of land, being common with the east line of the said called 0.683 acre tract of land, a distance of 154.55 feet to a CIRF at the southwest corner of the said called 0.321 acre tract of land, being common with the southeast corner of the said called 0.683 acre tract of land, and being on the north line of a 65' right-of-way dedication as shown on the said plat of Heritage Addition, recorded in County Clerk's Instrument No. D212057862, OPRTCT;

**THENCE** North 89°30'49" West, with the north line of the said 65' right-of-way dedication, being common with the south line of the said called 0.683 acre tract of land, passing the northeast corner of the aforementioned Bewley Drive at a distance of 4.11 feet, and continuing with the north right-of-way line of said Bewley Drive, being common with the said south line of the called 0.683 acre tract of land in all a total distance of 117.05 feet to a CIRF;

**THENCE** continuing with the said common line, and with a curve to the left having a central angle of 15°22'59", a radius of 161.50 feet, an arc length of 43.36 feet, and a chord which bears South 82°47'42" West, a distance of 43.23 feet to the **POINT OF BEGINNING** and containing 29,750 square feet or 0.683 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Dapol LLC, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as **LOT 6, BLOCK 162, HERITAGE ADDITION**, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the public's use forever.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Dapol LLC  
 Owner or Representative

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Michael Forbe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 14 day of December, 2015.

Alicia Forbe 02/08/2018  
 Notary Public in and for the State of Texas My commission expires

ALICIA FORBES  
 My Commission Expires February 6, 2018

**SURVEYOR'S CERTIFICATION**

I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

Joshua D. Wargo 12/3/15  
 Joshua D. Wargo Date  
 Registered Professional Land Surveyor No. 6391



**FP15-063**

**FINAL PLAT**  
**LOT 6, BLOCK 162**  
**HERITAGE ADDITION**  
**0.683 ACRES**  
**SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**  
**DECEMBER 2015**

This plat filed in County Clerk Instrument No. D215282840, Date 12/18/15