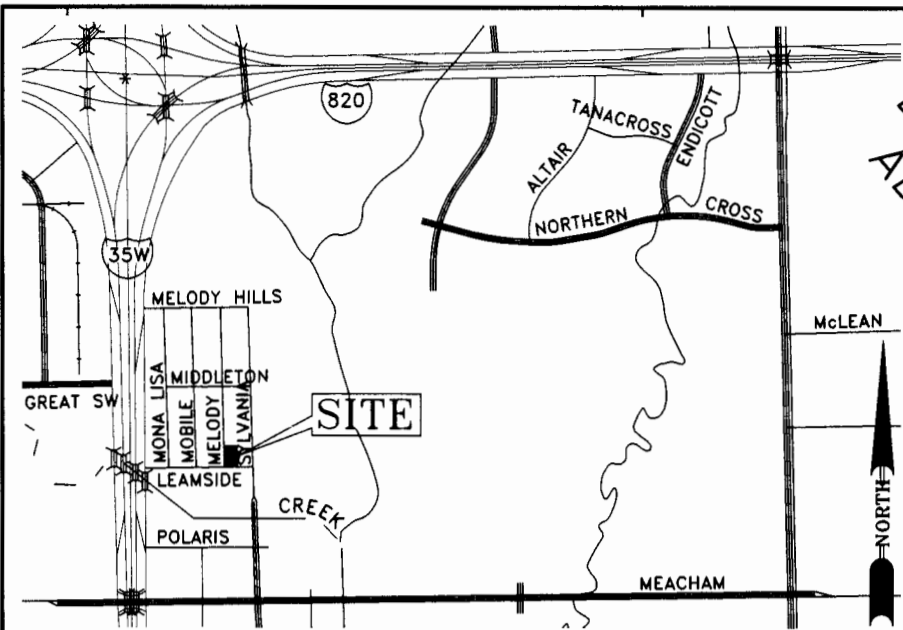




Lt. D York 05/03/2022
Lt. D York 05/03/2022 (May 3, 2022 16:34 CDT)



DAVID ODUM SURVEY
ABSTRACT No. 1184

MELODYLANE ST.
(60.0 PUBLIC RIGHT-OF-WAY)
VOL. 388-R, PAGE 36, P.R.T.C.T.

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.

OWNER: MARC ZENKNER & CELESTE KELLY ZENKNER
13537 LOST SPURS RD
ROANOKE, TX 76262
TEL.: 817-266-9626

BRITAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 - FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MARC ZENKNER and CELESTE KELLY ZENKNER, are the sole owners of 0.544 acre of land situated in the DAVID ODUM SURVEY, Abstract No. 1184, Fort Worth, Tarrant County, Texas, according to the deeds recorded in County Clerk's File No's. D22011726, and D220209165, of the Official Public Records of Tarrant County, Texas. Said 0.544 acre of land being more particularly described as follows:

LEGAL DESCRIPTION

BEING all of Lots 15 & 16, Block 7, MELODY HILLS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-R, Page 36, of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARC ZENKNER and CELESTE KELLY ZENKNER, do hereby designate the foregoing property as LOT 15R-1, 15R-2 & 15R-3, BLOCK 7, MELODY HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ___ day of _____, 2022.

MARC ZENKNER

CELESTE KELLY ZENKNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared MARC ZENKNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared CELESTE KELLY ZENKNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 2nd day of May, 2022.

KERRI A URBANIAK
Notary ID #10993231
My Commission Expires 03/30/2025

Given under my hand and seal of office this 2nd day of May, 2022.

KERRI A URBANIAK
Notary ID #10993231
My Commission Expires 03/30/2025

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, KRYSYAN GOLEBIEWSKI, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

KRYSYAN GOLEBIEWSKI
Registered Professional Land Surveyor
State of Texas No. 6400



GENERAL NOTES:
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.
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".
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.
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 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 NOTE:
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 I 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.
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.

RE-PLAT PURPOSE:
THE PURPOSE OF THIS RE-PLAT IS TO SPLIT LOT 15 AND LOT 16 AREA, INTO THREE SEPARATE LOTS.
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT
P.R.V. NOTE:
PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

ALL IRON RODS (IRS) SET ARE WITH YELLOW CAP STAMPED "BRITAIN & CRAWFORD."
SCALE 1" = 40'
GRAPHIC SCALE - FEET

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-PANEL NUMBER 48439C0185L, effective on 03/21/2019.

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:
BY: Donald R. Boren (May 4, 2022 12:46 CDT) CHAIRMAN
BY: D. Stuart Campbell (May 4, 2022 12:49 CDT) SECRETARY

BEARING BASE:
THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.
THIS PLAT RECORDED IN DOCUMENT NUMBER D222128900
Date 05/18/2022

FINAL PLAT OF
LOT 15R-1, 15R-2, and 15R-3
BLOCK 7, MELODY HILLS ADDITION
BEING A RE-PLAT OF
LOT 15, and LOT 16 BLOCK 7
MELODY HILLS ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-R, PAGE 36, OF PLAT RECORDS OF TARRANT COUNTY, TEXAS, PREPARED 12-21-2021
GROSS ACREAGE: 0.544, 23,681 SQ. FEET
FS-22-017