

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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".

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.

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 WITH THE NECESSITY AT ANY TIME OF PRODURING 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.

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.

MAINTENANCE: FLOOD -PLAIN / DRAINAGE WAY

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.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT 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.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

"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."

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 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.

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.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF 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 WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PRIVATE PRV'S REQUIRED

"PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I."

PARKWAY PERMIT

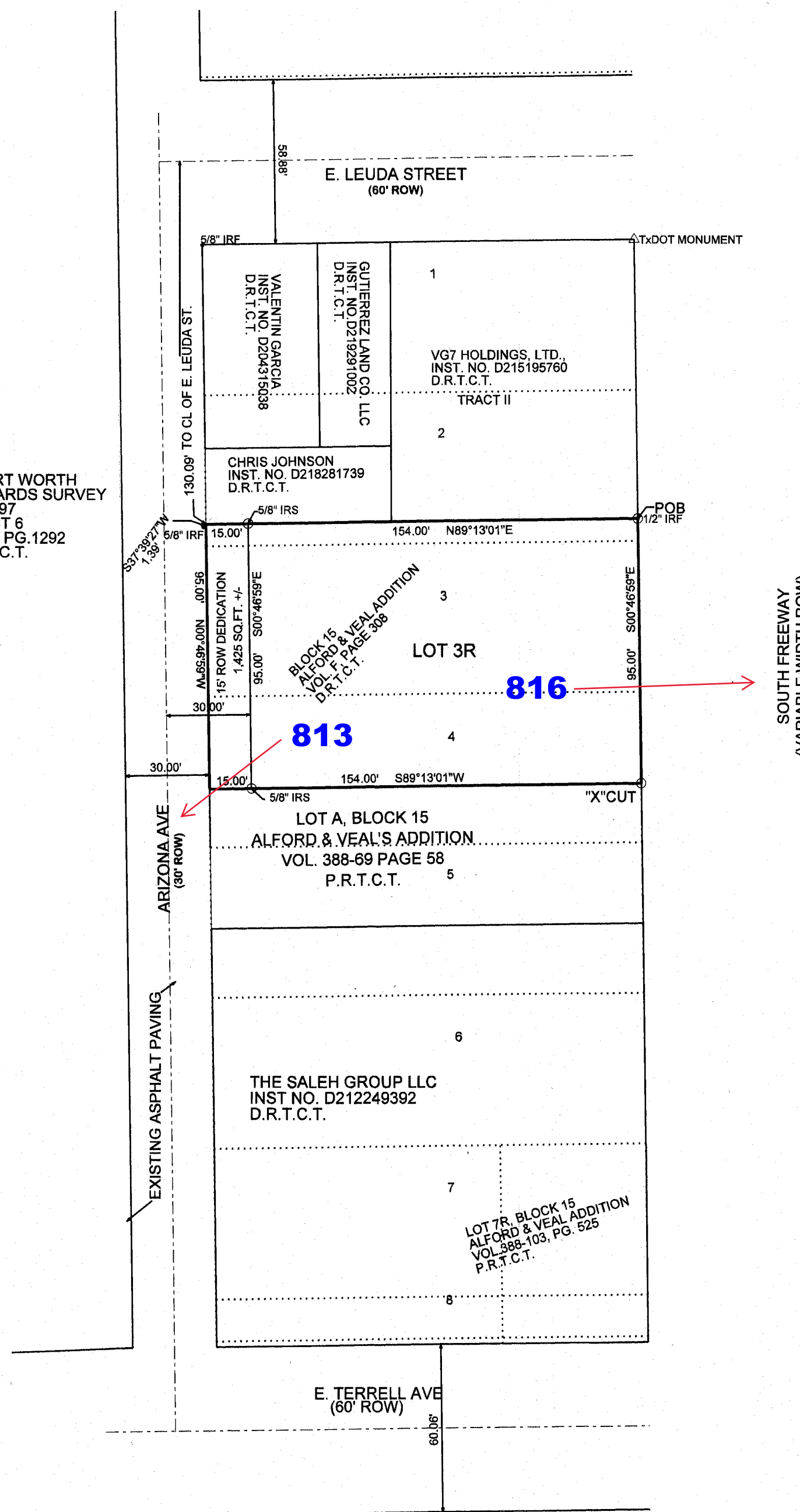
"PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT"

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to lie in Zone Zone X (0.2 percent annual chance flood hazard) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0305L, effective on March 21, 2019.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

CITY OF FORT WORTH
FRANKLIN RICHARDS SURVEY
A-1297
TRACT 6
VOL. 11130, PG. 1292
D.R.T.C.T.



OWNERS'S CERTIFICATE / DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

Being all of Lot 3 and a portion of Lots 2 and 4, Block 15, of Alford and Veal's Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume F, Page 308, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being the same land described in deed to West Fork Capital, LLC., recorded in Instrument No. D221213292, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO VG7 HOLDINGS, LTD., AS RECORDED IN INSTRUMENT NUMBER D215195760, OF SAID DEED RECORDS AND THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND IN THE EAST LINE OF SAID BLOCK 15, AND THE WEST RIGHT-OF-WAY LINE OF SOUTH FREEWAY;

THENCE SOUTH 00 DEGREES 46 MINUTES 59 SECONDS EAST, 95.00 FEET WITH THE EAST LINE OF SAID BLOCK 15 AND HEREIN DESCRIBED TRACT TO "X" CUT IN CONCRETE SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER LOT A, BLOCK 15, ALFORD AND VEAL'S ADDITION AS RECORDED IN VOLUME 388-69, PAGE 58, OF SAID PLAT RECORDS;

THENCE NORTH 89 DEGREES 13 MINUTES 01 SECONDS WEST, 154.00 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF ARIZONA AVENUE (30 FEET RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 46 MINUTES 59 SECONDS WEST, 95.00 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO CHRIS JOHNSON BY DEED RECORDED IN INSTRUMENT NUMBER D218281739, OF SAID DEED RECORDS, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 37 DEGREES 39 MINUTES 27 SECONDS WEST, 1.39 FEET ;

THENCE NORTH 89 DEGREES 13 MINUTES 01 SECONDS EAST, 154.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 14,630 SQUARE FEET OR 0.336 ACRES OF LAND, MORE OR LESS INCLUDING 1,425 SQUARE FEET RIGHT-OF DEDICATION.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WEST FORK CAPITAL, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS:

LOT 3-R, BLOCK 15.

ALFORD & VEAL'S ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 3 day of January, 2024.

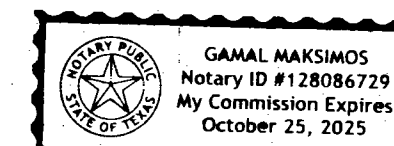
BY: *[Signature]*
WEST FORK CAPITAL, LLC. MEMBER

STATE OF TEXAS

Before me, *Gamal Maksimos*, a Notary Public in and for the State of Texas, on this day personally appeared *Michael Conover*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3 day of January, 2024.

Gamal Maksimos
Notary Public in and for the State
My Commission Expires 10-25-2025



FS-22-169

OWNER/DEVELOPER

WEST FORK CAPITAL, LLC
262 CARROLL ST. SUITE 17
FORT WORTH, TX 76107
TEL. (817) 903-7988

SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

FINAL PLAT

LOT 3-R, BLOCK 15
ALFORD & VEAL'S ADDITION
BEING A REPLAT OF LOT 3,
AND A PORTION OF LOT 2, AND 4
BLOCK 15, ALFORD & VEAL'S ADDITION, TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME F, PAGE 308
PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED MAY 2022

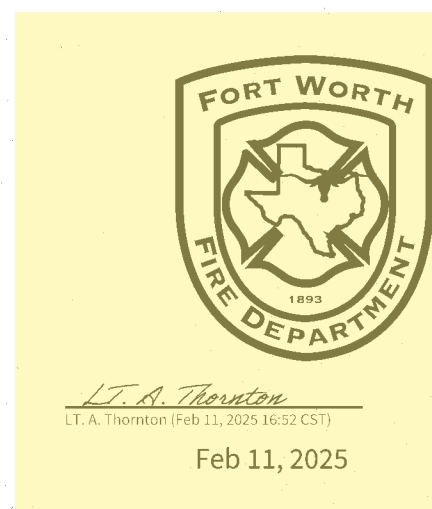
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: _____

BY: *Donald R. Boren* Feb 11, 2025
CHAIRMAN

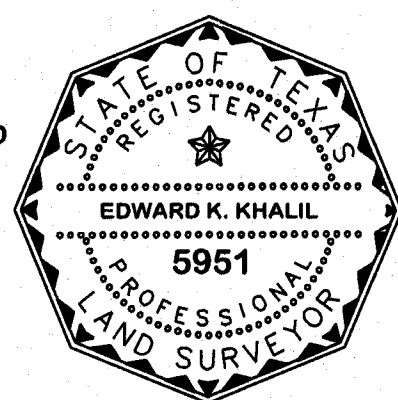
BY: *Derek Hull* Feb 11, 2025
SECRETARY



CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN JUNE, 2022 AND THAT ALL CORNERS ARE AS SHOWN.

Edward K. Khalil
EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: 1/3/24



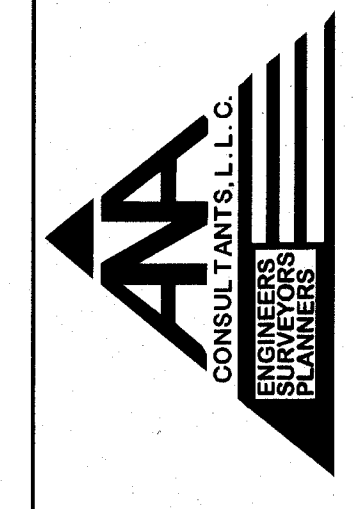
DOCUMENT NO: _____, DATE: _____

PROJECT NO.	DATE	REVISIONS
220210	APA	
	EKK	
	DATE	05-15-2022

SHEET 1 OF 1

**FINAL PLAT FOR
ALFORD & VEAL'S ADDITION**

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955



FS-22-169