

NOTES:

- BEARINGS ARE ASSUMED BASED UPON THE NORTH R.O.W. LINE OF THE PLAT OF HOMEWOOD AS RECORDED IN VOLUME 388-A, PG. 127, TARRANT COUNTY, PLAT RECORDS.
- DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.

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.

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.

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.

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".

Parkway Permit
"Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

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 of any time of procuring the permission of anyone.

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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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 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.

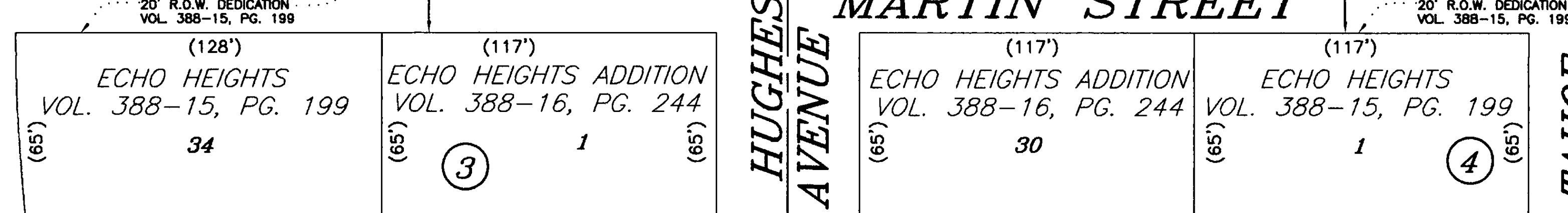
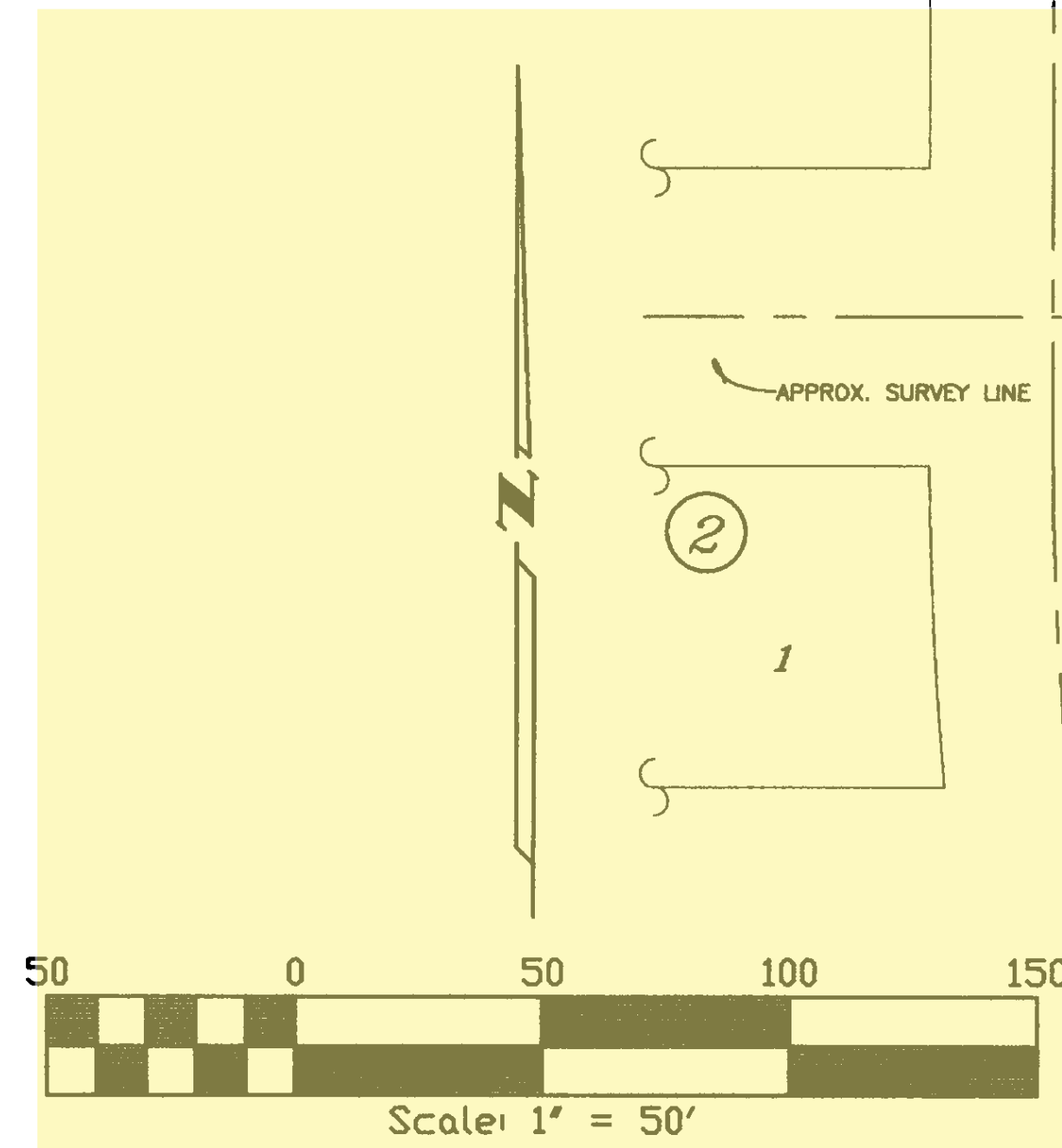
Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Private Maintenance Note
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

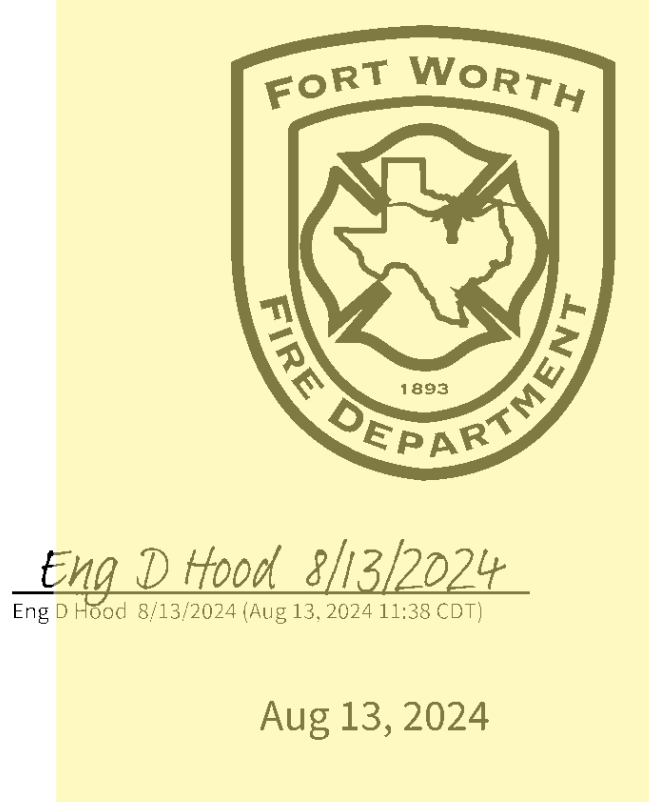
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along 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.

Floodplain Statement
The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0310 L, revised March 21, 2019.

Flood Plain/Drainage-Way: 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 those 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.



LOT AREAS
0.3216 ACRES/14,010 SF. - LOT 15R-1
0.3216 ACRES/14,010 SF. - LOT 15R-2
0.6428 ACRES/28,020 SF. TOTAL



All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date:
By: Donald R. Boron Aug 13, 2024
Chairman
By: Derek Hull
Secretary

FS-23-266

PLAT OF
LOTS 15R-1 AND 15R-2, BLOCK 5,
HOMEWOOD
in the City of Fort Worth, Tarrant County, Texas,
being a subdivision of Lot 15, Block 5, HOMEWOOD, in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 127, Tarrant County Plat Records.

OWNER AT TIME OF PLATTING
VANESSA E. VILLA
4221 MARTIN STREET
FORT WORTH, TEXAS 76119

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225

RECORDS & SURVEYS
1640
Bernal A. Curtis, RPLS
Registration No. 1640

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT §

THAT, Vanessa E. Villa, being the owner of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of LOT 15, BLOCK 5, HOMEWOOD ADDITION, as shown on plat thereof recorded in Volume 388-A, Page 127, of the Tarrant County Plat Records,

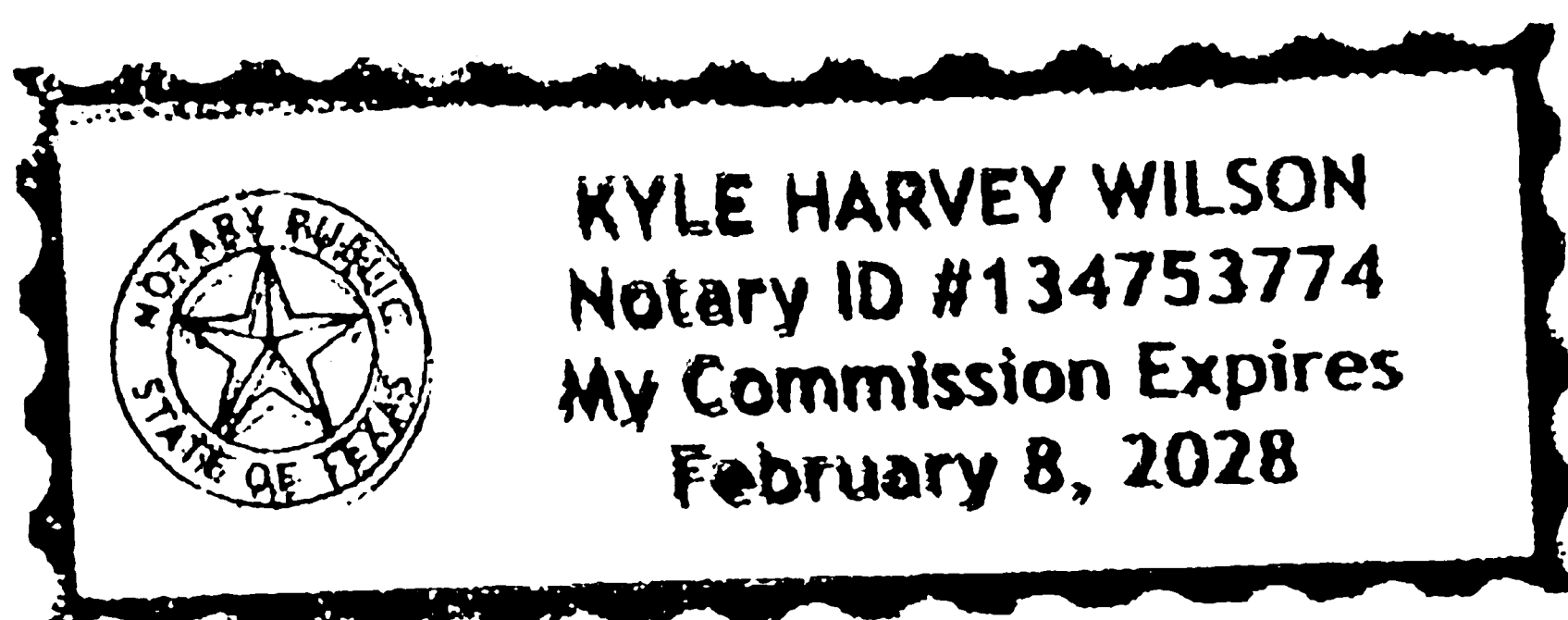
DOES HEREBY ADOPT THE PLAT ACCOMPANYING HEREWITH as her plan for subdividing same, to be known as LOTS 15R-1 and 15R-2, BLOCK 5, HOMEWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the use of the public the easements thereon designated as dedicated by this plat as shown.

Vanessa E. Villa
Vanessa E. Villa

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on July 2nd, 2028, by Vanessa E. Villa



[Signature]
Notary Public, State of Texas

My commission expires 2/8/2028



Eng. D. Hood 9/3/2024

Aug 13, 2024