

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 without the necessity at any time of procuring the permission of anyone.

Transportation 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.

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 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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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.

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.

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.

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".

1. The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.
2. The type, pressure rating, and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

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.

Residential Driveway Access Limitation
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS DEVELOPMENT CORPORATION OF TARRANT COUNTY is the owner of that certain called 10,500 square foot or 0.2410 acre tract of land situated in the James Tuell, Abstract No. 1530, City of Fort Worth, Tarrant County, Texas and being the South 70' foot of Lots 1, 2, and 3, Block 22 of the Polytechnic Heights Addition an Addition to the City of Fort Worth according to the Map or Plat thereof recorded in Volume 63, Page 109 of the Map or Plat Records of Tarrant County, Texas and being all that certain called 0.24 acre tract of land described in Deed from Southern Hills Property Group, LLC to Development Corporation of Tarrant County recorded in Document No. D22003182 of the Deed Records of Tarrant County, Texas said 0.2410 acres to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" CIRS "5411" for corner at the Southeast of the above referenced Lot 1, the Southeast corner of said 0.24 acre tract and being at the intersection of the West line of Wallace Street (50 foot wide Right-of-Way) with the North line of a called 16 foot wide Alley Right-of-Way and also being South 0°17'25" East a distance of 125.00' from the Northeast corner of the above referenced Block 22;

THENCE South 89°42'35" West with the North line of said Alley, same being the South line of said 0.24 acre tract a distance of 150.00 feet to a 1/2" iron rod found for corner at the Southwest corner of said 0.24 acre tract;

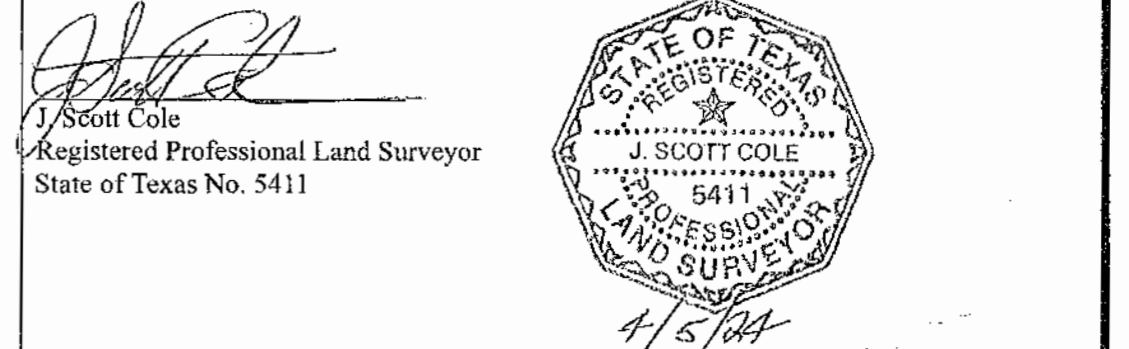
THENCE North 0°17'25" West with the west line of said 0.24 acre tract at a distance of 2.00 feet passing the Southeast corner of that certain called Lot 4R, Block 19 of the Polytechnic Heights Addition, an Addition to the City of Fort Worth according to the Map or Plat thereof recorded in Document No. D217250539 of said Map or Plat records and continuing a total distance of 70.00 feet to a 1/2" capped iron rod "CBG" found for corner at the Northwest corner of said 0.24 acre tract, same being the Southwest corner of that certain called 0.702 acre tract of land described in Deed from Su Kim Nguyen to Land and Building, LLC and recorded in Document No. D219051929 of said Deed Records;

THENCE North 89°42'35" East with the North line of said 0.24 acre tract, same being the South line of said 0.702 acre tract a distance of 150.00 feet to a 1/2" capped iron rod "CBG" found for corner at the Northeast corner of said 0.24 acre tract, the Southeast corner 0.702 acre tract and being in the West line of said Wallace Street;

THENCE South 0°17'25" East with the East line of said 0.24 acre tract, same being the West line of said Wallace Street a distance of 70.00 feet back to the POINT OF BEGINNING and CONTAINING 10,500 square feet or 0.2410 acres of land, more or less.

SURVEYOR'S CERTIFICATE

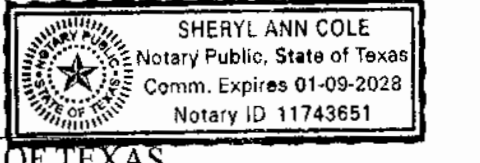
KNOW ALL MEN BY THESE PRESENTS: I, J. Scott Cole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my direct supervision in accordance with platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.



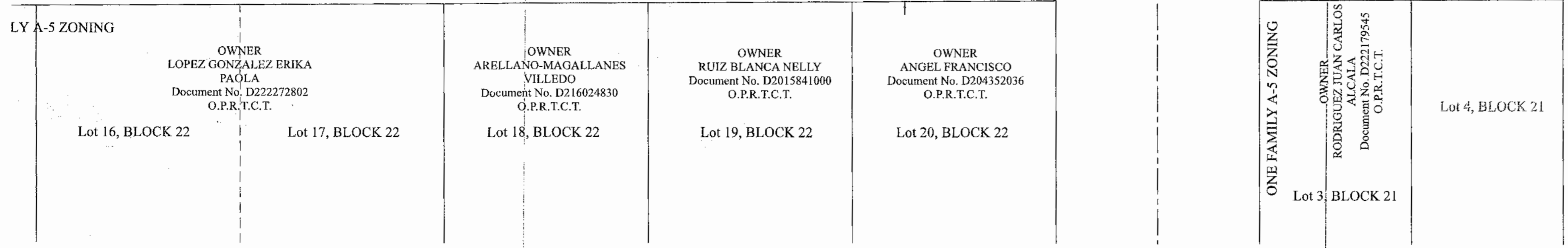
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Scott Cole 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 5th DAY OF April, 2024.
NOTARY PUBLIC in and for the STATE OF TEXAS



FS-24-030



GENERAL NOTES

- All outer boundary corners monuments are 1/2" capped iron rods marked "SANDS" unless noted otherwise.
- All inner boundary corners monuments are 1/2" capped iron rods marked "SANDS".
- All bearings are based on Texas State Plane Coordinate System, North Central Zone, (4202) Reference frame is NAD 83(2011) epoch 2010.00
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas - Map No. 48439C00310 L Effective Date: 03/21/2019, the property hereon does not lie in a Special Flood Hazard Zone (SFHZ).

LOT TABULATION

Block 22R, Lot 1R - Residential 10500Sq. Ft. 0.241Ac.
Total 1 Lot - 1 Residential

0 Non-Residential
0 Open Space

OWNER
Development Corporation of Tarrant County
1509-B University Drive, Suite 208
Fort Worth, Texas 76107
PH: (817) 870-9008
charlesprice@sbcglobal.net

SURVEYOR
Sands Surveying Corporation
422 Wilow Way, Highland Village, TX 75077
Texas Firm Registration No. 10014600
PH: (214) 919-7883
scott.cole@sscix.net

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: 4/12/2024

By: *Samuel R. Brown* Chairman
By: *Mary Louise Nicholas* Secretary

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

That Development Corporation of Tarrant County, A Texas Corporation does hereby adopt this Plat as Lot 1R, Block 22R, POLYTECHNIC HEIGHTS ADDITION, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

By: *Charles Price*
Charles Price, President

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 Charles Price 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 10 DAY OF April, 2024.
Mackenzie Weed
NOTARY PUBLIC in and for the STATE OF TEXAS

MACKENZIE WEED
My Notary ID # 134198874
Expires February 13, 2027

D224065434
04/16/2024 04:04 PM Page: 1 of 2 Fees: \$89.00
PLAT
SUBMITTER: KELLY POLLARD

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
04/16/2024 04:04 PM
D224065434
PLAT
Pages: 2
Fees: \$89.00
Mary Louise Nicholas
MARY LOUISE NICHOLSON
COUNTY CLERK

The purpose of this Plat is to create one single family lot from the South 70' portion of Lots 1, 2, and 3, Block 22 of the Polytechnic Heights Addition as referenced above.

Case No. FS-24-030
Plat Filed in Document # _____ Date: _____