

FS-24-193

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."

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."

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."

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."

PRIVATE MAINTENANCE
 "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."

FLOOD PLAIN
 "NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 484390330 K, MAP EFFECTIVE SEPTEMBER 25, 2009."

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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 11 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

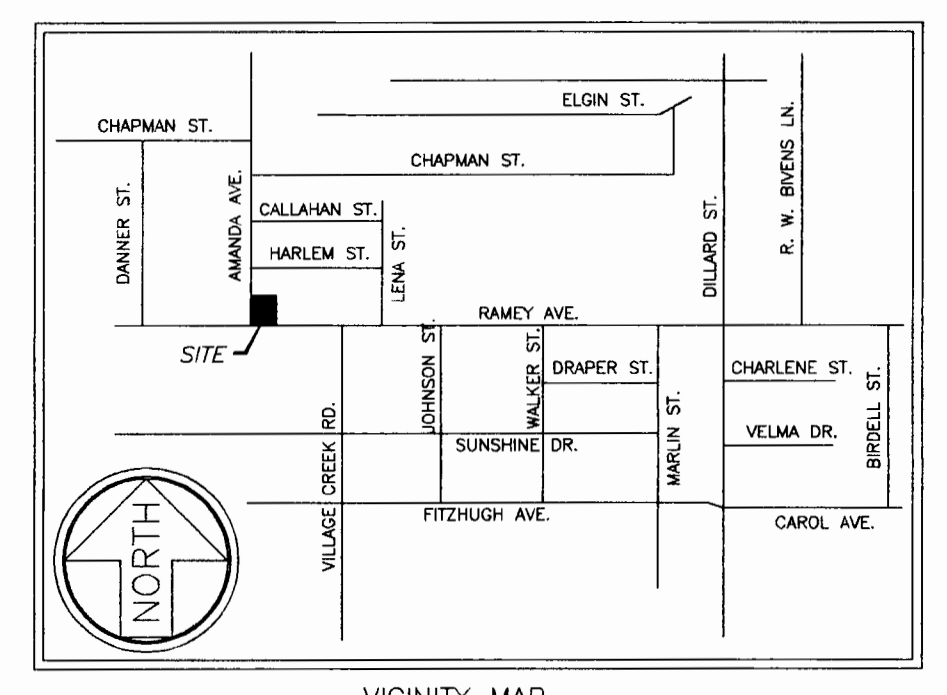
UTILITY EASEMENTS
 "ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE 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."

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."

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."

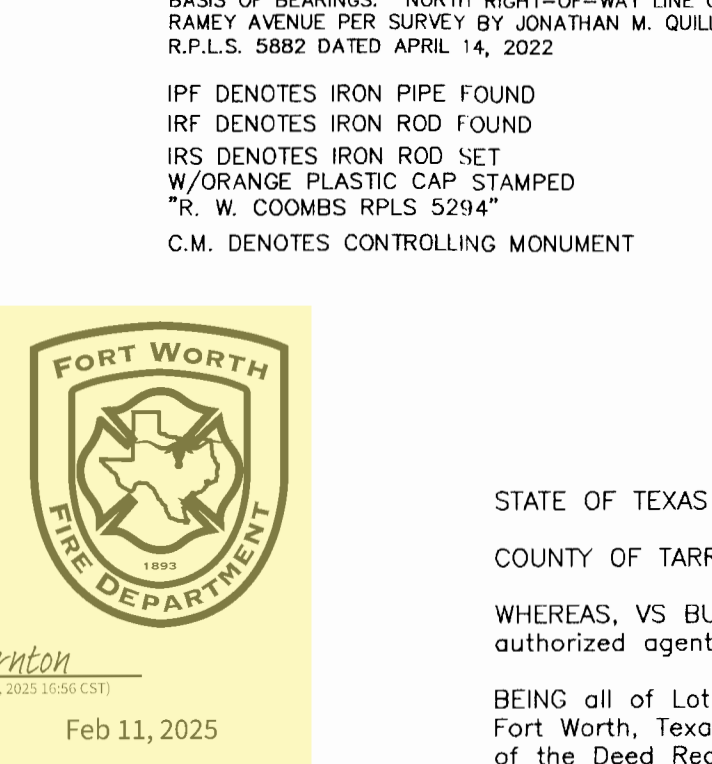
FLOOD PLAIN/DRAINAGEWAY MAINTENANCE
 "THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. 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 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."

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, WILL 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 TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."



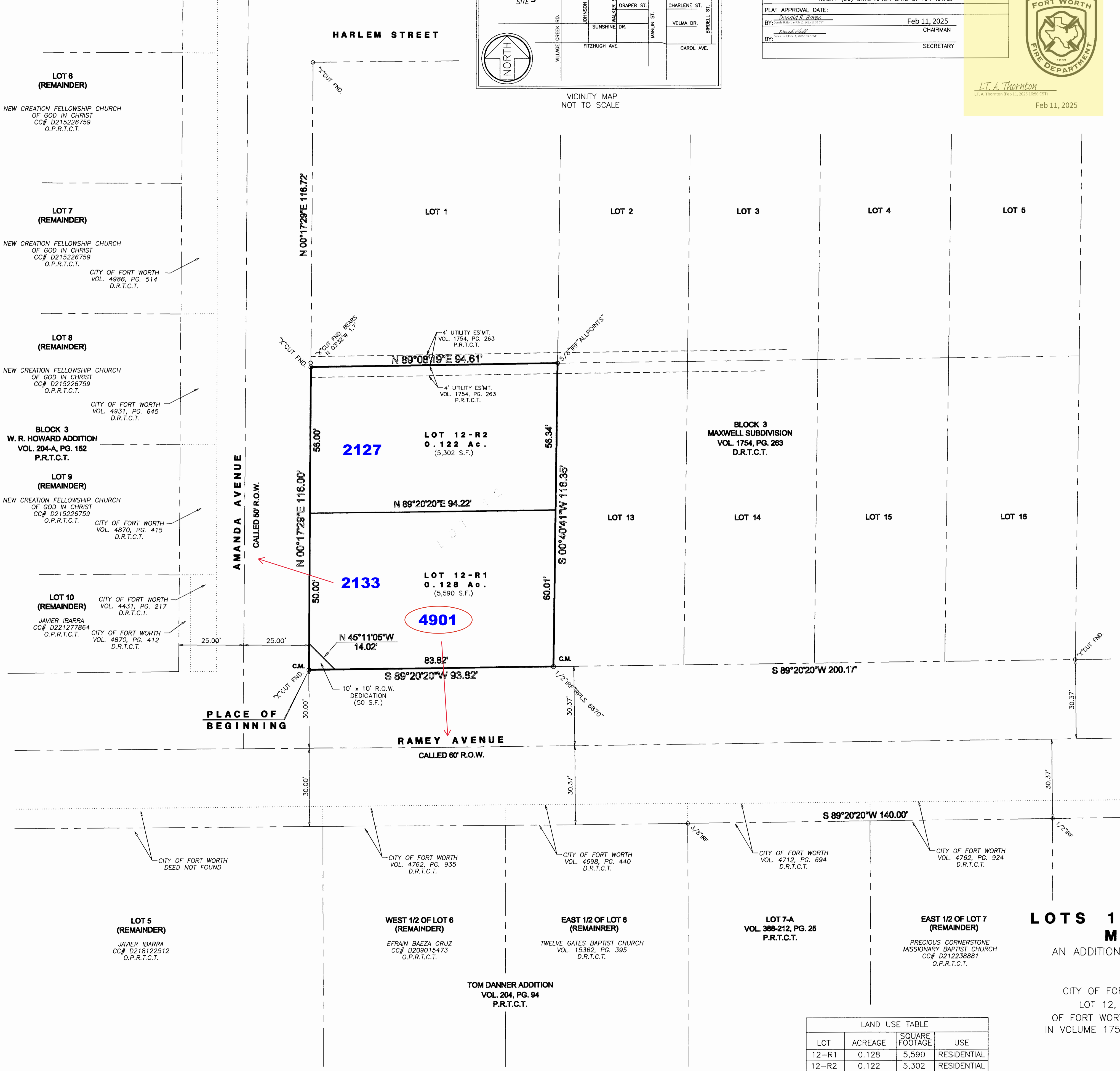
FORT WORTH
CITY PLANNING COMMISSION
CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: Feb 11, 2025
 BY: David F. Moran CHAIRMAN
 BY: David Clift SECRETARY



Coombs Land Surveying, Inc.
 P.O. Box 6160 Fort Worth Texas 76115
 (817) 920-7600
 T.S.P.L.S. FIRM No. 10111800
 C.L.S. JOB No. 24-0051
 OF No. NONE

NOTE
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL, UNLESS OTHERWISE NOTED HEREON.



STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, VS BUILDERS, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of the following described property to-wit:

BEING all of Lot 12, Block 3, Maxwell Subdivision, in Addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 1754, Page 263 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the Southwest corner of said Lot 12, lying in the North right-of-way line of Ramey Avenue (a called 60-foot wide right-of-way) at its intersection with the East right-of-way line of Amanda Avenue (a called 50-foot wide right-of-way);

THENCE N 00° 17' 29" E, 116.00 feet along the said East right-of-way line of Amanda Avenue to an "X" cut in concrete found at the Northwest corner of said Lot 12, being the Southwest corner of Lot 1, said Block 3;

THENCE N 89° 08' 19" E, 94.61 feet along the common boundary line between said Lots 1 and 12 to a 5/8-inch iron rod found with plastic cap stamped "ALPOINTS" at the Northeast corner of said Lot 12, being the Northwest corner of Lot 13, said Block 3;

THENCE S 00° 40' 41" W, 116.35 feet along the common boundary line between said Lots 12 and 13 to a 1/2-inch iron rod found with plastic cap stamped "RPLS 6870" at the Southeast corner of said Lot 12, lying in the aforesaid North right-of-way line of Ramey Avenue, lying S 89° 20' 20" W, 200.17 feet along said right-of-way line from an "X" cut in concrete found at the Southeast corner of Lot 16, said Block 3;

THENCE S 89° 20' 20" W, 93.82 feet along the said North right-of-way line of Ramey Avenue to the PLACE OF BEGINNING, containing 0.251 acre (10,942 square feet) of land

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VS BUILDERS, INC., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 12-R1 and 12-R2, BLOCK 3, MAXWELL SUBDIVISION, in addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas this the 05 day of February, 2025.

VS BUILDERS, INC.
 By: Vanessa Solis, President

STATE OF TEXAS
 COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5TH day of February, 2025.

NOTARY PUBLIC
 STATE OF TEXAS
 Tiffanie Michelle Williams
 My Comm. Expires 01-03-2026

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
 Texas Registration No. 5294

FINAL PLAT
LOTS 12-R1 AND 12-R2, BLOCK 3
MAXWELL SUBDIVISION
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 0.251 ACRE OF LAND LOCATED IN THE DANIEL DELANEY SURVEY, ABSTRACT No. 410
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REVISION OF LOT 12, BLOCK 3, MAXWELL SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1754, PAGE 263 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
12-R1	0.128	5,590	RESIDENTIAL
12-R2	0.122	5,302	RESIDENTIAL

SURVEYOR:
 COOMBS LAND SURVEYING, INC.
 P.O. BOX 6160
 FORT WORTH, TEXAS 76115
 CONTACT: RON COOMBS, R.P.L.S.
 (817) 920-7600
 e-mail: ron.coombs@sboglobal.net

OWNER:
 VS BUILDERS, INC.
 3709 VISTA CHASE COURT
 ARLINGTON, TEXAS 76001
 CONTACT: VANESSA SOLIS
 (817) 472-0094
 e-mail: vsbuildersinc@gmail.com

