

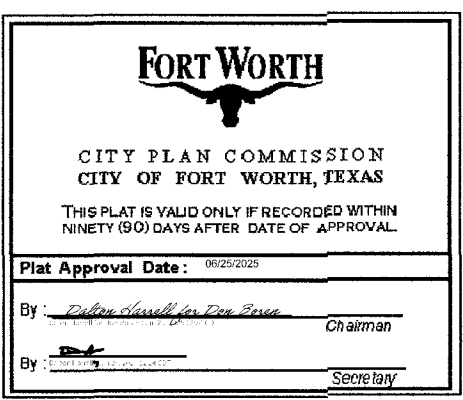
DEVELOPMENT TABLE		
Total Acreage	-	0.2876 Acres
Total number of buildable lots	-	1
Total ROW Dedication	-	0
Net Acreage	-	0.2876 Acres

NOTE: The purpose of this plat is to create a single platted residential lot from two platted residential lots.

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0190L, Effective 3/21/19, all of the Surveyed Tract lies within FEMA Zone AE. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

OWNER/APPLICANT:

ASHLYN HOMES, INC
2870 TINSLEY LANE
FT WORTH, TEXAS 76179
CONTACT: HENRY LOPEZ
817-887-9405
info@ashlynhomes.com



This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

[Signature]
Jason B. Rawlings
R.P. L. S. 5665
Date 5-1-2025



[Signature]
06/24/2025

FINAL PLAT
FOSTEPCO HEIGHTS ADDITION

LOT 1R, BLOCK 68

An Addition to the City of Fort Worth, Tarrant County, Texas being 0.2876 acre out of the Abraham Anderson Survey, Abstract No. 21 being a replat of Lot 1 and Lot 2, Block 68, Fosterpc Heights Addition according to the plat thereof recorded on Volume 204A, Page 126, Plat Records, Tarrant County, Texas
APRIL 2025

FTW Case No. FS-25-038

NOTES PER CITY OF FORT WORTH:

Water Sewer Impact Fee: 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..

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.

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.

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"

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.

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.

Site Drainage: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director 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.

Private Streets: 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.

Pressure Release Valves: : Private P.R.V'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 the building permit issuance via parkway permit..

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.