

VICINITY MAP

N.T.S.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACRESAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C02201, REVISED MARCH 21, 2019. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM ONE EXISTING LOT.
- SEE CURRENT CITY OF FORT WORTH ZONING ORDINANCE FOR RULES AND REGULATIONS FOR ANY SETBACK REQUIREMENTS.

MAINTENANCE NOTE
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY 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.

PARKWAY IMPROVEMENTS
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.

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 WASTEWATER SYSTEM.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING 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 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 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 II OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY SHOWS CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED. (A GRADE PLAN, WHICH SOME TIMES MAY BE ADEQUATE, IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND 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.

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,RAIN, STREET CURB, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

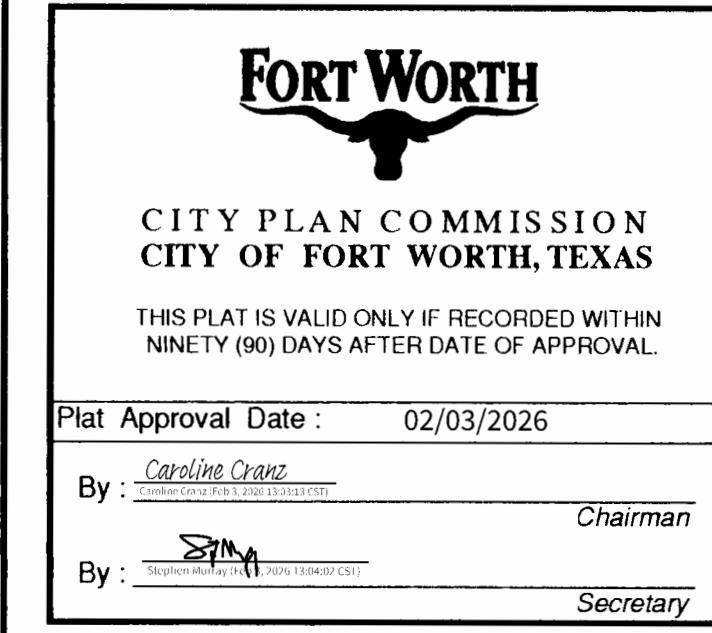
CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS AND 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.

SIDEWALKS
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

PRV NOTE
PRIVATE P.R.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.



LINE TABLE (P.O.S.E.)		
NO.	BEARING	LENGTH
L2	S07°08'18"E	13.11'
L3	N89°42'26"E	10.00'
L4	S48°25'22"W	15.03'
L5	N07°08'18"E	10.00'
L6	S40°41'04"E	14.10'
L7	N85°30'37"W	10.00'

CURVE TABLE (P.O.S.E.)		
NO.	DELTA	RADIUS
C3	0°55'09"	1150.43'
C4	0°29'53"	1150.43'

LINE TABLE (ONCOR EASEMENT)		LINE TABLE (ONCOR EASEMENT)			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	N00°17'00"W	5.05'	L15	N89°45'41"E	26.00'
L11	S89°43'00"W	63.85'	L16	S00°14'19"E	5.00'
L12	S00°14'19"E	5.00'	L17	N89°43'00"E	63.84'
L13	S89°45'41"W	26.00'	L18	S00°17'00"E	10.00'
L14	N00°14'19"W	20.00'			

LEGEND		
SUBJECT PROPERTY LINE	IRON ROD FOUND (IRF) (AS NOTED)	
ADJOINER LINE	5/8" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"	
EASEMENT	CALCULATED CORNER	
SURVEY ABSTRACT LINE	X CUT FOUND	
ALTERNATE MEADOWBROOK		
ACCESS DRIVE		

ABBREVIATIONS		
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS	R.P.R.T.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
R.P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS	(XXXX) = EXISTING PLAT CALLS	P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
(XXXX) = EXISTING PLAT CALLS	P.B. = PLACE OF BEGINNING	(XXXX) = EXISTING PLAT CALLS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS	CIRF = CAPPED IRON ROD FOUND	P.B. = PLACE OF BEGINNING
(XXXX) = EXISTING PLAT CALLS	IRF = IRON ROD FOUND	CIRF = CAPPED IRON ROD FOUND
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT	P.O.S.E. = PUBLIC OPEN SPACE EASEMENT	P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

LAND USE TABLE		
LOT NO.	ACRES	SQ. FT.
SR-1	0.447	19,478
SR-2	1.062	46,268

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