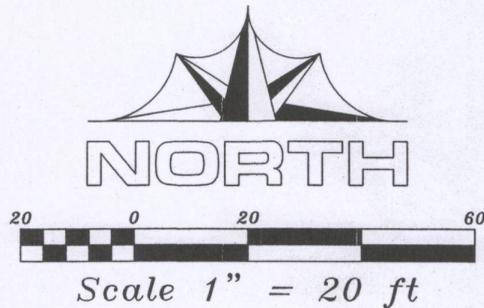


(NOT TO SCALE)
VICINITY MAP



L.T.L.S.C.
3-5-2015

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

FORT WORTH

NOTE:
THIS PLAT IS VALID ONLY IF
RECORDED WITHIN (90) DAYS
AFTER DATE OF APPROVAL.

PLAT APPROVED DATE 3/6/2015

BY: [Signature]
CHAIRMAN

BY: [Signature]
SECRETARY

NOTES:
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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT 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.

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 OWNER(S) 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 OWNER(S) SET FORTH IN THIS PARAGRAPH.

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.

PARKWAY IMPROVEMENTS:
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.

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.

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.

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 OBTAINED FROM THE CITY OF FORT WORTH.

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."

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 SITE 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 THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED, THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48439C 0170 J, DATED SEPTEMBER 25, 2009 THIS LOT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

2-RESIDENTIAL LOTS

**FINAL PLAT SHOWING
LOTS 4 AND 5, BLOCK 3,
Boicourt Addition,**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING SITUATED IN THE GEORGE W. BOICOURT SURVEY, ABSTRACT No. 229, TARRANT COUNTY, TEXAS, BEING A PLAT OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO MNX INVESTMENTS L.L.C. RECORDED IN INSTRUMENT No. D206031291, DEED RECORDS, TARRANT COUNTY, TEXAS, AND CONTAINING 0.425 OF AN ACRE OF LAND.

THIS PLAT FILED FOR RECORD IN INSTRUMENT No. D215045699, DATE 3/6/2015

FS# 009-141

LOT 22, BLOCK 20
CASTLEBERRY GARDENS
VOL. 388-B, PG. 145
P.R.T.C.T.

LOT 23, BLOCK 20
CASTLEBERRY GARDENS
VOL. 388-B, PG. 145
P.R.T.C.T.

(CONTROL MONUMENT)
1/2" REBAR
ROD FOUND

LOT 3
BLOCK 3
BOICOURT ADDITION
VOLUME 388-201, PAGE 99
P.R.T.C.T.

(KEITH J. FUHRMAN
IN D207254960
D.R.T.C.T.)

(CONTROL MONUMENT)
1/2" CAPPED
4277" REBAR
ROD SET

LOT 3
BLOCK 3
BOICOURT ADDITION
VOLUME 388-201, PAGE 99
P.R.T.C.T.
(JIMMIE G. & JAMI WOODALL
D209235956 D.R.T.C.T.)

1/2" CAPPED
4277" REBAR
ROD SET

Lot 4
(SQUARE FEET= 9,249 OR
0.212 OF AN ACRE)

MNX INVESTMENT, L.L.C.
IN D206031291,
D.R.T.C.T.

1/2" CAPPED
4277" REBAR
ROD SET

ALFREDO H. ESCOBAR
IN D206118780,
D.R.T.C.T.

1/2" CAPPED
4277" REBAR
ROD SET

Lot 5
(SQUARE FEET= 9,292 OR
0.213 OF AN ACRE)

LOT 4
BLOCK 2
G.W. BOICOURT ADDITION
VOLUME 388-0, PAGE 413
P.R.T.C.T.

(RICHARD REEVES AND LAURICE REEVES
IN VO. 12198, PG. 964, D.R.T.C.T.)

1/2" CAPPED
4277" REBAR
ROD SET

LOT 3
BLOCK 2
G.W. BOICOURT ADDITION
VOLUME 388-0, PAGE 413
P.R.T.C.T.

Owner:
MNX Investments L.L.C.
9925 Lonely Oak Lane
Fort Worth, Texas 76135



116 LOCUST STREET
AZLE, TEXAS 76020
817-240-7766
FAX: 817-887-5275
EMAIL: delta76108@charter.net

JAS JOB# 29-07-0150

I CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.

[Signature]
LONNIE REED
R.P.L.S. No. 4277

8-27-09

