

**UTILITY EASEMENTS**  
 ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED 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.

**FINAL SWAMP REQUIRED**  
**FLOOD PLAIN 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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

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 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

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.

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.

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

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT STANDARDS"

COVENANTS OR RESTRICTIONS ARE UNALTERED.

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.

**PRIVATE PRV'S REQUIRED**

INSTALL PRIVATE PRESSURE REDUCING VALVE ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE CITY APPROVED APPURTENANCE.

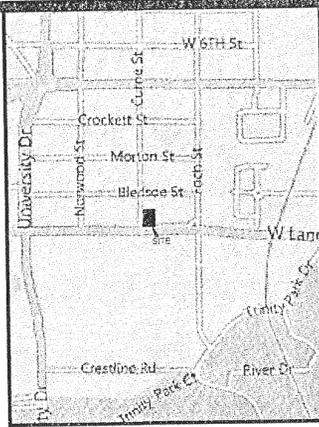
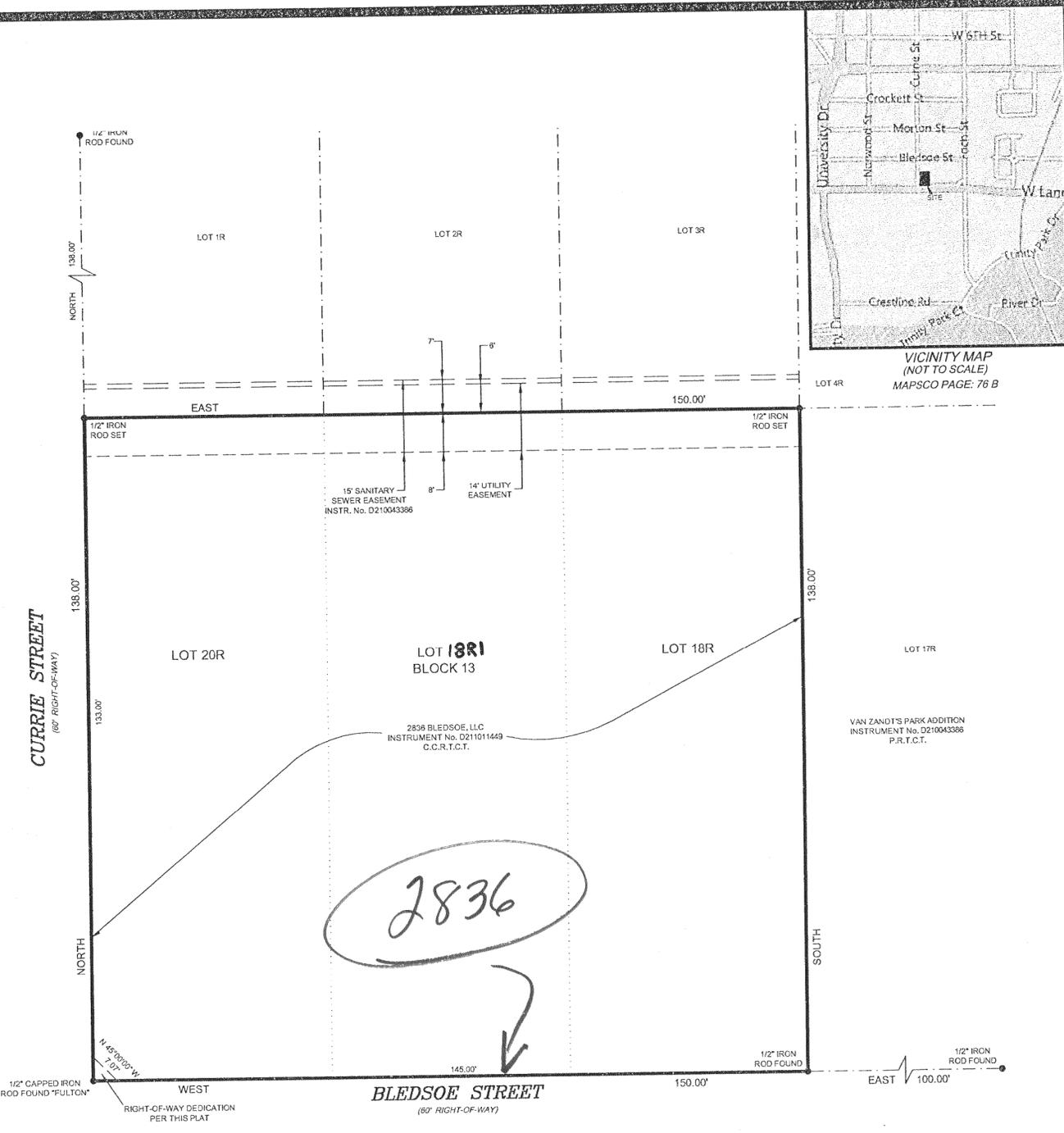
**SITE DRAINAGE**  
 A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A SITE GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENT. 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.

**FLOOD PLAIN/DRAINAGEWAY: MAINTENANCE**  
 THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVELING 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVELING 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 DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD PLAIN 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 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 LOT 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.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT GROUNDWATER CERTIFICATION AS PRESCRIBED IN TEXAS LOCAL GOVERNMENT CODE SECTION 232.0032. BUYER IS ADVISED TO QUESTION SELLER AS TO THE GROUNDWATER AVAILABILITY.



2836

STATE OF TEXAS }  
 COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS, That 2836 Bledsoe, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of the following described real property to wit:

**FIELD NOTES:**  
 0.475 acre being Lots 18R, 19R, and 20R, Block 13, VAN ZANDT'S PARK ADDITION, on Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Instrument Number D210043386, Plat Records, Tarrant County, Texas, being the tract described in deed to 2836 Bledsoe, LLC by deed recorded in Instrument Number D211011449, County Clerk's Records, Tarrant County, Texas and being more particularly described as follows:  
 Beginning at a 1/2" iron rod found capped "FULTON" in the north line of BLEDSOE STREET (a 60' Right-of-Way), in the east line of CURRIE STREET (a 60' Right-of-Way), at the southwest corner of said Lot 20R;  
 THENCE NORTH, along the common line of said Lot 20R and CURRIE STREET, 138.00 feet to a 1/2" iron rod set, the northwest corner of said Lot 1R, Block 13, said VAN ZANDT'S PARK ADDITION;  
 THENCE EAST, along the common line of said Lot 20R and Lot 1R, passing the northeast corner of said Lot 20R, the southeast corner of said Lot 1R, the southwest corner of Lot 2R, Block 13, said VAN ZANDT'S PARK ADDITION, the northwest corner of said Lot 19R, continuing along the common line of said Lot 19R and 2R, passing the northeast corner of said Lot 19R, the southeast corner of said Lot 2R, Block 13, said VAN ZANDT'S PARK ADDITION, the northwest corner of said Lot 18R, continuing along the common line of said Lot 18R and 3R, in all, a distance of 150.00 feet to a 1/2" iron rod set, the southwest corner of Lot 4R, Block 13, said VAN ZANDT'S PARK ADDITION, and the northwest corner of Lot 17R, Block 13, said VAN ZANDT'S PARK ADDITION;  
 THENCE SOUTH, along the common line of said Lot 18R and Lot 17R, 138.00 feet to a 1/2" iron rod found, the southeast corner of said Lot 18R, the southwest corner of said Lot 17R, in the north line of said BLEDSOE STREET;  
 THENCE WEST, along the common line of said BLEDSOE STREET and Lot 18R, passing the southwest corner of said Lot 18R and the southeast corner of said Lot 19R, continuing along the common line of said BLEDSOE STREET and Lot 19R, passing the southwest corner of said Lot 19R and the southeast corner of said Lot 20R, continuing along the common line of said BLEDSOE STREET and Lot 20R, in all, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.475 acre (20,700 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 2836 Bledsoe, LLC does hereby adopt this Plat of the hereinabove described real property to be designated as...  
 Lot 18R1, Block 13  
 Van Zandt's Park Addition  
 and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

EXECUTED this the 21st day of May, 2012  
 BY: *[Signature]*  
 CLAY MAZUR

JUDY COTUMACIO  
 Notary Public, State of Texas  
 My Commission Expires  
 March 21, 2015



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
*[Signature]*  
 STEPHEN B. MIZELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6165  
 SURVEYED ON THE GROUND JANUARY 2, 2012

STATE OF TEXAS }  
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority on this day personally appeared Clay Mazur, known to me to be the person whose name is subscribed to the above and forging instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof and as the act and deed of said corporation.  
 GIVEN UNDER MY HAND AND SEAL OF THIS 21st day of May, 2012  
*[Signature]*  
 Notary Public, Tarrant County, Texas  
 My Commission Expires 3/21/15

FS12-002



**Fort Worth**  
 City Plan Commission  
 City of Fort Worth, Texas

This plat is valid if recorded within ninety (90) days after date of approval

Plat Approval Date: 5/25/2012

By: *[Signature]* Chairman

By: *[Signature]* Secretary

Final Plat  
 Lot 18R1, Block 13  
 VAN ZANDT'S PARK ADDITION,  
 being a replat of  
 Lots 18R, 19R, and 20R, Block 13  
 VAN ZANDT'S PARK ADDITION  
 an Addition to the City of Fort Worth,  
 Tarrant County, Texas, according to the  
 Plat thereof recorded in Instrument No.  
 D210043386, Plat Records, Tarrant County,  
 Texas.  
 D212125728 DATE 5/25/12

SCALE 1" = 20'  
 TEXAS GEOSPATIAL  
 WWW.TXGEO.COM  
 4918 BEN DAY MURRIN RD.  
 FT. WORTH, TX 76126  
 817-441-6199

OWNER/DEVELOPER  
 2836 BLEDSOE, LLC  
 5700 STRATUM DRIVE  
 FORT WORTH, TX 76137

NOTES:  
 BEARINGS CORRELATED TO PLAT CALL NORTH ALONG WEST LINE OF SITE.  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0305K DATED SEPTEMBER 25, 2009, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.  
 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

FS-012-002

THIS PLAT FILED DOCUMENT NO. DATE 5/25/12