

**NOTES:**

- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LDS #3944)
- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 2' ABOVE THE ULTIMATE 100 YEAR FLOOD ELEVATIONS AS SHOWN IN THE DRAINAGE STUDY UNDER CITY FILE NUMBER FP-05-075-CLM.
- ACCORDING TO FEMA MAP NO. 48439C0045K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
- WATER TO BE SERVED BY PRIVATE WELL.

**PRIVATE SEWER:**  
SANITARY SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED:**  
THIS REPLAT DOES NOT VACATE THE REMAINDER "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

**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, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS 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.

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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS 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 SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER'S COURT ORDER NO. 42703, "SEWAGE REGULATIONS." A LICENSE MUST BE OBTAINED BY THE OWNER OF EACH LOT FOR ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK) CONSTRUCTION IN THIS SUBDIVISION. A "SUBDIVISION DISPOSAL PLAN" HAS BEEN FILED AND THE AREAS SUITABLE FOR SEPTIC TANKS HAVE BEEN DEFINED.

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

**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 HOLD 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.

**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.

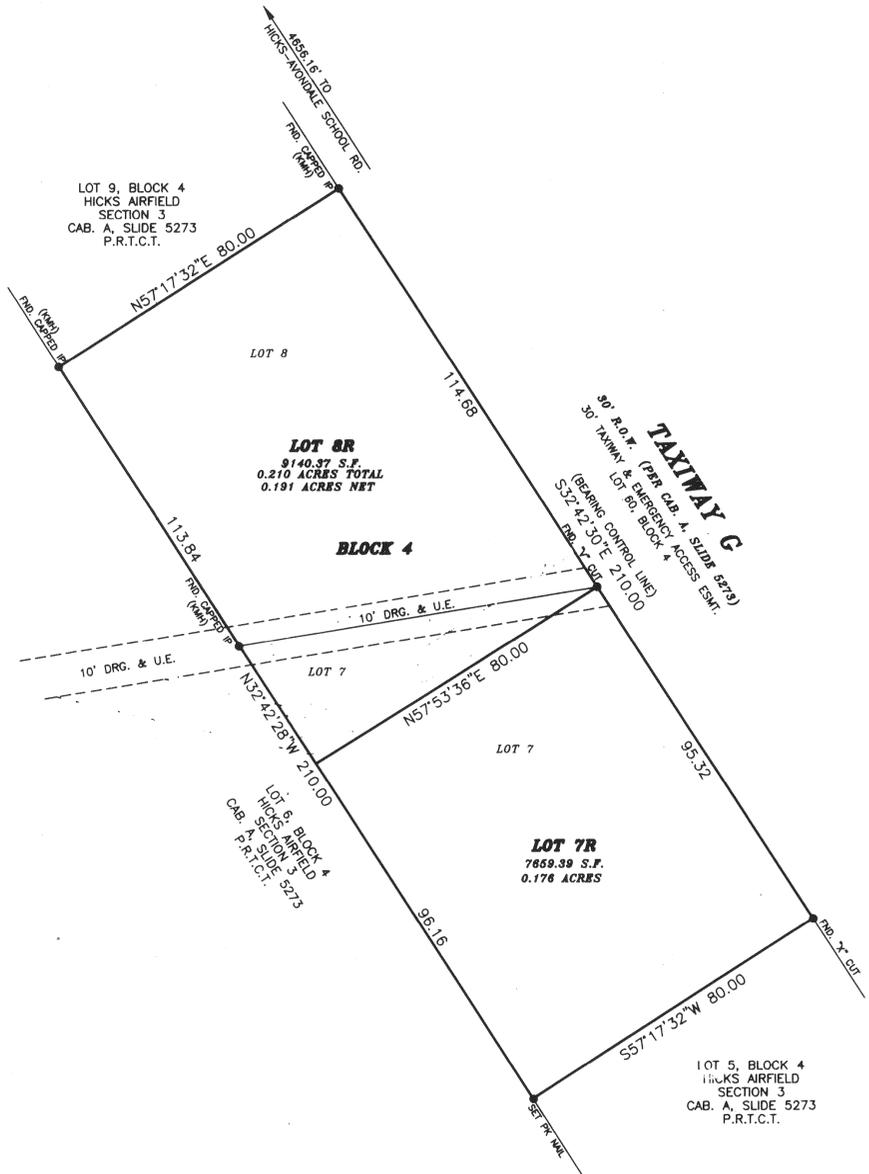
**SITE DRAINAGE STUDY:**  
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM WITH A DRAINAGE STUDY, A DRAINAGE STUDY MAY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

**BUILDING PERMITS:**  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER 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.

**OWNER:**  
MARK WAGNER  
754 AVIATOR DRIVE  
FORT WORTH, TEXAS 76179  
817.874.3040

**OWNER:**  
MULLINS AND WHITE PROPERTIES  
1837 BROKEN BEND DRIVE  
WESTLAKE, TEXAS 76262

**SURVEYOR:**  
LOYD BRANSON SURVEYORS, INC.  
CHARLES B. HOOKS, JR., RPLS  
1028 N. SYLVANIA AVE  
FORT WORTH, TEXAS 76111  
817.834.3477  
FAX: 817.831.9818



TARRANT COUNTY

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MULLINS AND WHITE PROPERTIES AND MARK WAGNER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOTS 7 AND 8, BLOCK 4, HICKS AIRFIELD, SECTION 3, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5273, PLAT RECORDS, TARRANT COUNTY, TEXAS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOTS 7R AND 8R, BLOCK 4, HICKS AIRFIELD, SECTION 3, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 21<sup>st</sup> DAY OF September 2012

*Mark Wagner*  
MULLINS AND WHITE PROPERTIES, INC.

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricky Mullins KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21<sup>st</sup> DAY OF September, 2012.

DAVID STOUT  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 08-07-14

Mark Wagner  
MARK WAGNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK WAGNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21<sup>st</sup> DAY OF September, 2012.

DAVID STOUT  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 08-07-14

Mark Wagner  
MARK WAGNER



PLEASE RETURN THIS MYLAR (SIGNED) TO:

Lloyd Branson Surveyors, Inc.  
1028 N. Sylvania Ave  
Fort Worth, Texas 76111  
817-834-3477

FS12-079

FINAL PLAT  
OF  
LOTS 7R AND 8R, BLOCK 4  
HICKS AIRFIELD  
SECTION 3  
AN ADDITION TO TARRANT COUNTY, TEXAS

BEING A REVISION OF LOTS 7 AND 8, BLOCK 4, HICKS AIRFIELD, SECTION 3, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5273, PLAT RECORDS, TARRANT COUNTY, TEXAS



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED 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.

*Charles B. Hooks, Jr.*  
DATE: 08-25-12  
CHARLES B. HOOKS, JR.

THIS PLAT FILED IN INSTRUMENT NO. D213009543 DATED 1-11-13

AUTHORIZED BY THIS ORDER OF THE COMMISSIONER'S COURT OF TARRANT COUNTY, TEXAS.

January 8 2012

*Mary Lou Garcia*  
COUNTY CLERK

*Debbie Goodin*  
DEPUTY

114453

FORT WORTH  
CITY PLAN COMMISSION  
CITY OF FORT WORTH TEXAS

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

PLAT APPROVED DATE: 12/4/2012

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY