



NOTES:

- BEARING BASIS IS THE DEED TO DAVID CAMPOS AND NORA CAMPOS RECORDED IN DOCUMENT NO. D212265851, DEED RECORDS, TARRANT COUNTY, TEXAS.
- THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAPS OF TARRANT COUNTY, TEXAS, 48439C0145K (REVISED SEPTEMBER 25, 2009). SAID DETERMINATION IS BASED ON SCALING THE SUBJECT PROPERTY ONTO SAID FEMA MAP AND IS NOT REPRESENTATIVE OF A FLOOD STUDY PERFORMED BY OR PROVIDED TO MILLER SURVEYING, INC.
- PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

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 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 becomes effective on the date a building permit is issued, or on 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.

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 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 awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

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".

Floodplain 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(s) 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.

Floodplain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing 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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing 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 drainage-ways are occasionally subject to storm water overflow and/or bank erosion that 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain 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 be 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 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.

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.

STATE OF TEXAS §
 COUNTY OF TARRANT § OWNER'S ACKNOWLEDGMENT AND DEDICATION

KNOW all men by these presents that David Campos and Nora Campos are the owners of the following described property to wit:

Being a tract of land out of the J. M. Steiner Survey, Abstract No. 1471, Tarrant County, Texas and being that tract of land described in a deed to David Campos and Nora Campos recorded in Document Number D212265851, Deed Records, Tarrant County, Texas and being more particularly described as follows:

Beginning at a 5/8" steel rod found for the southwest corner of said Campos tract, said rod being the southeast corner of that tract of land described in a deed to Steve Harlan recorded in Document Number D213125122 said deed records, also being in the northerly line of Verna Trail West, a 50 foot right-of-way;

Thence North 00 degrees 15 minutes 25 seconds West with the westerly boundary line of said Campos tract and the easterly boundary line of said Harlan tract a distance of 249.02 feet to a 1/2" MILLER 5665" capped steel rod set for the northwest corner of said Campos tract, said rod being the northeast corner of said Harlan tract;

Thence East with the northerly boundary line of said Campos tract a distance of 168.81 feet to a 1/2" "PRECISE" capped steel rod found for the northeast corner of said Campos tract;

Thence South 00 degrees 15 minutes 25 seconds East with the easterly boundary line of said Campos tract a distance of 250.06 feet to a 1/2" MILLER 5665" capped steel rod set for the southeast corner of said Campos tract, said rod being in said northerly right-of-way line;

Thence North 89 degrees 38 minutes 51 seconds West with the southerly boundary line of said Campos tract and said northerly right-of-way line a distance of 168.82 feet to the point of beginning and containing 0.9671 of an acre of land as surveyed by Miller Surveying

TO BE KNOWN AS:

LOT 19, BLOCK 9, TEJAS TRAILS ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

Executed this the 14 day of September, 2013.

David Campos
 David Campos



STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID CAMPOS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 14 day of September, 2013

Elisha Beth Martin
 Notary Public in and for the State of Texas



My commission expires: 7-5-2016

Executed this the 14 day of September, 2013.

Nora Campos
 Nora Campos

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared NORA CAMPOS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 14 day of September, 2013

Elisha Beth Martin
 Notary Public in and for the State of Texas



My commission expires: 7-5-2016

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.

J.B.R. 9-10-13
 Jason B. Rawlings Date
 R. P. L. S. 5665



MILLER
Surveying, Inc.
 Residential • Commercial • Municipal
 430 Mid Cities Blvd.
 Hurst, Texas 76054
 817.577.1052 Fax 817.577.0792
 www.MillerSurveying-Inc.com

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 9/26/2013

BY: *Charles R. Bond* CHAIRMAN
 BY: *Daniel Brughoff* SECRETARY

OWNER: David Campos and Nora Campos
 712 Bay Laurel Lane
 Fort Worth, Texas 76108

APPLICANT: Todd Miller
 3901 Airport Freeway
 Suite 312
 Bedford, Texas 76021
 (817) 343-7459

FS13-108

FINAL PLAT OF
LOT 19, BLOCK 9
TEJAS TRAILS ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 BEING 0.9671 ACRES OUT OF THE J. M. STEINER SURVEY, ABSTRACT NO. 1471

PREPARED JUNE 2013

Case Number: FS-13-108

THIS PLAT FILED AS DOCUMENT NO. D213253933 9-27-13
 PLAT RECORDS, TARRANT COUNTY, TEXAS

Job No. 13068 • Plot File 13068 Plat