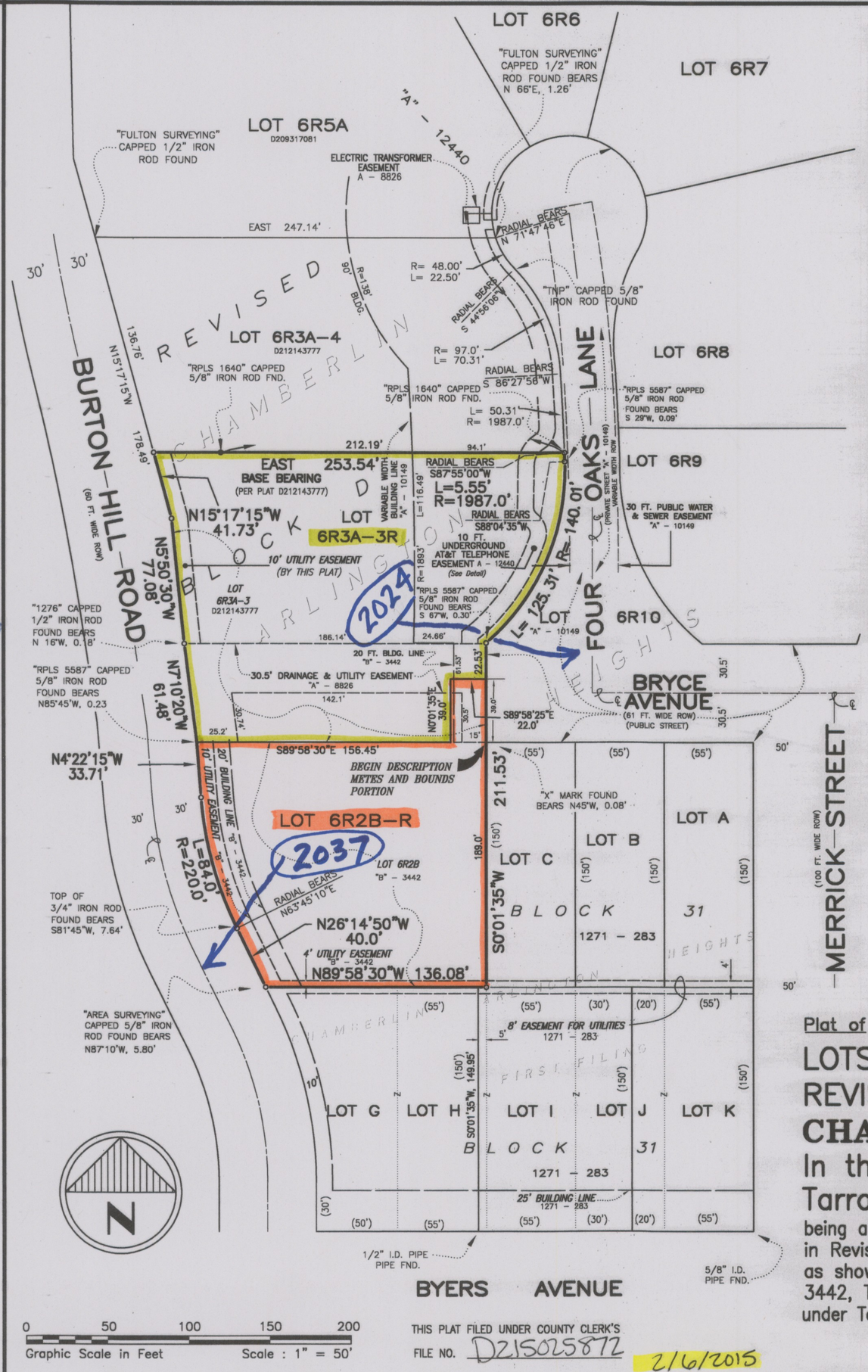
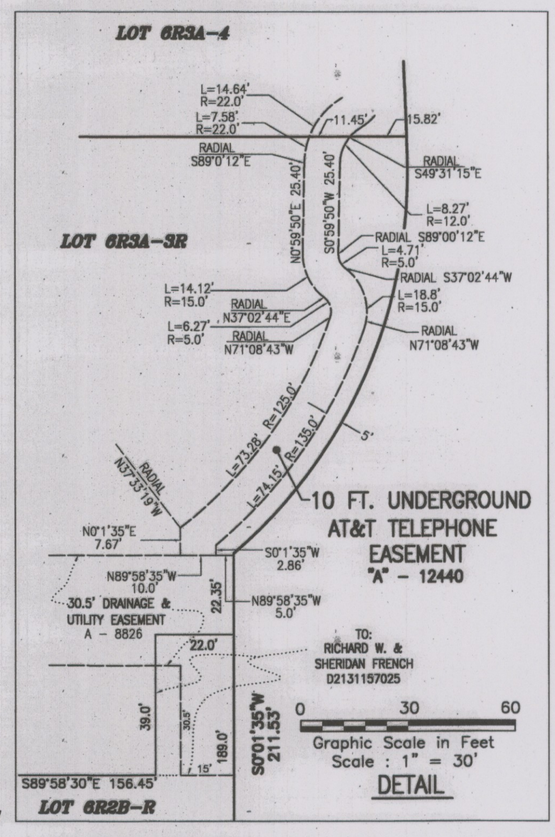


THIS PLAT FILED UNDER COUNTY CLERK'S FILE NO. D215025872

2/6/2015

213-158



AREA LOT 6R3A–3R
0.8488 ACRE

AREA LOT 6R2B–R
0.5855 ACRE

OWNERS AT TIME OF PLATTING

LOT 6R3A–3R

A. J. BRUNE III, TRUSTEE OF CYRIL & MELISSA NOEL WAGNER ISSUE TRUST UNDER AGREEMENT DATED MAY 5, 1992, FOR THE BENEFIT OF NOEL CYRIL WAGNER PO BOX 1717, MIDLAND TX, 79702.

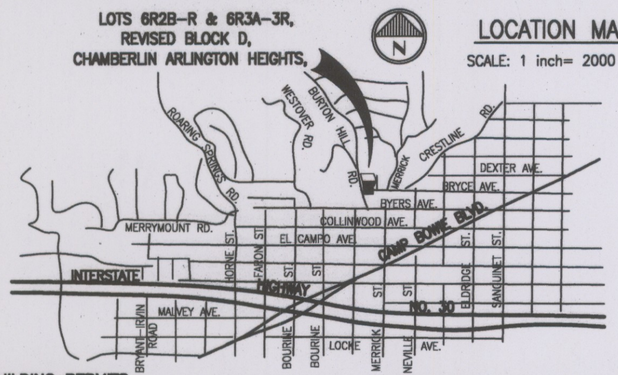
LOT 6R2B–R

RICHARD W. BO AND SHERIDAN FRENCH
2037 BURTON HILL ROAD, FORT WORTH, TX. 76107

LOTS 6R2B–R & 6R3A–3R, REVISED BLOCK D, CHAMBERLIN ARLINGTON HEIGHTS,

LOCATION MAP

SCALE: 1 inch= 2000 feet



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 this 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.

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.

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 or 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 area 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.

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 drainage–ways. The drainage–way crossing each lot is contained within the floodplain easement lines as shown on the plat.

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 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.

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.

PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie–in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.

URBAN FORESTRY COMPLIANCE REQUIREMENT

Compliance with Tree Ordinance NO. 18615–05–2009 is required.

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 on 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.

FLOODPLAIN

By scaled map location of FEMA's Flood Insurance Rate Map No. 48439C0285K, dated September 25, 2009, the subject property lies within Zone X. Said zone is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

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.

FORT WORTH FIRE DEPARTMENT

FS13-128

Capt. WES 02-05-2015

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 Approval Date: 2/6/2015

By: _____ Chairman

By: _____ Secretary

Plat of

LOTS 6R2B–R and 6R3A–3R, in REVISED BLOCK D, CHAMBERLIN ARLINGTON HEIGHTS,

In the City of Fort Worth, Tarrant County, Texas,

being a revision of lot 6R2B and Lot 6R3A–3, in Revised Block D, Chamberlin Arlington Heights, as shown on plat recorded in Cabinet B, Slide 3442, Tarrant County Plat Records, and as filed under Tarrant County Clerk's File No. D212143777.

Compiled from records and surveys made on the ground under my supervision.

GERRY CURTIS ASSOCIATES, INC., Surveyors

Gerald A. Curtis, RPLS 16 June 2013
Texas Registration No. 1640

GCA
GERRY CURTIS ASSOCIATES, INC.
Surveyors
P.O. Box 471787 817/334–0381
Fort Worth, Texas 76147–1408

29-A-53a

FS 013–128

CHTS520FP.DWG/FOUR602.CRD/FOUR602B.CRD

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