



**NOTES:**

- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
- 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. 48439C0170K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
- DRIVEWAY LOCATION MUST NOT INTERFERE WITH INTERSECTION FUNCTION.

**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.

**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".

**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.

**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 2 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.

**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.

**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.

**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.

**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 SAVE 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.

LOT 8, BLOCK 30  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 7, BLOCK 30  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 6, BLOCK 30  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

REMAINDER OF  
LOT 2, BLOCK 29  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 28, BLOCK 29  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

**LOT 3R  
BLOCK 29**  
17130.85 S.F.

LOT 4, BLOCK 29  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 27, BLOCK 4  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 26, BLOCK 4  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

LOT 25, BLOCK 4  
MONTICELLO  
VOL. 1037, PG. 200  
D.R.T.C.T.

**OWNERS:**  
TERRELL JACKSON SMALL III  
AND ELAINE ADAMS SMALL  
3920 MONTICELLO DRIVE  
FORT WORTH, TX. 76107  
817.829.6307

**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

**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: 5/2/2014

BY: Charles B. Hooks, Jr. CHAIRMAN

BY: Dana Bingham SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, TERRELL JACKSON SMALL III AND ELAINE ADAMS SMALL, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 3 AND THE SOUTH 1/2 OF LOT 2, BLOCK 29, MONTICELLO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1037, PAGE 200, DEED RECORDS OF TARRANT COUNTY, TEXAS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 3R, BLOCK 29, MONTICELLO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 15<sup>th</sup> DAY OF May, 2014

Terrell Jackson Small III  
TERRELL JACKSON SMALL III

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRELL JACKSON SMALL III 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 15<sup>th</sup> DAY OF May, 2014.

Elaine Adams Small  
ELAINE ADAMS SMALL



STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELAINE ADAMS SMALL 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 15<sup>th</sup> DAY OF May, 2014.

Elaine Adams Small  
ELAINE ADAMS SMALL



**FS14-032**

FINAL PLAT  
OF  
LOT 3R, BLOCK 29  
MONTICELLO

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REVISION OF LOT 3 AND THE SOUTH 1/2 OF LOT 2, BLOCK 29, MONTICELLO, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1037, PAGE 200, DEED RECORDS OF TARRANT COUNTY, TEXAS

17130.85 S.F.



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.  
CHARLES B. HOOKS, JR. DATE

THIS PLAT FILED IN INSTRUMENT NO. D214089645 DATED 05/02/2014