

LEGEND:
 FLOODPLAIN EASEMENT

- NOTES:
- 1.) THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF FORT WORTH, TX.
 - 2.) BASIS OF BEARING IS TEXAS STATE PLANE COORDINATE SYSTEM NAD83, NORTH CENTRAL ZONE GRID.
 - 3.) ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, A PORTION OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YEAR FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48439C0285K DATED SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS.
 - 4.) DUE TO EXISTING UTILITIES BEING FOUND, APPARENT EASEMENTS MAY EXIST BUT COULD NOT BE FOUND.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE 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 DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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.

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".

PRIVATE P.R.V.s WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

FORT WORTH

CITY PLAN COMMISSION
 CITY OF FORT WORTH

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

PLAT APPROVAL DATE: 12/31/2015

BY: *Donald R. Bowen* CHAIRMAN

BY: *Dana S. Sufjan* SECRETARY

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW CAP UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (DISPLACED) IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT HEREON AS CORRECTLY REPRESENTING THE PLAT OF LOT 1R, BLOCK D, COUNTRY DAY LANE, & BRYAN HENDERSON ROAD OF SUBDIVISION OF THE SAME AS LOT 1, BLOCK D, COUNTRY DAY PARK ADDITION TO THE CITY OF FT. WORTH, TARRANT COUNTY, TEXAS.

SURVEY WAS MADE ON THE GROUND MARCH 2014

12/30/2015

Rickey Lynn Hickman

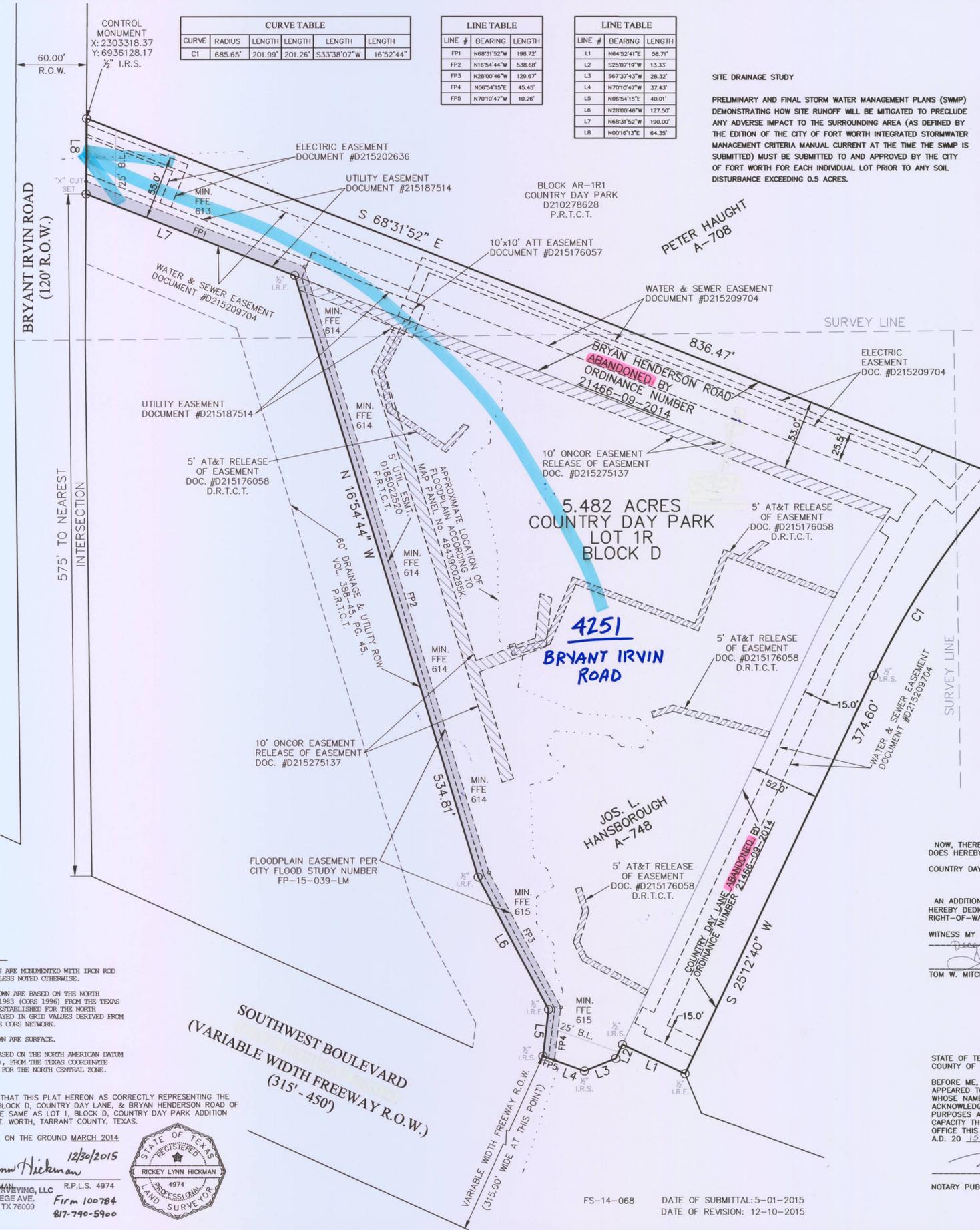
RICKY LYNN HICKMAN, LLC R.P.L.S. 4974
 107 E. COLLEGE AVE.
 ALVARADO, TX 76009 Firm 100784
 817-790-5900



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	685.65'	201.99'	201.26'	S33°38'07"W 16°52'44"

LINE TABLE		
LINE #	BEARING	LENGTH
FP1	N68°31'52"W	198.72'
FP2	N16°54'44"W	538.68'
FP3	N28°00'46"W	129.67'
FP4	N06°54'15"E	45.45'
FP5	N70°10'47"W	10.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N64°52'41"E	58.71'
L2	S25°07'19"W	13.33'
L3	S67°37'43"W	28.32'
L4	N70°10'47"W	37.43'
L5	N06°54'15"E	40.01'
L6	N28°00'46"W	127.50'
L7	N68°31'52"W	190.00'
L8	N00°16'13"E	64.35'



SITE DRAINAGE STUDY

PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE ASSESSED IS ESTABLISHED AS OF THE DATE OF THE FILING OF THIS PLAT BASED UPON THE THEN EXISTING SCHEDULE I TO THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS ESTABLISHED ON THE DATE THAT THE BUILDING PERMIT IS ISSUED OR THE DATE OF CONNECTION TO THE WATER AND/OR WASTEWATER SYSTEM AND IS BASED UPON THE EXISTING SCHEDULE II TO THE CURRENT IMPACT FEE ORDINANCE.

NOTE:
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

UTILITY EASEMENT:
 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 THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PARKWAY PERMIT NOTE:
 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.

PRIVATE MAINTENANCE NOTE:
 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, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

FLOODPLAIN RESTRICTION NOTE:
 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) FEET ABOVE THE 100 YEAR FLOOD PLAIN.

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS THAT TOM W. MITCHELL, DOES HEREBY GRANT THIS PLAT AS:
 COUNTRY DAY PARK: LOT 1R, BLOCK D

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

WITNESS MY HAND ON THIS 30th DAY OF December, 2015.

TOM W. MITCHELL, DIRECTOR
 FORT WORTH COUNTRY DAY SCHOOL, INC.
 A TEXAS NON-PROFIT CORPORATION
 4200 COUNTRY DAY LANE
 FORT WORTH, TX 76109
 PHONE: (817) 732-7718
 FAX: (817) 302-3296

STATE OF TEXAS
 COUNTY OF TARRANT

TAMMI HOLCOMB
 My Commission Expires June 9, 2019

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM W. MITCHELL 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF December, A.D. 2015.

NOTARY PUBLIC, TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION

BEING A 5.482 ACRE TRACT OF LAND, INCORPORATING THE VACATED ROW OF BRYAN HENDERSON ROAD AND COUNTRY DAY LANE, & LOT 1R, BLOCK D OF COUNTRY DAY PARK AS RECORDED IN D210278628 PLAT RECORDS, TARRANT COUNTY, TEXAS., SITUATED IN THE PETER HAUGHT SURVEY, ABSTRACT No. 708, WALTER HOUSTON SURVEY, ABSTRACT No. 745 & THE JOS. L. HANSBOROUGH, ABSTRACT No. 748, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE EAST RIGHT OF WAY (R.O.W.) OF COUNTRY DAY LANE (60' R.O.W.), SAID IRON ROD ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 685.65 FEET, A CHORD BEARING OF S 33°38'07" W, WITH A CHORD LENGTH OF 201.26 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND ALSO ALONG THE EAST R.O.W. SAID COUNTRY DAY LANE, A DISTANCE OF 201.99 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 25°12'40" W CONTINUING ALONG EAST R.O.W. OF SAID COUNTRY DAY LANE A DISTANCE OF 374.60 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 64°52'41" W DEPARTING THE EAST R.O.W. OF SAID COUNTRY DAY LANE AND ALONG THE NORTH R.O.W. OF SAID STATE HIGHWAY No. 183 A DISTANCE OF 58.71 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 25°07'19" W A DISTANCE OF 13.33 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE S 67°37'43" W A DISTANCE OF 28.32 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 70°10'47" W A DISTANCE OF 37.43 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;

THENCE N 06°54'15" E A DISTANCE OF 40.01 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 28°00'46" W A DISTANCE OF 127.50 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 16°54'44" W A DISTANCE OF 534.81 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING IN THE SOUTH R.O.W. OF SAID BRYAN HENDERSON ROAD;

THENCE N 68°31'52" W A DISTANCE OF 190.00 FEET TO A "X" CUT SET, SAID "X" CUT BEING IN THE EAST R.O.W. OF BRYAN IRVIN ROAD (120' R.O.W.);

THENCE N 00°16'13" E ALONG THE EAST R.O.W. OF SAID BRYAN IRVIN ROAD A DISTANCE OF 64.35 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE NORTH R.O.W. OF SAID BRYAN HENDERSON ROAD;

THENCE S 68°31'52" E DEPARTING SAID BRYAN IRVIN ROAD AND ALONG THE NORTH R.O.W. OF SAID BRYAN HENDERSON ROAD A DISTANCE OF 836.47 FEET TO THE POINT OF BEGINNING, BEING 5.482 ACRES OF LAND, MORE OR LESS.

FS14-068

THIS PLAT FILED IN DOCUMENT NO. D215291520
 DATE: 12/31/2015



500 WEST 7TH ST | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668
 SUITE 350
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

OWNER/DEVELOPER:
 FORT WORTH COUNTRY DAY SCHOOL
 4200 COUNTRY DAY LANE
 FORT WORTH, TX 76109
 (817)732-7718

FINAL PLAT
 OF
 COUNTRY DAY PARK
 LOT 1R, BLOCK D

BEING A REPLAT OF LOT 1, BLOCK D, COUNTRY DAY PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOL. 388-45, PG. 45, P.R.T.C.T. AND PORTIONS OF BRYAN HENDERSON ROAD AND COUNTRY DAY LANE.