

Bearings, Distances and Areas are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R., T.CO., TX	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R., T.CO., TX	DEED RECORDS TARRANT COUNTY, TEXAS
PG.	PAGE
---	SUBJECT PROPERTY
---	ADJACENT PROPERTY
---	EASEMENT
---	BUILDING LINE
---	CENTERLINE R-O-W

**CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION**

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 6/20/2014

By: Charles B. Reed
Chairman

By: Dana Buehler
Secretary

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, The William Brant Chandler Revocable Trust, is the sole owner of all of Lot 2 and the south 25 feet of Lot 3, Block 9, Overton Park an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-12, Page 62, Plat Records, Tarrant County, Texas situated in the J. Howard Survey, Abstract No. 805, Fort Worth, Tarrant County, Texas as conveyed in County Clerk's File No. D213245831, Deed Records, Tarrant County, Texas, being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch Iron Pin Found in the West line of Branch Road for the Southeast Corner of Lot 2, same being the Northeast corner of Lot 1;

THENCE South 89 degrees 18 minutes 22 seconds West along the South line of said Lot 2 a distance of 174.90 feet to a 1/2 inch Iron Pin Found;

THENCE North 00 degrees 04 minutes 07 seconds East a distance of 146.10 feet to a 1/2 inch Iron Pin Found for the northwest corner of this tract;

THENCE North 89 degrees 46 minutes 48 seconds East a distance of 174.01 feet to a 1/2 inch Iron Pin Found;

THENCE North 89 degrees 46 minutes 48 seconds East a distance of 174.01 feet to a 1/2 inch Iron Pin Found;

THENCE South 00 degrees 16 minutes 34 seconds East a distance of 144.65 feet to the POINT OF BEGINNING and containing 0.582 acres of land, more or less.

Utility Easements:
Any public franchised 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. 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 their respective systems without the necessity at any time of procuring the permission of anyone.

(Chap. IV., Sect. 405.A.1.)

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, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

(T/TPW & Dvlpm. Dpt. Policy)

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, then 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.

(T/PW Policy)

Note:
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.

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. P.R.V. will be required.

P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

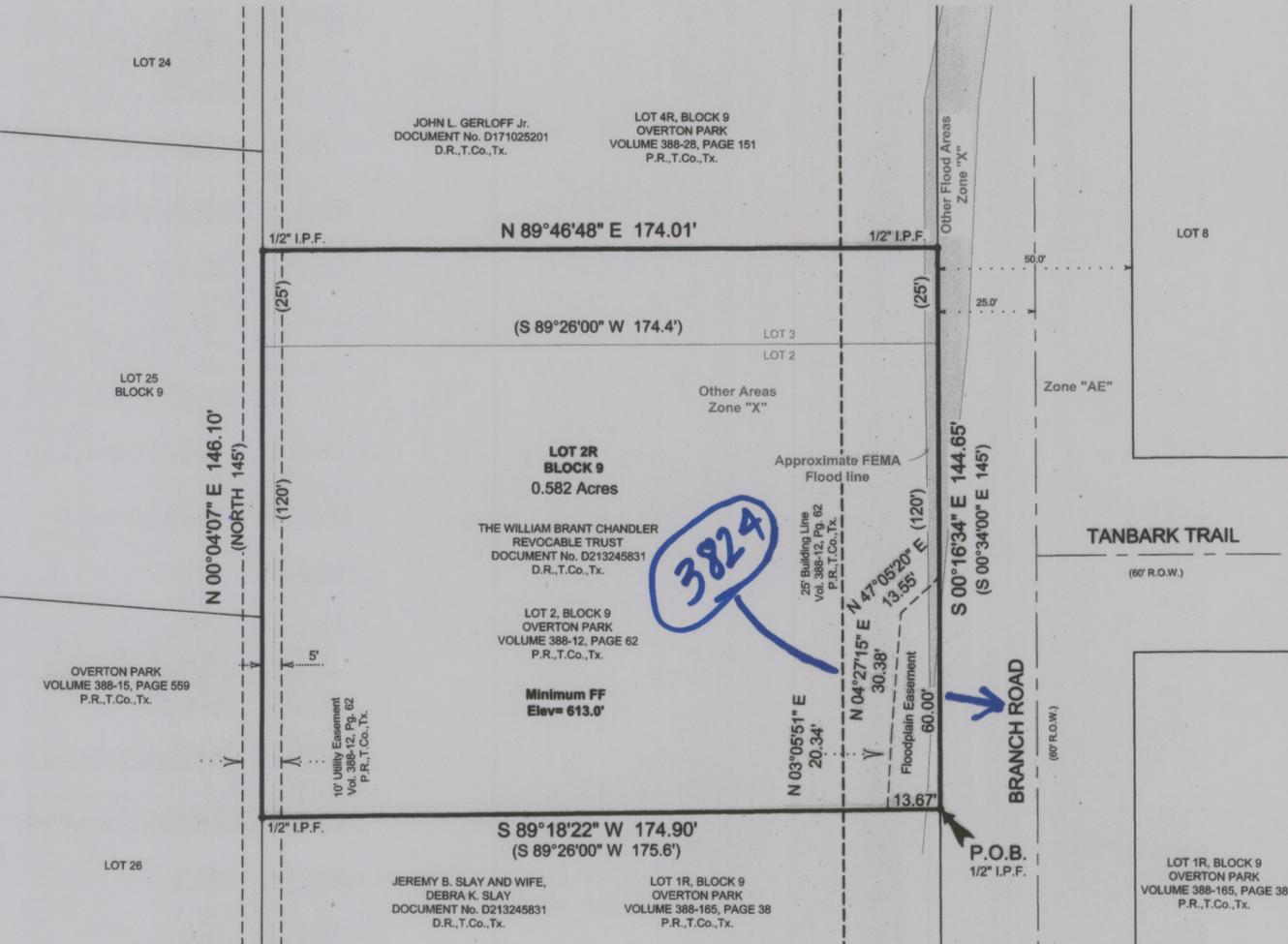
Building Permits:
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

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".

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.

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.

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.



Flood Plain/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.

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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT **The William Brant Chandler Revocable Trust**, being the sole owner of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOT 2R, BLOCK 9, OVERTON PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT **The William Brant Chandler Revocable Trust**, the current owner, AND HAVE NO OBJECTION TO THIS FINAL PLAT.

William B. Chandler
THE WILLIAM BRANT CHANDLER REVOCABLE TRUST, OWNER
WILLIAM B. CHANDLER, TRUSTEE

Before me, the undersigned Notary Public, on this day personally appeared **William B. Chandler**, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this 18 day of June, 2014

Tiffany Haines
Notary Public, State of Texas
Notary name (printed)



My commission expires: 4/29/2018

FLOOD NOTE:
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0185K, COMMUNITY PANEL No. 480596 0285 K, AS REVISED SEPTEMBER 25, 2009:

- ZONE AE - BASE FLOOD ELEVATIONS (BFE) DETERMINED.
- OTHER FLOOD AREAS
 - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- OTHER AREAS
 - ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFICATION:
This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have plotted the described property from an actual survey on the ground by Sempco Surveying, Inc.

Wayne Barton
Wayne Barton, R.P.L.S.
Texas Registration No. 6138

Date 6-19-2014 **FS14-093**



**A FINAL PLAT OF
LOT 2R, BLOCK 9
OVERTON PARK**

BEING a replat of all of Lot 2 and the south 25 feet of Lot 3, Block 9, Overton Park an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-12, Page 62, Plat Records, Tarrant County, Texas situated in the J. Howard Survey, Abstract No. 805, Fort Worth, Tarrant County, Texas as conveyed to The William Brant Chandler Revocable Trust in County Clerk's File No. D213245831, Deed Records, Tarrant County, Texas.

Project No. 9967-RP

Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
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GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: sempcosurveying.com Firm Registration Number 10094500 Copyright 2014

SURVEYOR:
Sempco Surveying, Inc.
3208 South Main Street
Fort Worth TX 76110
Tel. 817-926-7878
Fax 817-926-7878

OWNER/DEVELOPER:
William B. Chandler
3824 Branch Road
Fort Worth, Texas 76109

NEW CASE NO.: FS-14-093

Tarrant County Document No. D21430088, Date 06-20-2014

Revision Date: June 2, 2014