

FORT WORTH



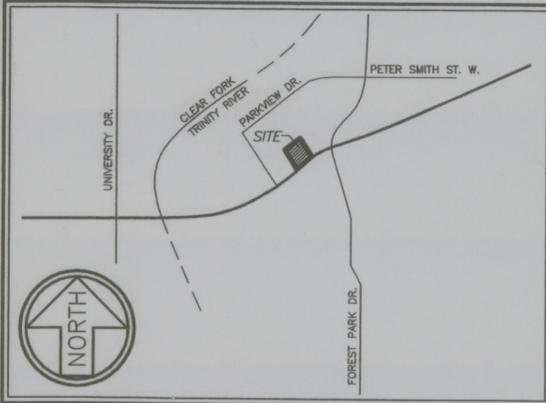
CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: 10/31/2014

BY: [Signatures] CHAIRMAN SECRETARY



VICINITY MAP NOT TO SCALE

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."

PARKWAY PERMIT

"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

"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."

FLOOD PLAIN

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0305 K, MAP REVISED SEPTEMBER 25, 2009

BUILDING PERMITS

"NO BUILDING PERMITS SHAN 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."

WATER/WASTEWATER IMPACT FEES

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE COLLECTION OF WATER AND WASTE ASSESSMENT AND FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

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

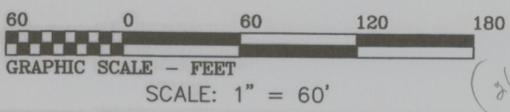
"SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS."

SITE DRAINAGE STUDY NOTE

"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."

P.R.V. REQUIRED

"P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I."



Cap. WFS 10-23-2014

Coombs Land Surveying, Inc. P. O. Box 11370 Fort Worth, Texas 76110 (817) 920-7600 (817) 920-7617 FAX CLS JOB No. 14-0091

NOTE: ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

BASIS OF BEARINGS: NORTHWEST RIGHT-OF-WAY LINE OF WEST FREEWAY PER PLATS RECORDED IN VOL. 388-48, PG. 385, VOL. 388-58, PG. 464 & VOL. 388-88, PG. 30, P.R.T.C.T.

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STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, COLONIAL SAVING AND LOAN ASSOCIATION, acting by and through the undersigned, its duly authorized agent, is the sole owner of the following described property to-wit:

BEING all of Lots A, B and D, Block 34, Edwards Heirs Addition to the City of Fort Worth, Texas according to the respective plats recorded in Volume 388-48, Page 385, Volume 388-58, Page 464 and Volume 388-88, Page 30 of the Plat Records of Tarrant County, Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COLONIAL SAVINGS AND LOAN ASSOCIATION, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT B-R, BLOCK 34, EDWARDS HEIRS 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.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 21 day of Oct, 2014.

COLONIAL SAVINGS AND LOAN ASSOCIATION Brent Davis, DFW Commercial Bank President

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared BRENT DAVIS, 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 purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of Oct, 2014.

Chris Combest Notary Public State of Texas My Comm. Exp. 04-22-2016

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have 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.

Ronald W. Coombs, R.P.L.S. Texas Registration No. 5294. State of Texas Registered Professional Land Surveyor seal.

FS14-145 FINAL PLAT LOT B-R, BLOCK 34 EDWARDS HEIRS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REVISION OF LOTS A, B AND D, BLOCK 34, EDWARDS HEIRS ADDITION TO THE CITY OF FORT WORTH, TEXAS ACCORDING TO THE RESPECTIVE PLATS RECORDED IN VOL. 388-48, PG. 385, VOL. 388-58, PG. 464 AND VOL. 388-88, PG. 30 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC. P.O. BOX 11370 FORT WORTH, TEXAS 76110 (817) 920-7600 (817) 920-7617 FAX e-mail: ron.coombs@sbcglobal.net OWNER: COLONIAL SAVINGS & LOAN ASSOCIATION 2600 WEST FREEWAY FORT WORTH, TEXAS 76102 (817) 390-2291 (817) 390-2033 FAX e-mail: brentd@colonialsavings.com

THIS PLAT RECORDED IN INSTRUMENT # D214239668 DATE 10/31/2014 1 LOT 3.035 ACRES FS-14-145 OCTOBER 21, 2014