

0 20 40 60
SCALE: 1"=20'
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, NORTH CENTRAL ZONE (4202).



Development Yield	Gross Site Area (Acreage): 0.43	Total Number Lots: 4
Residential Lots: Number 4	Total Number Dwelling Units: 4	
Acreage: Single Family Detached 0.43	Single Family Attached	Two Family
Non-Residential Lots: Number		Multifamily
Acreage: Commercial Lots	Industrial Lots	Open Space Lots
		Right-of-Way

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the George Kinder Survey, Abstract No. 894, City of Fort Worth, Tarrant County, Texas, and being all of Lots 25-30, Block 18, as shown on the Chamberlin Arlington Heights, First Filing, an addition to Fort Worth, Texas and recorded in Volume 63, Page 21 of the Plat Records of Tarrant County, Texas, and being more described as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 30, said point being on the northerly right-of-way of Dexter Avenue (formerly 4th Avenue, an 80' right-of-way);
THENCE along the northerly right-of-way line of Dexter Avenue, North 89 degrees 58 minutes 12 seconds West a distance of 150.17 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 25;
THENCE departing the northerly right-of-way line of Dexter Avenue, North 00 degrees 07 minutes 00 seconds East a distance of 124.88 feet along the westerly line of said Lot 25 to a 5/8 inch iron rod set with plastic cap stamped "Huit-Zollars" at the northwest corner of said Lot 25, said point being on the southerly line of a 16' alley;
THENCE along the southerly line of said 16 foot Alley, South 89 degrees 58 minutes 12 seconds East a distance of 150.17 feet to a 1/2 inch iron rod found at the northeast corner of Lot 30;
THENCE departing the southerly line of said 16 foot Alley, South 00 degrees 07 minutes 00 seconds West a distance of 124.88 feet along the easterly line of said Lot 30 to the POINT OF BEGINNING and CONTAINING 0.4304 of an acre of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

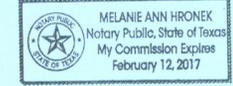
That I, Ken McDonald, on behalf of David Weekley Homes, the owner of the herein above described real property and do hereby adopt this plat as LOTS 27R, 28R, 29R and 30R, BLOCK 18, CHAMBERLIN ARLINGTON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and we do hereby dedicate to the public use forever the right-of-way and easements shown hereon.

WITNESS MY HAND THIS 31st day of October, 2014.
By: Ken McDonald

NOTARY PUBLIC
State of Texas

This instrument was acknowledged before me on this the 31st day of Oct., 2014 by Ken McDonald of David Weekley Homes a Texas limited liability company.

Melanie Ann Hronek
Notary Public



SURVEYORS STATEMENT

This is to certify that I, Mitchell S. Pillar, 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 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 supervision.

For Huit-Zollars, Inc.
Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huit-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Phone 214.871.3311, extension 10022
Fax 214.871.0757



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid if recorded within 90 days after date of approval.
Plat Approval Date: 12/5/2014
By: Charles R. Ruff Chairman
By: Daniel B. Blythe Secretary

FS14-164

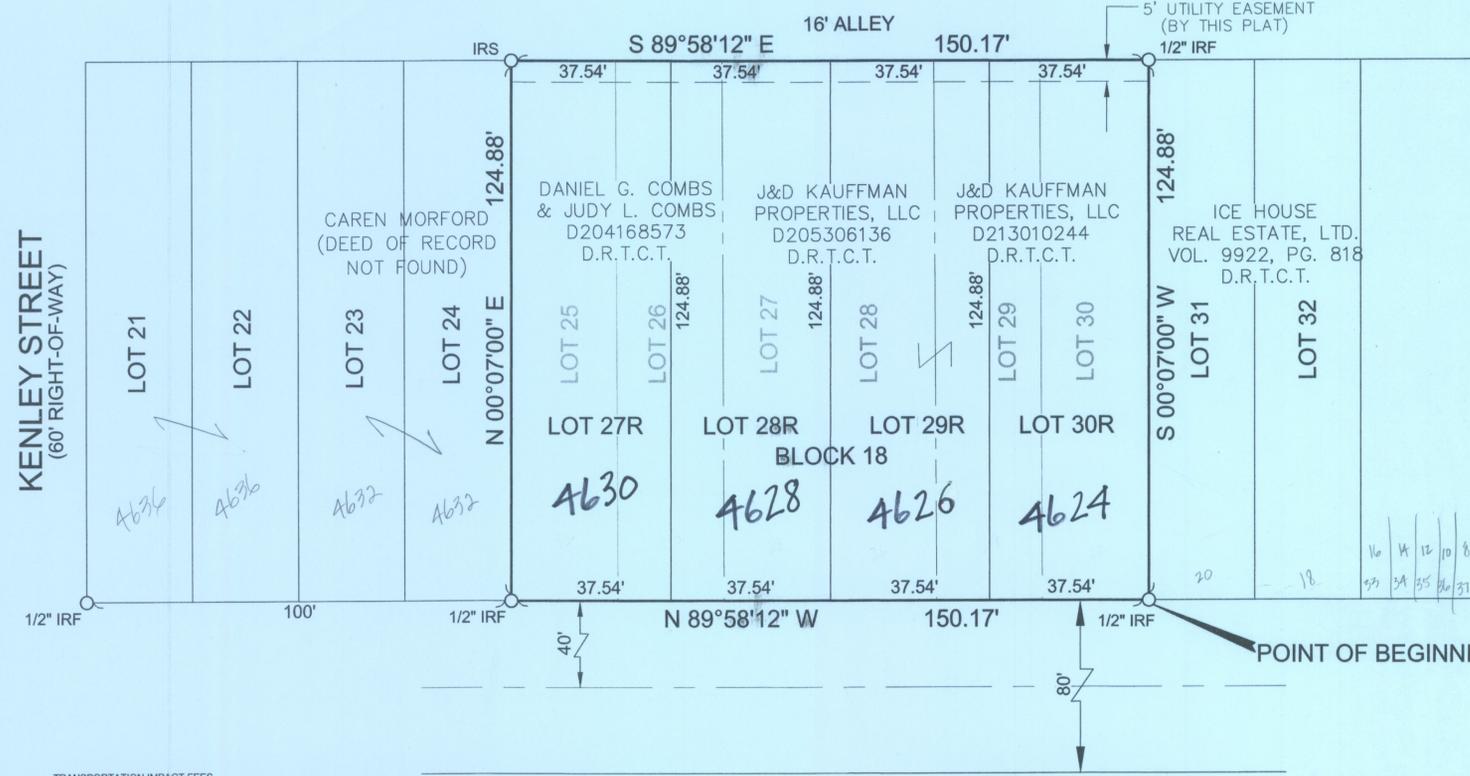
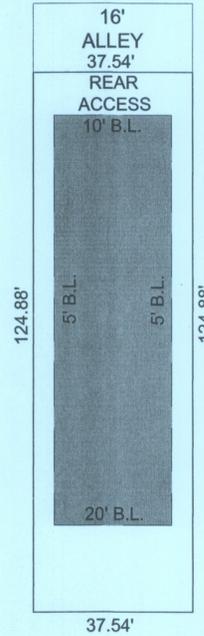
FINAL PLAT
LOTS 27R, 28R, 29R and 30R, BLOCK 18
CHAMBERLIN ARLINGTON HEIGHTS ADDITION
AN ADDITION TO THE CITY OF FT. WORTH
TARRANT COUNTY, TEXAS
0.4304 ACRES SITUATED IN THE
GEORGE KINDER SURVEY
ABSTRACT NO. 894

BEING A REPLAT OF LOTS 25-30 - BLOCK 18
CHAMBERLIN ARLINGTON HEIGHTS ADDITION
an addition to the City of Fort Worth, Tarrant County, Texas
as recorded in Volume 63, Page 21, P.R.T.C.T.

OCTOBER 28, 2014

PREPARED BY
HUITT-ZOLIARS
Dallas
Huit-Zollars, Inc.
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

LOT TEMPLATE



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 I 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.

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 current impact fee ordinance. 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 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 easement 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, maintain, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

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(ies) 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.

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 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.

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 be limited to: private streets, emergency access easements, 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 of the 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 areas 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.

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.

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.

P.R.V. required
Private Pressure Reducing Valves will be required if water pressure exceeds 80 P.S.I.

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.

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.

IRS=5/8" IRON ROD SET WITH "HUITT-ZOLIARS" CAP.

NO PORTION OF THE SUBJECT TRACT IS AFFECTED BY THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0285K, DATED SEPTEMBER 25, 2009

THIS PLAT FILED UNDER DOCUMENT NO. D214264348 DATE 12/05/2014

Kim Cole
817-335-3000
OWNER
DAVID WEEKLEY HOMES
3301 NORTH 1-35
CARROLLTON, TX. 75007

APPLICATION NO. FS-14-164

Project No. 30348701

SHEET 1 OF 1