

MILLER SURVEYING EST. 1985

NOTES PER CITY OF FORT WORTH:

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**Covenants or Restrictions 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.

**Parkway Permit:** Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the 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, public access easements, public pedestrian 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 Statement:** Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C0310K (Eff. 9-25-09) said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

STATE OF TEXAS  
COUNTY OF TARRANT

Whereas Stephen Jordan is sole owner of a tract of land out of J. L. Purvis Survey, Abstract No. 1228 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in October 2014, said tract being the same tract of land described in the deed to Stephen Jordan recorded as Document No. D211175919 in the Deed Records of Tarrant County, Texas, containing a portion of Lot 2, Lot 3 and Lot 4, Block 3, T. E. Lewis Place, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 791, Page 361 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the northeast corner of said Jordan tract, said rod being 12.5 feet easterly from the northwest corner of said Lot 4 and also being in the southerly right-of-way line of Kenwood Court;

Thence South 00 degrees 51 minutes 43 seconds West with the easterly boundary line of said Jordan tract a distance of 176.27 feet to a 1/2 inch steel rod found for the southeast corner thereof;

Thence North 89 degrees 53 minutes 34 seconds West with the southerly boundary line of said Jordan tract a distance of 135.17 feet to a 2 inch pipe found for the southwest corner thereof;

Thence NORTH with the westerly boundary line of said Jordan tract a distance of 176.77 feet to a 1/2 inch steel rod found for the northwest corner thereof, said rod being 50 feet westerly from the northeast corner of said Lot 2 and also being in said right-of-way line;

Thence South 89 degrees 40 minutes 41 seconds East with the northerly boundary line of said Jordan tract and with said right-of-way line a distance of 137.82 feet to the point of beginning and containing 0.5531 acres of land, more or less;

TO BE KNOWN AS:

LOT 3R, Block 3, T. E. Lewis Place

An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

Executed this 8 day of May 2015.

By: *Stephen Jordan*  
Stephen Jordan, Owner

STATE OF TEXAS  
COUNTY OF TARRANT

**FS14-203**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen Jordan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executing the same for the purposes and consideration therein expressed and that the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 18th day of May, 2015.

*William S. White*  
Notary Public in and for the State of Texas

My commission expires: July 3, 2016

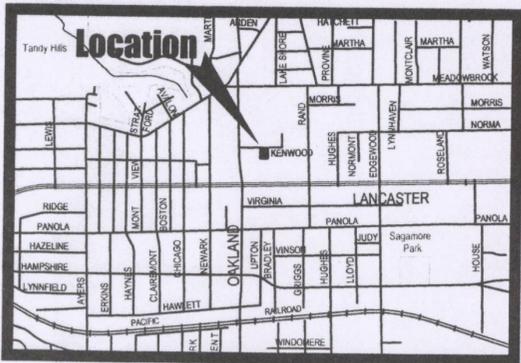
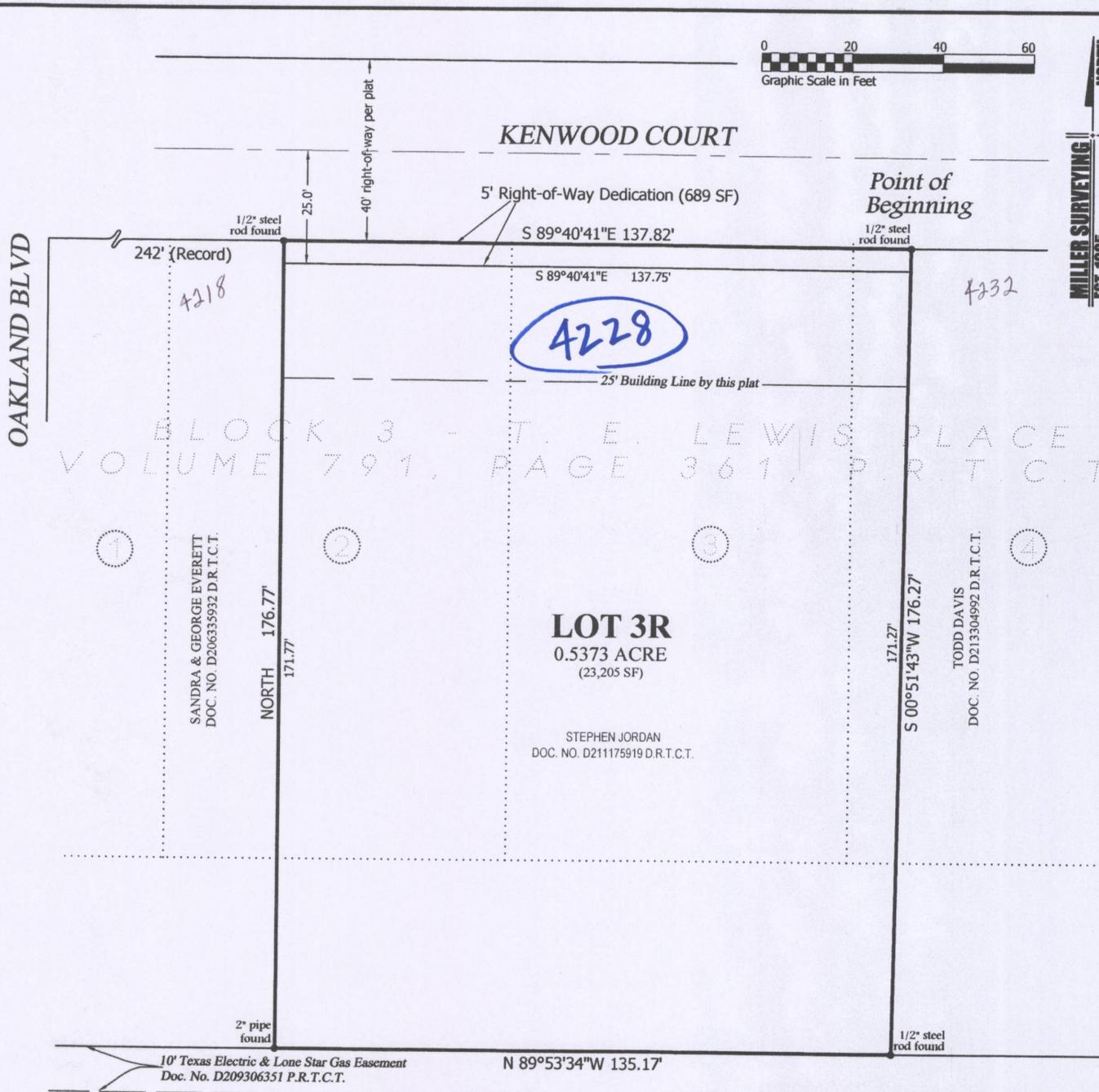


The Final Plat of  
Lot 3R, Block 3,

# T. E. LEWIS PLACE

Being a replat of a portion of Lot 2, all of Lot 3, and a portion of Lot 4, Block 3 T. E. Lewis Place, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Volume 791, Page 361 of the Plat Records of Tarrant County, Texas

Consisting of 1 lots and being 0.5531 acres of land out of the J. L. Purvis Survey, Abstract No. 1228  
Prepared in October 2014



**DEVELOPMENT TABLE**

Total Acreage	-	0.5531 Acres
Total number of buildable lots	-	1
Smallest buildable lot	-	23,205 SF
Total ROW Dedication	-	689 SF
Density	-	1.8 lots per acre

LOT 1, BLOCK A, OAKLAND SHOPPING CENTER ADDITION  
DOC. NO. D209306351 P.R.T.C.T.

**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: 5/22/2015

BY: *Stephen R. Rawlings*  
CHAIRMAN

BY: *Danah B. Rawlings*  
SECRETARY

OWNER  
Stephen Jordan  
2516 Bomar Avenue  
Fort Worth, Texas 76104



APPLICANT:  
Sylvester Smith  
4228 Kenwood Ct.  
Fort Worth, Texas 76104  
817-770-2380

*L.J. RSC*  
5-21-2015

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

*J. B. Rawlings* 5-8-15  
Jason B. Rawlings Date  
R.P. L. S. 5665



## MILLER Surveying, Inc.

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05/22/2015

This plat filed as Document No. D215108527 in the Plat Records of Tarrant County, Texas