

Bearings 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
R-O-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R., T.Co., Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS

**FLOOD NOTE:**  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0305K, COMMUNITY PANEL No. 480596 0305 K, AS REVISED SEPTEMBER 25, 2009.

**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.

**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.

**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.

**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.

**P.R.V. will be required:**  
P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**Sidewalks:**  
Sidewalks and Street Lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

**OWNER/DEVELOPER:**  
BANCROFT PROPERTIES LP  
3221 COLLINSWORTH ST STE 108  
FORT WORTH TX 76107-6584

Project No. 10171-base  
**Sempco Surveying Inc.**  
3208 S. MAIN ST. FORT WORTH, TX 76110-4278  
TEL: (817)926-7876 FAX: (817)926-7878  
GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
Website: Sempcosurveying.com Firm Registration Number 10094500 Copyright 2015

**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.

**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.

**Storm Water Note:**

A Final Storm Water Management Plan (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 prior to any soil disturbance exceeding 0.5 acres.

**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.

**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.

**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: 3/27/2015  
By: Sharon R. Reed Chairman  
By: Mary Elliott Secretary

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §  
WHEREAS Bancroft Properties, LP., is the sole owner of all that certain lot, tract, or parcel of land situated in the J. ASBURY SURVEY, ABSTRACT No. 50, being 0.192 of an acre of land, being all of Lot 1, Block 9, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 59, Plat Records, Tarrant County, Texas (P.R., T.Co.Tx.), a called 0.0160 of an acre tract of land, and a called 0.0287 of an acre tract of land, all as conveyed in the deed recorded in County Clerk's File No. (CC#) D207416899, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a point from which a 5/8 inch iron pin found bears South 69° 19 minutes East, a distance of 0.15 feet, said point being the northwest corner of the herein described tract of land, at the northeast corner of Gordon Avenue, a 60 feet wide Right-Of-Way (ROW) according to said Prospect Heights;

THENCE North 89 degrees 40 minutes 22 seconds East, with the north line of the herein described tract of land, a distance of 125.00 feet to a 5/8 inch iron pin set with a plastic cap stamped, "SEMPCO SURVEYING, INC.", for the northeast corner of the herein described tract of land, hereinafter all set iron pins are so marked, said corner also being at the northwest corner of a 16 feet wide alley according to said Prospect Heights;

THENCE South 00 degrees 14 minutes 24 seconds East, with the east line of the herein described tract of land, with the west line of said alley, at 6.20 feet pass a 1/2 inch iron pin found for the common east corner of said 0.0160 of an acre tract and said 0.0287 of an acre tract, continuing at 16.15 feet pass the common east corner of said 0.0287 of an acre tract and said Lot 9, continuing with said Lot 9 and said west line, at 66.15 feet pass a 5/8 inch iron pin found, continuing in all a total distance of 66.59 feet to a point for the southeast corner of said Lot 9, at the intersection of said west line and the north line of Lowden Street, a 60 feet wide ROW according to said Prospect Heights;

THENCE South 89 degrees 27 minutes 52 seconds West, with said north ROW line, and the south line of the herein described tract of land and said Lot 9, a distance of 125.00 feet to a point for the southwest corner of said Lot 9, said corner also being at the intersection of said north ROW line and the east ROW line of said Gordon Avenue;

THENCE North 00 degrees 14 minutes 24 seconds West, with the west line of the herein described tract of land, said east ROW line, at 1.59 feet pass a 5/8 inch iron pin found, continuing with said east ROW line, at 51.10 feet pass a 1/2 inch iron pin found for the common west corner of said Lot 9 and said 0.0287 of an acre tract, continuing with said east line at 61.10 feet pass a 1/2 inch iron rod found for the common westerly corner of said 0.0287 of an acre tract and said 0.0160 of an acre tract, continuing with said east ROW line a total distance of 67.04 feet to the POINT OF BEGINNING, having an area of 0.192 of an Acre of land, more or less.

STATE OF TEXAS §  
COUNTY OF TARRANT §  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT BANCROFT PROPERTIES, LP., being the sole owner of the herein above described lot, tract or parcel 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 1R, BLOCK 9, PROSPECT HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Bancroft Properties, LP., is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

BANCROFT PROPERTIES, LP., OWNER  
By: Alex Veigel, President & General Partner

Before me, the undersigned Notary Public, on this day personally appeared Alex Veigel, 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 24 day of March, 2015.

Catherine Cargile  
Notary Public, State of Texas Notary name (printed)

My commission expires: \_\_\_\_\_

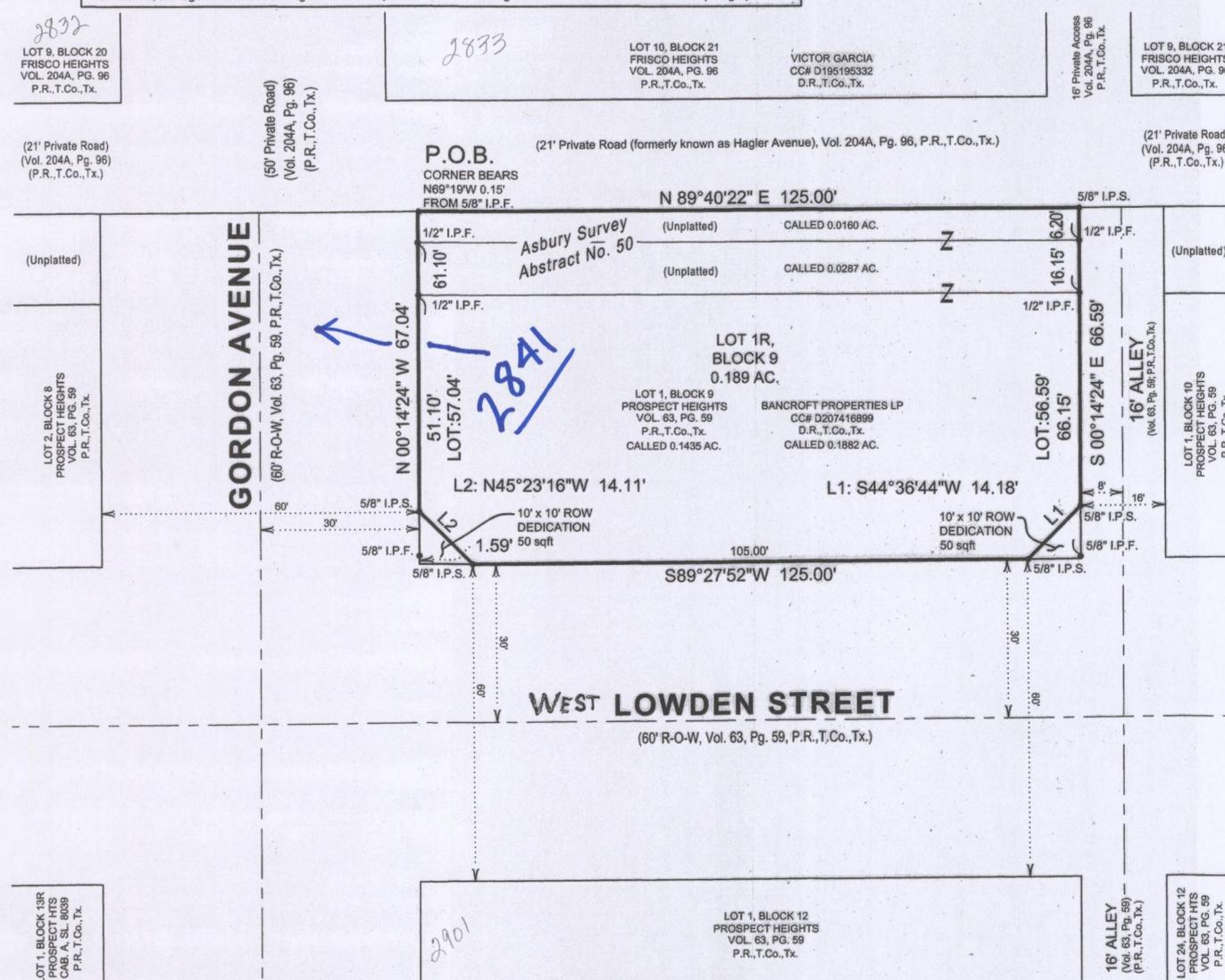


**FS15-008**

A FINAL PLAT SHOWING  
**LOT 1R, BLOCK 9  
PROSPECT HEIGHTS**

Being 0.192 of an acre of land, land situated in the J. ASBURY SURVEY, ABSTRACT No. 50, being all of Lot 1, Block 9, Prospect Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 59, P.R., T.Co.Tx., a called 0.0160 of an acre tract of land, and a called 0.0287 of an acre tract of land, all as conveyed to Bancroft Properties, LP., in the deed recorded in CC# D207416899, D.R., T.Co., Tx.

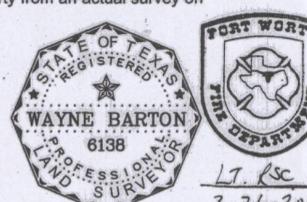
DATE: FEBRUARY 26, 2015



**CERTIFICATION:**

This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have platted 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  
3-24-2015  
Date



**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.

New Case No.: FS-15- 008  
Tarrant County Document No. D215061530; Date 03/27/2015