



ALL BUILDING LINES SHALL BE IN COMPLIANCE WITH THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND,

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNER AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNER SET FORTH IN THIS INSTRUMENT.

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 SYSTEM 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, MAINTENANCE, 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.

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.

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.

DRAINAGE STUDY REQUIREMENTS
(1) A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND (2) THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE ITW DEPARTMENT STATING THAT THEY ARE AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM A BUYER OF THIS PROPERTY 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'.

PARKWAY PERMIT NOTE:
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER PAVEMENT TIE-IN DRIVE APPROACHES SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A 'PARKWAY PERMIT'.

URBAN FORESTRY PLAT NOTE:
COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED. THIS REPLAT DOES NOT VACATE THE PREVIOUS 'PLAT RECORD' GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF THE 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.

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods. Bearings are grid and distances are horizontal ground measurements. The combined grid and and elevation factor is 0.999865576.

NOTE: AS SHOWN ON FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 48439C0295 K MAP REVISED DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY APPEARS TO BE ZONE 'X'. ZONE 'X' IS DEFINED AS THOSE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PLATTED AREA 13.821 Ac.
BIP = 5/8" BRAZED IRON PIN

OWNER:
HULEN POINTE RETAIL, LLC
PO BOX 702884
DALLAS, TEXAS 75370

L212-051

FS15-027

513-043

J. B. DAVIES, INC. SURVEYORS
P.O. BOX 8835
FORT WORTH, TEXAS 76115
(817) 335-3154
TBPLS NO. 101591-00

REGISTERED PROFESSIONAL SURVEYOR
J. B. DAVIES III
4368
5/19/2015



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

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

PLAT APPROVED DATE: 5/22/2015

BY: *[Signature]*
CHAIRMAN

BY: *[Signature]*
SECRETARY

FINAL PLAT
**LOTS 1-R-2 AND 1-BR
HULEN BEND**
AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY TEXAS

BEING A REPLAT OF LOT 1-R-1, BLOCK 1 HULEN BEND, FORT WORTH, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A SLIDE 7960 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS AND LOTS 1B AND 1C BLOCK 1 HULEN BEND, FORT WORTH, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-162 PAGE 66 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS

FS 15-027 2-19-2015

MAY 2015

PLAT FILED D215108559 DATE 5/22/2015