Fort Worth

Development Department
Standard Plat Notes

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.

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(s) 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.

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 drainageways 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.

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".

Public Open Space Easements

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Urban Forestry

Compliance with Tree Ordinance #18615-05-2009 will be required.

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.

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, and 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.

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.

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.

Parkway Permit

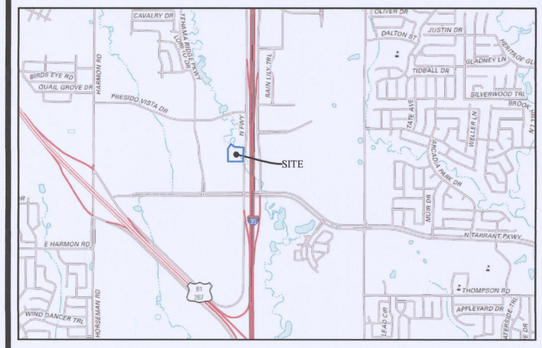
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Legend of Abbreviations & Symbols

P.R.T.C.T. = Plat Records Tarrant County, Texas
O.P.R.T.C.T. = Official Public Records Tarrant County, Texas
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.O.B. = Point of Beginning
CRS = 1/2" capped rebar stamped "JPH LAND SURVEYING" set
CRSP = 1/2" capped rebar stamped "JPH LAND SURVEYING" set previously
MNS = Mag nail with washer stamped "JPH LAND SURVEYING"
MNSP = Mag nail with washer stamped "JPH LAND SURVEYING" set previously
"+" Found scribed "x" on concrete
TXDOT = Brass Texas Department of Transportation Monument in Concrete
FEMA Zone as noted

VICINITY MAP

NOT TO SCALE



JPH LaNd Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jphls.com
TBPLS Firm #100195-00

North
0 40 80
Scale: 1" = 40'

JPH Job No. 2014.022.016
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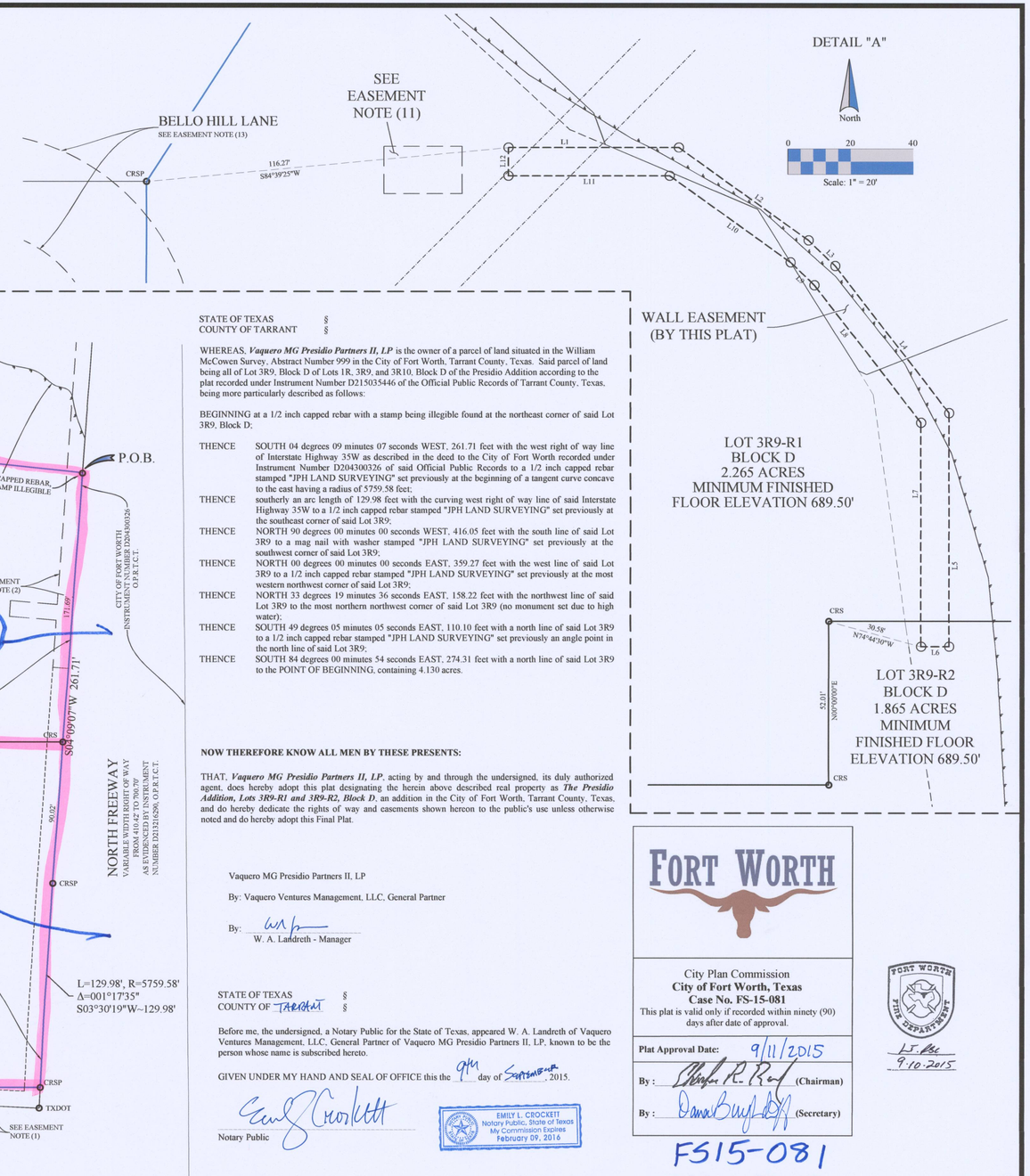
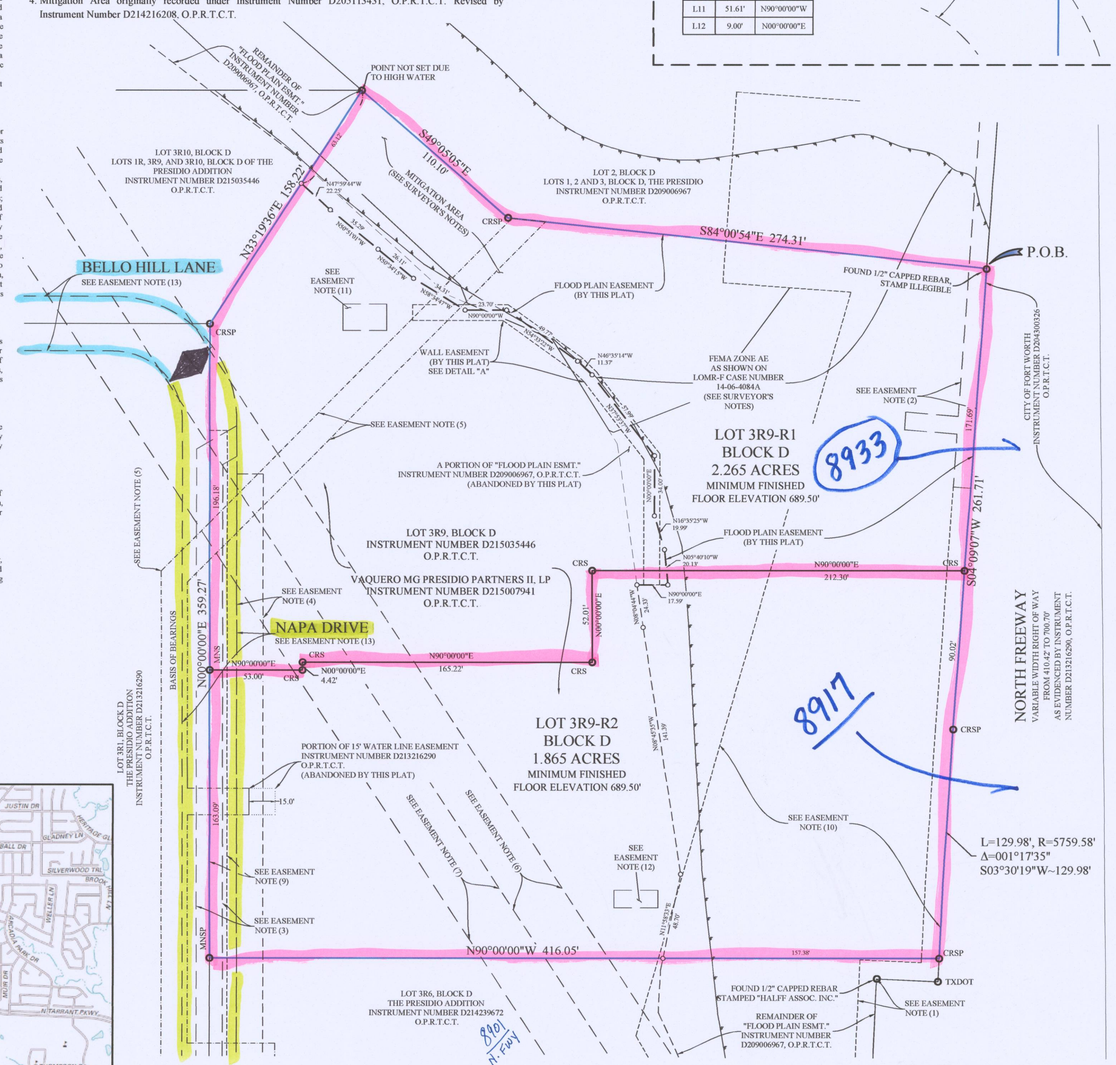
Surveyor Notes

1. This survey was performed with the benefit of a commitment by First American Title Insurance Company, Commitment Number 1002-102464-A-RTT. Effective Date: December 15, 2014 and issued January 06, 2015. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitude's and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
2. The survey tract lies within - Other Areas - Zone X - Areas determined to be outside 0.2% annual chance floodplain; Zone X (Shaded) - 0.2% annual chance floodplain; and Zone AE - 1% annual chance Floodplain as shown on the National Flood Insurance Program's, Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, City of Fort Worth, Community Panel Number 48439C0065K, Map Revised September 25, 2009, and revised to reflect LOMR-F Case Number 14-06-4084A Date: September 18, 2014 as published by the Federal Emergency Management Agency (FEMA).
3. The basis of bearings is the west line of Lot 3R4, Block D, The Presidio Addition, Instrument Number D213216290, O.P.R.T.C.T. North 00 degrees 00 minutes 00 seconds EAST. (See monumented line hereon.)
4. Mitigation Area originally recorded under Instrument Number D205113431, O.P.R.T.C.T. Revised by Instrument Number D214216208, O.P.R.T.C.T.

Line Data Table		
Line #	Distance	Bearing
L1	54.49'	N90°00'00"E
L2	50.93'	S54°33'22"E
L3	11.80'	S46°35'14"E
L4	59.25'	S37°53'37"E
L5	74.22'	S00°00'00"E
L6	9.00'	S90°00'00"W
L7	71.13'	N00°00'00"E
L8	55.48'	N37°53'37"W
L9	10.49'	N46°35'14"W
L10	47.43'	N54°33'22"W
L11	51.61'	N90°00'00"W
L12	9.00'	N00°00'00"E





STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, ***Vaquero MG Presidio Partners II, LP*** is the owner of a parcel of land situated in the William McCowen Survey, Abstract Number 999 in the City of Fort Worth, Tarrant County, Texas. Said parcel of land being all of Lot 3R9, Block D of Lots 1R, 3R9, and 3R10, Block D of the Presidio Addition according to the plat recorded under Instrument Number D215035446 of the Official Public Records of Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar with a stamp being illegible found at the northeast corner of said Lot 3R9, Block D;

THENCE SOUTH 04 degrees 09 minutes 07 seconds WEST, 261.71 feet with the west right of way line of Interstate Highway 35W as described in the deed to the City of Fort Worth recorded under Instrument Number D204300326 of said Official Public Records to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously at the beginning of a tangent curve concave to the east having a radius of 5759.58 feet;

THENCE southerly an arc length of 129.98 feet with the curving west right of way line of said Interstate Highway 35W to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously at the southeast corner of said Lot 3R9;

THENCE NORTH 90 degrees 00 minutes 00 seconds WEST, 416.05 feet with the south line of said Lot 3R9 to a mag nail with washer stamped "JPH LAND SURVEYING" set previously at the southwest corner of said Lot 3R9;

THENCE NORTH 00 degrees 00 minutes 00 seconds EAST, 359.27 feet with the west line of said Lot 3R9 to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously at the most western northwest corner of said Lot 3R9;

THENCE NORTH 33 degrees 19 minutes 36 seconds EAST, 158.22 feet with the northwest line of said Lot 3R9 to the most northern northwest corner of said Lot 3R9 (no monument set due to high water);

THENCE SOUTH 49 degrees 05 minutes 05 seconds EAST, 110.10 feet with a north line of said Lot 3R9 to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set previously an angle point in the north line of said Lot 3R9;

THENCE SOUTH 84 degrees 00 minutes 54 seconds EAST, 274.31 feet with a north line of said Lot 3R9 to the POINT OF BEGINNING, containing 4.130 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, ***Vaquero MG Presidio Partners II, LP***, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as ***The Presidio Addition, Lots 3R9-R1 and 3R9-R2, Block D***, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

Vaquero MG Presidio Partners II, LP

By: Vaquero Ventures Management, LLC, General Partner

By: _____
W. A. Landreth - Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared W. A. Landreth of Vaquero Ventures Management, LLC, General Partner of Vaquero MG Presidio Partners II, LP, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of September, 2015.

Notary Public

EMILY L. CROCKETT
Notary Public, State of Texas
My Commission Expires
February 09, 2016

FORT WORTH

City Plan Commission
City of Fort Worth, Texas
Case No. FS-15-081
This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 9/11/2015

By: _____ **(Chairman)**

By: _____ **(Secretary)**

FORT WORTH FIRE DEPARTMENT
9-10-2015

Surveyor's Certification:

I, Robert A. Hansen, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Robert A. Hansen
Registered Professional
Land Surveyor No. 6439
Email: robert@jphls.com
Date: September 08, 2015

STATE OF TEXAS
REGISTERED
ROBERT A. HANSEN
6439
PROFESSIONAL
LAND SURVEYOR

Easement Notes:

1. 10' utility easement, Instrument Number D213216290, O.P.R.T.C.T.
2. 10' Oncor easement, Instrument Number D204135140, O.P.R.T.C.T.
3. 15' private drainage easement, Instrument Number D213216290, O.P.R.T.C.T.
4. 15' utility line easement, Instrument Number D213216290, O.P.R.T.C.T.
5. A portion of a 15' water line easement, Instrument Number D213216290, O.P.R.T.C.T.
6. 30' wide permanent sanitary sewer easement, Volume 16382, Page 256, D.R.T.C.T.
7. 30' permanent water main easement, Instrument Number D205367442, O.P.R.T.C.T.
8. "FLOOD PLAIN ESMT.", Instrument Number D209006967, O.P.R.T.C.T.
9. No-build easement, Instrument Number D213216290, O.P.R.T.C.T.
10. Right of way easement, Instrument Number D204300328, O.P.R.T.C.T.
11. Signage easement, Instrument Number D213216290, O.P.R.T.C.T.
12. Sign Easement, Instrument Number D215035446, O.P.R.T.C.T.
13. Public access easement, Instrument Number D213216290, O.P.R.T.C.T.

General Notes

1. Private P.R.V.'s will be required water pressure exceeds 80 p.s.i.
2. Each lot will be responsible to provide sidewalks and street lights for the building development permit.
3. Each lot will be responsible for maintenance of the sidewalks and street lights and the electricity to the street lights.
4. Direct access to the IH-35 frontage road is restricted to those locations that have been reviewed and approved by TXDOT.

Plat filed as Instrument Number D215207082 Date: 09/11/2015

Engineer
CEI
Tri West Plaza
3030 LBJ Freeway, Suite 100
Dallas, Texas 75234
(972)488-3737

Title Company
Republic Title
2626 Howell Street, 10th Floor
Dallas, TX 75204
(214)855-8888

Owner
Vaquero MG Presidio Partners II, LP
3211 West 4th Street
Fort Worth, TX 76107

Surveyor
JPH Land Surveying, Inc.
Robert A. Hansen
Registered Professional
Land Surveyor No. 6439
Email: robert@jphls.com

F515-081

FINAL PLAT

The Presidio Addition

Lots 3R9-R1 and 3R9-R2, Block D
An Addition in the City of Fort Worth

being a Re-plat of
Lot 3R9, Block D of Lots 1R, 3R9, and 3R10, Block D of the Presidio Addition
(Instrument Number D215035446, O.P.R.T.C.T.)
being a total of ***4.130 acres*** in the
William McCowen Survey, Abstract Number 999
City of Fort Worth, Tarrant County, Texas