VERTICAL CONTROL MONUMENTS

PRIMARY BENCH MARK
CITY OF FORT WORTH BM 8739:
CENTER OF SH 287 & HARMON, 2 FEET ABOVE THE ROAD MONUMENT #8739 ON HARMON ROAD OVERPASS ON SH 287 SWC OF OF OVERPASS ON SOUTH END OF WEST CORRUGATD GUARD RAIL.
ELEVATION = 711.86'

CITY OF FORT WORTH BM 86101:
ON I-35 NORTH, 0.9 MILE NORTH OF HWY 287 OVERPASS AT A CONC. CULVERT ON THE EAST SIDE OF I-35 NORTH IN THE SOUTH END OF THE EAST HEADWALL OF THE CULVERT.
ELEVATION = 675.103'

CITY OF FORT WORTH BM 86111:
AT THE INTERSECTION OF BLUE MOUND RD. AND HARMON RD. ON THE EAST SIDE OF BLUE MOUND RD. AND 130FT. SOUTH OF HARMON RD. IN THE N.E. COR. OF THE BRIDGE OVER BIG FOSSIL CREEK.
ELEVATION = 671.734'

CITY OF FORT WORTH BM 86112:
ON BLUE MOUND RD. 0.7 MILE SOUTH OF U.S. 287 OVERPASS ON THE EAST SIDE OF BLUE MOUND RD. IN THE SOUTH END OF A CONC. HEADWALL OF CULVERT.
ELEVATION = 693.82'

LEGEND

CAB.	CABINET
SL.	SLIDE
MON.	MONUMENT
FND.	FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
M.R.T.C.T.	MAP RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
CCF#	COUNTY CLERK'S FILE NUMBER
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT

EASEMENT NOTE:

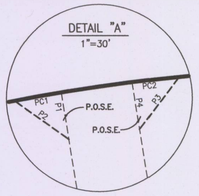
ALL EASEMENTS SHOWN ARE TO BE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.

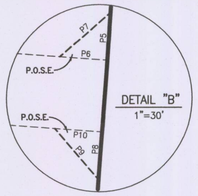
~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	S 45°56'03" E	14.14'
L2	S 14°41'31" W	21.97'
L3	S 37°35'30" W	36.81'
L4	S 01°26'15" W	91.24'
L5	S 02°17'38" W	146.16'
L6	S 07°37'25" E	144.64'
L7	S 08°01'16" E	149.10'
L8	S 31°36'15" E	87.86'
L9	S 56°36'36" E	78.94'
L10	S 48°29'36" E	137.03'
L11	S 65°43'45" E	52.10'
L12	S 86°15'54" E	29.38'
L13	N 64°22'21" E	36.32'
L14	N 77°54'47" E	15.77'
L15	N 88°00'27" E	28.83'
L16	S 79°55'56" E	34.63'
L17	S 75°27'19"E	49.73'
L18	N 00°56'03" W	151.84'

~ BOUNDARY CURVE DATA TABLE ~

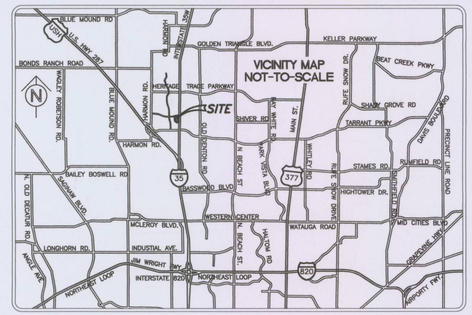
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2834.79'	05°04'36"	251.17'	S 01°36'12" W	251.09'
C2	770.00'	20°26'03"	274.62'	N 78°50'55" E	273.16'
C3	770.00'	14°01'18"	188.44'	S 75°38'38" W	187.97'
C4	770.00'	06°24'41"	86.16'	S 85°51'37" W	86.12'
C5	2834.78'	00°01'27"	1.20'	N 00°55'22" W	1.20'
C6	2834.78'	02°59'16"	147.82'	N 00°34'59" E	147.80'
C7	2834.78'	02°03'53"	102.15'	N 03°06'33" E	102.15'

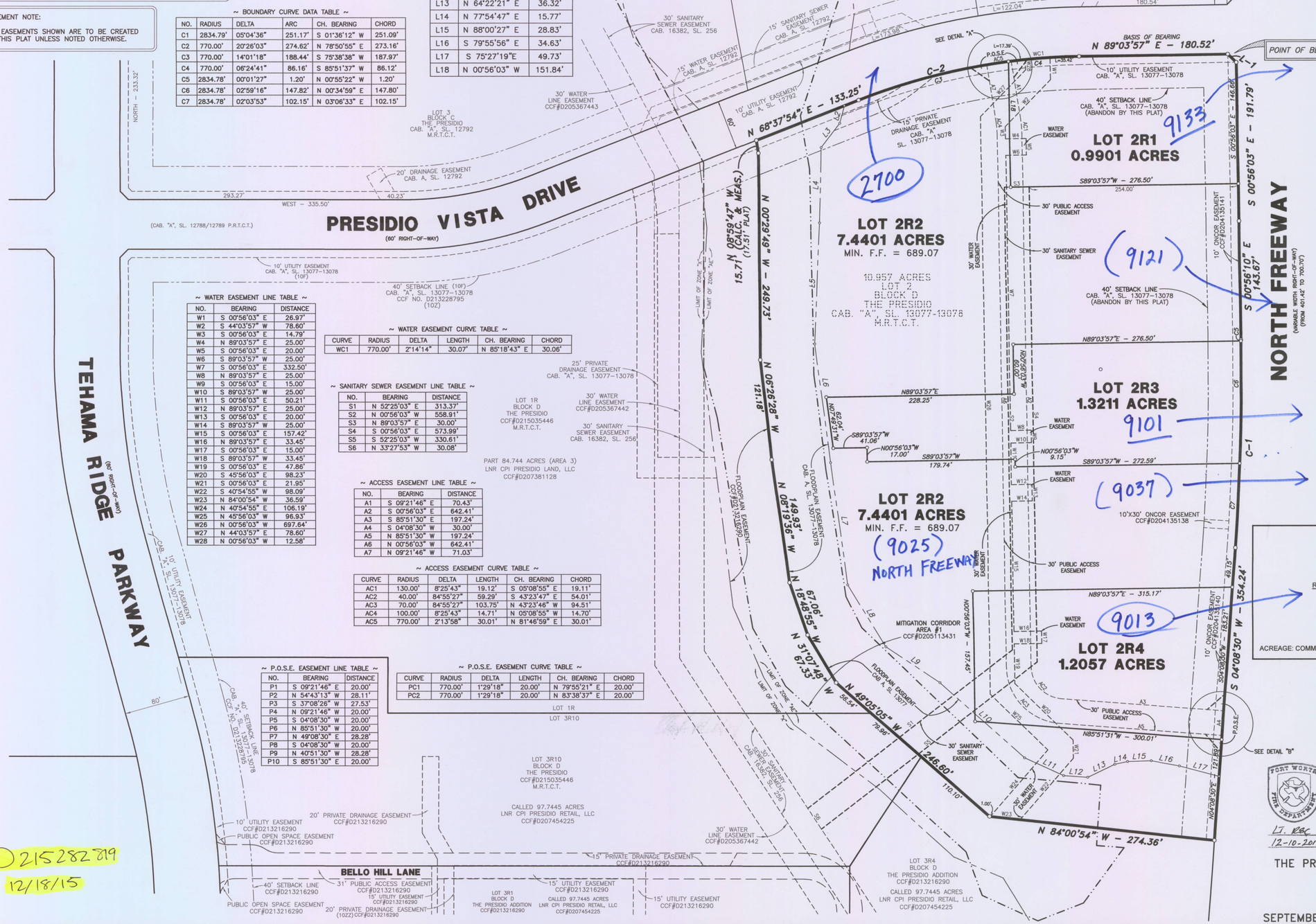




GRAPHIS SCALE: 1"=60'

NORTH





~ WATER EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
W1	S 00°56'03" E	26.97'
W2	S 44°03'57" W	78.60'
W3	S 00°56'03" E	14.79'
W4	N 89°03'57" E	25.00'
W5	S 00°56'03" E	20.00'
W6	S 89°03'57" W	25.00'
W7	S 00°56'03" E	332.50'
W8	N 89°03'57" E	25.00'
W9	S 00°56'03" E	15.00'
W10	S 89°03'57" W	25.00'
W11	S 00°56'03" E	50.21'
W12	N 89°03'57" E	25.00'
W13	S 00°56'03" E	20.00'
W14	S 89°03'57" W	25.00'
W15	S 00°56'03" E	157.42'
W16	N 89°03'57" E	33.45'
W17	S 00°56'03" E	15.00'
W18	S 89°03'57" W	33.45'
W19	S 00°56'03" E	47.86'
W20	S 45°56'03" E	98.23'
W21	S 00°56'03" E	21.95'
W22	S 40°54'55" W	98.09'
W23	N 84°00'54" W	36.59'
W24	N 40°54'55" E	106.19'
W25	N 45°56'03" W	96.93'
W26	N 00°56'03" W	697.64'
W27	N 44°03'57" E	78.60'
W28	N 00°56'03" W	12.58'

~ WATER EASEMENT CURVE TABLE ~

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
WC1	770.00'	2°14'14"	30.07'	N 85°18'43" E	30.06'

~ SANITARY SEWER EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N 52°25'03" E	313.37'
S2	N 00°56'03" W	558.91'
S3	N 89°03'57" E	30.00'
S4	S 00°56'03" E	573.99'
S5	S 52°25'03" W	330.61'
S6	N 33°27'53" W	30.08'

~ ACCESS EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
A1	S 09°21'46" E	70.43'
A2	S 00°56'03" E	642.41'
A3	S 85°51'30" E	197.24'
A4	S 04°08'30" W	30.00'
A5	N 85°51'30" W	197.24'
A6	N 00°56'03" W	642.41'
A7	N 09°21'46" W	71.03'

~ ACCESS EASEMENT CURVE TABLE ~

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
AC1	130.00'	8°25'43"	19.12'	S 05°08'55" E	19.11'
AC2	40.00'	84°55'27"	59.29'	S 43°23'47" E	54.01'
AC3	70.00'	84°55'27"	103.75'	N 43°23'46" W	94.51'
AC4	100.00'	8°25'43"	14.71'	N 05°08'55" W	14.70'
AC5	770.00'	2°13'58"	30.01'	N 81°46'59" E	30.01'

~ P.O.S.E. EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
P1	S 09°21'46" E	20.00'
P2	N 54°43'13" W	28.11'
P3	S 37°08'28" W	27.53'
P4	N 09°21'46" W	20.00'
P5	S 04°08'30" W	20.00'
P6	N 85°51'30" W	20.00'
P7	N 49°08'30" E	28.28'
P8	S 04°08'30" W	20.00'
P9	N 40°51'30" W	28.28'
P10	S 85°51'30" E	20.00'

~ P.O.S.E. EASEMENT CURVE TABLE ~

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
PC1	770.00'	1°29'18"	20.00'	N 79°55'21" E	20.00'
PC2	770.00'	1°29'18"	20.00'	N 83°38'37" E	20.00'

GENERAL NOTES

1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.

2. ALL INTERIOR LOT CORNERS MONUMENTS ARE 5/8" IRON RODS SET UNLESS NOTED OTHERWISE.

3. BASIS OF BEARING (NORTH 89°03'57" EAST) SOUTH RIGHT-OF-WAY LINE OF PRESIDIO VISTA DRIVE PER PLAT OF THE PRESIDIO, AS RECORDED IN CABINET "A", SLIDE 13077-13076, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS.

4. 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.

5. NO PERMANENT STRUCTURE
PLEASE NOTE: NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

6. DIRECT ACCESS TO THE IH-35 FRONTAGE ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

7. PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE CITY OF FORT WORTH, TEXAS - COMMUNITY PANEL MAP NO. 4805960065K, REVISED, MARCH 8, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER FLOOD AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

ZONE "AE" BASE "FLOOD ELEVATIONS DETERMINED, FLOOD DISCHARGE CONTAINED IN CULVERT".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DEVELOPMENT YIELD

GROSS SITE AREA (ACREAGE): 10.957

TOTAL NUMBER LOTS: 4

RESIDENTIAL LOTS: NUMBER 0 TOTAL NUMBER DWELLING UNITS: 0

ACREAGE: SINGLE FAMILY DETACHED 0

SINGLE FAMILY ATTACHED 0 TWO FAMILY 0 MULTIFAMILY 0

NON-RESIDENTIAL LOT: NUMBER 4

ACREAGE: COMMERCIAL LOTS: 10.957 INDUSTRIAL LOTS: 0 OPEN SPACE LOTS: 0 RIGHT-OF-WAY: 0

FS15-086

SURVEYOR
BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY RD.
DALLAS, TEXAS 75229
(972) 358-4500
CONTACT: DAVID PETREE, R.P.L.S.

OWNER: LOT 2
WEBER VISTA, L.P.
16000 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
PH.: (972) 739-8472

FORT WORTH FIRE DEPARTMENT

LT. RBC
12-10-2015

FINAL PLAT
OF
LOTS 2R1, 2R2, 2R3 & 2R4, BLOCK D
THE PRESIDIO
AN ADDITION TO THE CITY
OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 2 IN BLOCK D
THE PRESIDIO, RECORDED IN CABINET "A", SLIDE 13077-13078
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CASE NO. FS-15-086

SEPTEMBER 4, 2015 SHEET 1 OF 2

D215282819
12/18/15

D212-088-57

OWNERS CERTIFICATE

WHEREAS, WEBER VISTA, L.P., IS THE OWNER OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING KNOWN AS LOT 2, BLOCK D OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS ACCORDING TO THE CORRECTION PLAT THEREOF RECORDED IN CABINET A, SLIDE 13077–13078 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND PART OF A CALLED 84.744 ACRE TRACT OF LAND (AREA #3) AS DESCRIBED IN SPECIAL WARRANTY DEED TO LNR CPI PRESIDIO LAND, LLC AS RECORDED IN THE COUNTY CLERK'S DOCUMENT NO. D207381128 OF THE DEED RECORDS TARRANT COUNTY, AND DEED TO WEBER VISTA, L.P. AS RECORDED UNDER COUNTY CLERK'S DOCUMENT NO. D214230233 OF THE DEED RECORDS TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH LINE OF PRESIDIO VISTA DRIVE (60' RIGHT–OF–WAY), WITH THE WEST LINE OF INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY), SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 45° 56' 03" EAST ALONG SAID CORNER CLIP FOR A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY;

THENCE SOUTH 00° 56' 03" EAST ALONG SAID WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY) FOR A DISTANCE OF 191.79 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT;

THENCE SOUTH 00° 56' 10" EAST ALONG SAID WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY) FOR A DISTANCE OF 143.67 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2834.79 FEET, WITH A CENTRAL ANGLE OF 05° 04'36" AND A CHORD BEARING SOUTH 01° 36' 12" WEST AT A DISTANCE OF 251.09 FEET;

SOUTHWESTERLY CONTINUING ALONG THE WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY), AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 251.17 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 04° 08' 30" WEST CONTINUING ALONG THE WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY) FOR A DISTANCE OF 354.24 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF LOT 3R4, BLOCK D OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. D213216290 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 84° 00' 54" WEST DEPARTING THE WEST LINE OF SAID INTERSTATE HIGHWAY NO. 35W (A VARIABLE WIDTH RIGHT–OF–WAY ALONG THE SOUTHERLY LINE OF SAID LOT 2, SAME BEING COMMON THE NORTHERLY LINE OF SAID LOT 3R4 FOR A DISTANCE OF 274.36 FEET TO A POINT FOR CORNER;

THENCE NORTH 49° 05' 05" WEST CONTINUING ALONG SAID COMMON LINE OF SAID LOTS 2 AND 3R4, AND PASSING THE MOST NORTHERLY CORNER OF SAID LOT 3R4, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK D OF THE PRESIDIO, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS ACCORDING TO THE CORRECTION PLAT THEREOF RECORDED IN CABINET "A", SLIDE 13077–13078 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AT A DISTANCE OF 110.10 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 2 AND 1 FOR A TOTAL DISTANCE OF 246.60 FEET TO A POINT FOR CORNER;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SAME BEING THE EAST LINE OF SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES;

1) NORTH 31° 07' 48" WEST FOR A DISTANCE OF 67.33 FEET TO A POINT FOR CORNER;

2) NORTH 18° 48' 55" WEST FOR A DISTANCE OF 67.06 FEET TO POINT FOR CORNER;

3) NORTH 08° 19' 36" WEST FOR A DISTANCE OF 149.93 FEET TO POINT FOR CORNER;

4) NORTH 06° 26' 28" WEST FOR A DISTANCE OF 121.18 FEET TO POINT FOR CORNER;

5) NORTH 00° 29' 49" WEST FOR A DISTANCE OF 249.73 FEET TO POINT FOR CORNER;

6) NORTH 08° 59' 47" WEST FOR A DISTANCE OF 15.71 FEET (MEASURED), (17.51 FEET PLAT), TO 5/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT–OF–WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, SAME BEING COMMON WITH THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 68° 37' 54" EAST ALONG THE SOUTH LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT–OF–WAY) FOR A DISTANCE OF 133.25 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, WITH A CENTRAL ANGLE OF 20° 26' 03" AND A CHORD BEARING NORTH 78° 50' 55" EAST AT A DISTANCE OF 273.16;

NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT–OF–WAY), AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 274.62 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 89° 03' 57" EAST (BASIS OF BEARING PER PLAT OF THE PRESIDIO, AS RECORDED IN CABINET "A", SLIDE 13077–13076, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS) CONTINUING ALONG THE SOUTH LINE OF SAID PRESIDIO VISTA DRIVE (60' RIGHT–OF–WAY) FOR A DISTANCE OF 180.52 FEET TO THE **POINT OF BEGINNING AND CONTAINING 10.957 ACRES OF LAND,** MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF TARRANT}
CITY OF FORT WORTH}

THAT WE, WEBER VISTA, L.P. BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 2R1, 2R2, 2R3, AND 2R4, BLOCK D, THE PRESIDIO,** AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS–OF–WAY AND EASEMENTS SHOWN HEREON.

EXECUTED THIS 16th DAY OF November, 2015

WEBER VISTA, L.P.

JOHN P. WEBER
PRESIDENT

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONNALY APPEARED JOHN P. WEBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY SEAL AND OFFICE THIS 16th DAY OF November, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISA ANN LINCH
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/29/17

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS · REGISTERED · DAVID PETREE · 1890 · PROFESSIONAL · LAND SURVEYOR

FORT WORTH

CITY PLAN COMMISION
CITY OF FORTH WORTH

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

Plat Approval Date: 12/18/2015

By: _____ Chairman

By: _____ Secretary

D215282819
12/18/15

CITY OF FORT WORTH URBAN FORESTRY COMPLIANCE NOTE:

COMPLIANCE WITH TREE ORDINANCE # 17228–10–2006 WILL BE REQUIRED.

UTILITY EASEMENT

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.

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 REFLECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE LL 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.

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 PARKWAY PERMIT.

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 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 SUBDIVISIONS 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.

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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100–YEAR FOOD ELEVATION.

BUILDING PERMITS

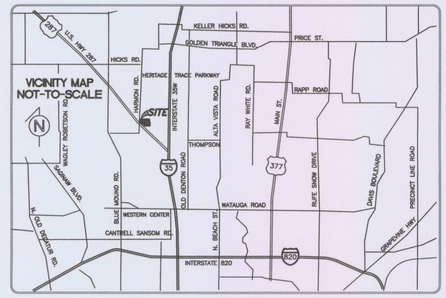
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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.

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.



GENERAL NOTES

1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.

2. ALL INNER LOT CORNERS MONUMENTS ARE 5/8" IRON RODS SET UNLESS NOTED OTHERWISE.

3. BASIS OF BEARING (SOUTH 89°27'06" WEST) NORTH RIGHT–OF–WAY LINE OF NORTH TARRANT PARKWAY PER PLAT OF THE PRESIDIO, AS RECORDED IN CABINET "A", SLIDE 12804–12806, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

4. 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.

5. NO PERMANENT STRUCTURE
PLEASE NOTE: NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE CITY OF FORT WORTH, TEXAS – COMMUNITY PANEL MAP NO. 48059C0065K, REVISED, MARCH 8, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER FLOOD AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

ZONE "AE" BASE "FLOOD ELEVATIONS DETERMINED, FLOOD DISCHARGE CONTAINED IN CULVERT".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN–MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR
BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY RD.
DALLAS, TEXAS 75229
(972) 358–4500
CONTACT: DAVID PETREE, R.P.L.S.

OWNER: LOT 2
WEBER VISTA, L.P.
16000 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
PH.: (972) 739–8472

FORT WORTH FIRE DEPARTMENT

LJ. RSC
12-10-2015

FINAL PLAT
OF
LOTS 2R1, 2R2, 2R3 & 2R4, BLOCK D
THE PRESIDIO
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOT 2 IN BLOCK D
THE PRESIDIO, RECORDED IN CABINET "A", SLIDE 13077–13078
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CASE NO. FS–15–086

SEPTEMBER 4, 2015