

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 9, BLOCK 3, OVERTON PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-3, PAGE 16, PLAT RECORDS, TARRANT COUNTY, TEXAS (N88°32'00"E)
- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- 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.

LEGEND

CM	CONTROLLING MONUMENT
○	3/8 INCH IRON ROD FOUND
⊙	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
○	5/8 INCH IRON ROD FOUND
○	EASEMENT
□	SQ. FT.
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Equity Trust Company, d/b/a Sterling Trust, Custodian FBO, James E. Foreman, is the sole owner of a tract of land situated in the James Howard Survey, Abstract No. 805 in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 9, Block 3, Overton Park, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-3, Page 16, Deed Records, Tarrant County, Texas, save and except the North 10 feet as recorded in Volume 3905, Page 3500, Deed Records, Tarrant County, Texas, same being conveyed to Equity Trust Company, d/b/a Sterling Trust, Custodian FBO, James E. Foreman, by General Warranty Deed recorded in Document No. D210041674, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner in the East line of Overton Park Drive East (a 50 foot right-of-way), being the common Northwest corner of Lot 8, Block 3 of said Overton Park and the Southwest corner of said Lot 9, said point being in a curve to the left having a radius of 1,180.87 feet, a delta of 05 degrees 34 minutes 57 seconds, and a chord that bears North 01 degrees 55 minutes 33 seconds East, a distance of 115.01 feet;

Thence along the said East line of Overton Park Drive East and said curve to the left, an arc length of 115.06 feet to a 3/8 inch iron rod found at the Southwest corner of a tract of land conveyed to Craig Diebel and wife, Peggy S. Diebel by deed recorded in Volume 11150, Page 11655, Deed Records, Tarrant County, Texas;

Thence North 88 degrees 32 minutes 00 seconds East, 10 feet South and parallel to the common South line of Lot 10, Block 3 of said Overton Park and the North line of said Lot 9, a distance of 148.89 feet to a 5/8 inch iron rod found at the Southeast corner of said Diebel tract, being in the West line of Lot 26, Block 3 of said Overton Park;

Thence South 14 degrees 23 minutes 00 seconds West, along the said West line of Lot 26, a distance of 123.40 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" at the Northeast corner of said Lot 8;

Thence South 89 degrees 38 minutes 00 seconds West, along the North line of said Lot 8, a distance of 122.05 feet to the Point of Beginning and containing 15,746 square feet or 0.36 acres of land.

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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

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 franchised 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 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.

Flood-Plain Restrictions:

No construction shall be allowed within the flood-plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of 2 ft. (two feet) above the 100-year flood plain water elevation, or 1 ft. (one foot) above the 100-year flood-way water surface elevation.

Flood Plain Note:

According to the F.I.R.M. No. 48439C0285 K in Community Panel 480596, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

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 the parkway permit.

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".

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 of facilities identified as such on the plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas, water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor 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 associations, as set forth herein.

No Permanent Structure:

No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement as per the water and wastewater installation policy.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Equity Trust Company, d/b/a Sterling Trust, Custodian FBO, James E. Foreman, does hereby adopt this plat as Lot 9R, Block 3, Overton Park, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this 15 day of October, 2015.

By: James E. Foreman John Bryan Holaday
Custodian FBO, James E. Foreman
Equity Trust Company, d/b/a Sterling Trust

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears James E. Foreman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. John Bryan Holaday

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of October, 2015.

Notary Public in and for the State of Texas
Joseph Schaefer
Notary Public, State of Texas
My Commission Expires
July 28, 2019

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly 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 the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connolly
Bryan Connolly Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of October, 2015.

Notary Public in and for the State of Texas
Robert Richardson
My Commission Expires
August 25, 2018

P.R.V required:

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

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 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.

Maintenance: Flood-Plain/Drainageway:

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 flood-plain easement line as shown of the plat.

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 approval date: 10/23/2015

By: Stephen R. Reed
Chairman

By: Daniel S. [Signature]
Secretary

FS15-183

FINAL PLAT
OVERTON PARK
LOT 9R, BLOCK 3



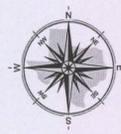
LI, ABC
10-22-2015

BEING A REPLAT OF PART OF LOT 9, BLOCK 3, OF OVERTON PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-3, PAGE 16, PLAT RECORDS, TARRANT COUNTY, TEXAS

CASE NUMBER: FS-15-183

CBG Surveying, Inc.

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SCALE: 1"=20' / DATE: OCTOBER 14, 2015 / JOB NO. 1512380 / DRAWN BY: RR

OWNER: EQUITY TRUST COMPANY,
d/b/a STERLING TRUST,
CUSTODIAN FBO, JAMES E. FOREMAN
3723 TURNBERRY CIRCLE
HOUSTON, TEXAS 77025

JAMES HOWARD SURVEY, ABSTRACT NO. 805
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Document No. D216017405 Date 1-27-16

681-7183