

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 APPROVED DATE March 4, 2016

BY: Arnold R. Bowen CHAIRMAN

BY: Mary Elliott SECRETARY

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.

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 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 is due on the date a building permit is issued.

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 the connection date to the municipal water and/or wastewater system.

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 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 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.

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.

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".

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

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.

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48439C0065K, effective date September 25, 2009, by scale, no portion of this property lies within the 100 year flood zone.

James DeOtte Engineering, Inc.
Civil Engineering • Land Surveying • Construction Management

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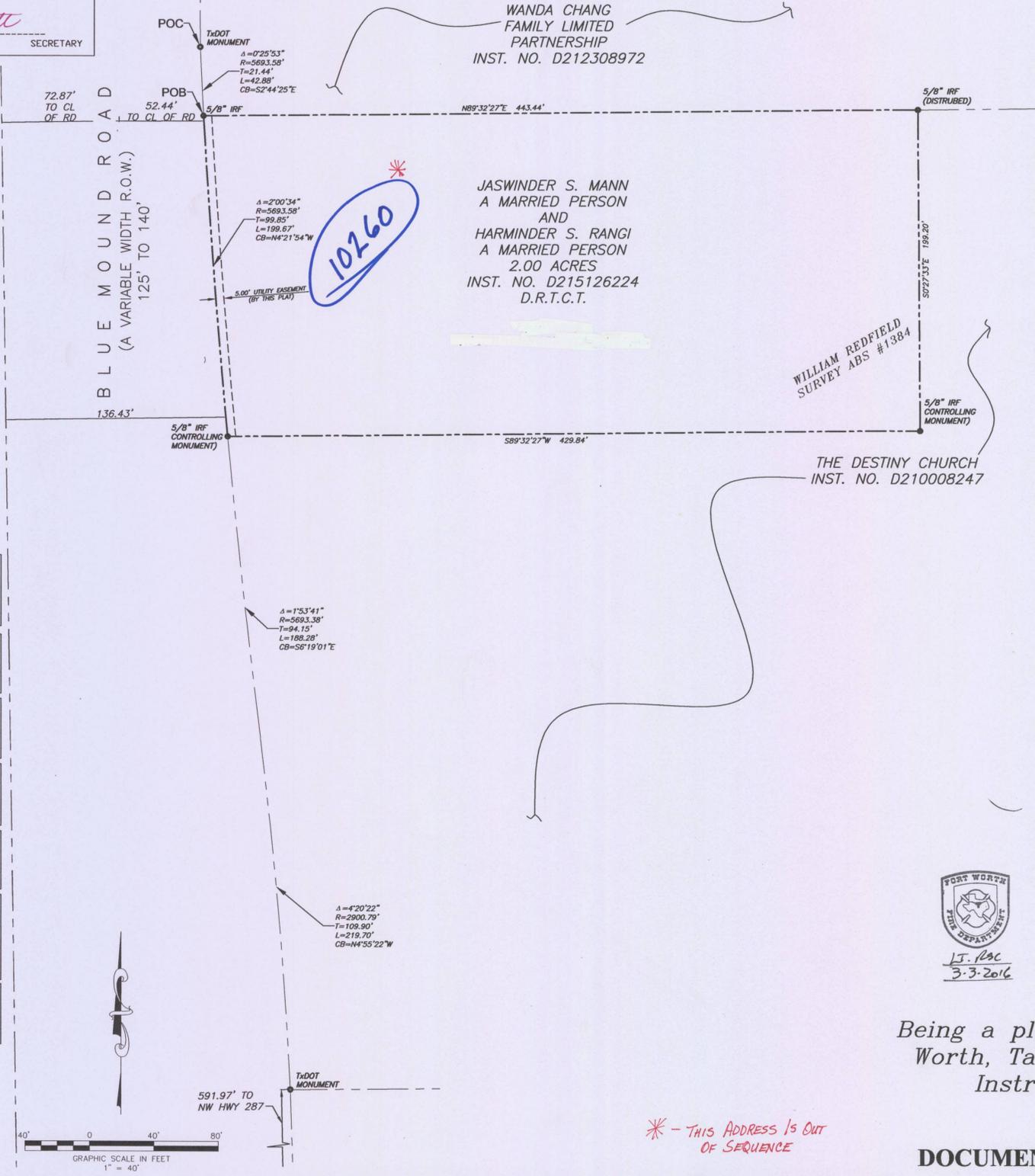
- * LEGEND ***
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE

NOTES:

1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.

WATER DEPARTMENT NOTE:
P.R.V.'s REQUIRED
PRIVATE P.R.V.'s WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

OWNERS:
JASWINDER S. MANN
A MARRIED PERSON
AND
HARMINDER S. RANGI
A MARRIED PERSON



OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF TARRANT: LEGAL DESCRIPTION

WHEREAS, Jaswinder S. Mann, a married person, and Harminder S. Rangi, a married person, are the owners of a certain parcel of land situated in the William Redfield Survey, Abstract No. 1384, in Tarrant County, Texas, as recorded in Instrument No. D215126224, Deed Records, Tarrant County, Texas, and more particularly described as follows:

COMMENCING at a found TxDOT Right-Of-Way Monument found for the point of tangency of a circular curve to the right, having a radius of 5,693.58 feet, whose chord bears South 2 degrees 45 minutes 22 seconds East, being in the east right-of-way of FM 156 (Blue Mound Road) a variable width right of way; THENCE along said curve a distance of 42.88 feet to a 5/8-inch iron rod found (I.R.F.), said iron being the POINT OF BEGINNING;

THENCE Departing the east right-of-way line of the aforementioned FM156, North 89 degrees 32 minutes 27 seconds East, a distance of 443.44 feet to a disturbed 5/8-inch iron rod found for corner;

THENCE South 00 degrees 27 minutes 33 seconds East, a distance of 199.20 feet to a 5/8-inch iron rod found for corner;

THENCE South 89 degrees 32 minutes 27 seconds West, a distance of 429.84 feet to a 5/8-inch iron rod found for corner, said point also lying in the east right-of-way of the aforementioned FM156 and lying in a curve to the right whose radius is 5693.58 feet and whose chord bears North 4 degrees 21 minutes 54" West;

THENCE Along said curve a distance of 199.67 feet, to the POINT OF BEGINNING AND CONTAINING 87,095.20 square feet or 2.00 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JASWINDER S. MANN, A MARRIED PERSON, and HARMINDER S. RANGI, A MARRIED PERSON, do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, SIKH ADDITION, in the City of Fort Worth, Tarrant County, Texas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas and does hereby dedicate to the public's use forever the right-of-way and easements as shown here on.

WITNESS, my hand, this the 29 day of January, 2016.

By Jaswinder S. Mann
Jaswinder S. Mann - A Married Person

STATE OF Texas
COUNTY OF TARRANT

Amandeep Singh Sangha
My Commission Expires 07/25/2016

BEFORE ME, the undersigned authority, a Notary Public in and for the County and State, on this day personally appeared Jaswinder S. Mann, a married person, 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 consideration therein expressed.

Given under my hand and seal of office this 29 day of January, 2016

Amandeep Singh Sangha
NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS, my hand, this the 24 day of January, 2016.

By Harminder S. Rangi
Harminder S. Rangi - A Married Person

STATE OF Texas
COUNTY OF TARRANT

Amandeep Singh Sangha
My Commission Expires 07/25/2016

BEFORE ME, the undersigned authority, a Notary Public in and for the County and State, on this day personally appeared Harminder S. Rangi, a married person, 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 consideration therein expressed.

Given under my hand and seal of office this 24 day of January, 2016

Amandeep Singh Sangha
NOTARY PUBLIC in and for the STATE OF TEXAS

*** LEGEND ***

PROPERTY LINE	---	TREE	⊙
EASEMENT	----	LIGHT POLE	□-□
CURB AND GUTTER	----	TRAFFIC CONTROL SIGNAL	⊞
ASPHALT	----	BOX WATER VALVE	⊞
OVERHEAD ELECTRIC	----	POWER POLE	+
UNDERGROUND ELECTRIC	----	SANITARY SEWER	○
SANITARY SEWER	----	CLEAN-OUT	⊞
WATER	----	SIGN	●
GAS	----	PROPERTY MONUMENT	⊞
STORM SEWER	----	WATER METER	△
FENCE	----	BENCHMARK	⊞
MAJOR CONTOUR	510	SEWER MANHOLE	⊞
MINOR CONTOUR	509	IRRIGATION CONTROL VALVE	⊞
		PARKING COUNTS	⊞

I, James E. DeOtte, a Registered Professional Land Surveyor for the State of Texas, do hereby state that the Subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision.

Date: 01/22/2016

James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

FINAL PLAT
SIKH ADDITION
LOT 1, BLOCK 1

Being a plat of an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D215126224 P.R.T.C.T.
2.00 acres of land
JANUARY, 2016

DOCUMENT NO. D216050152 DATE 03/11/2016

* - THIS ADDRESS IS OUT OF SEQUENCE