

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.

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.

Construction Prohibited Over Easements
No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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".

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."

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 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.

Private Maintenance Note
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and 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.

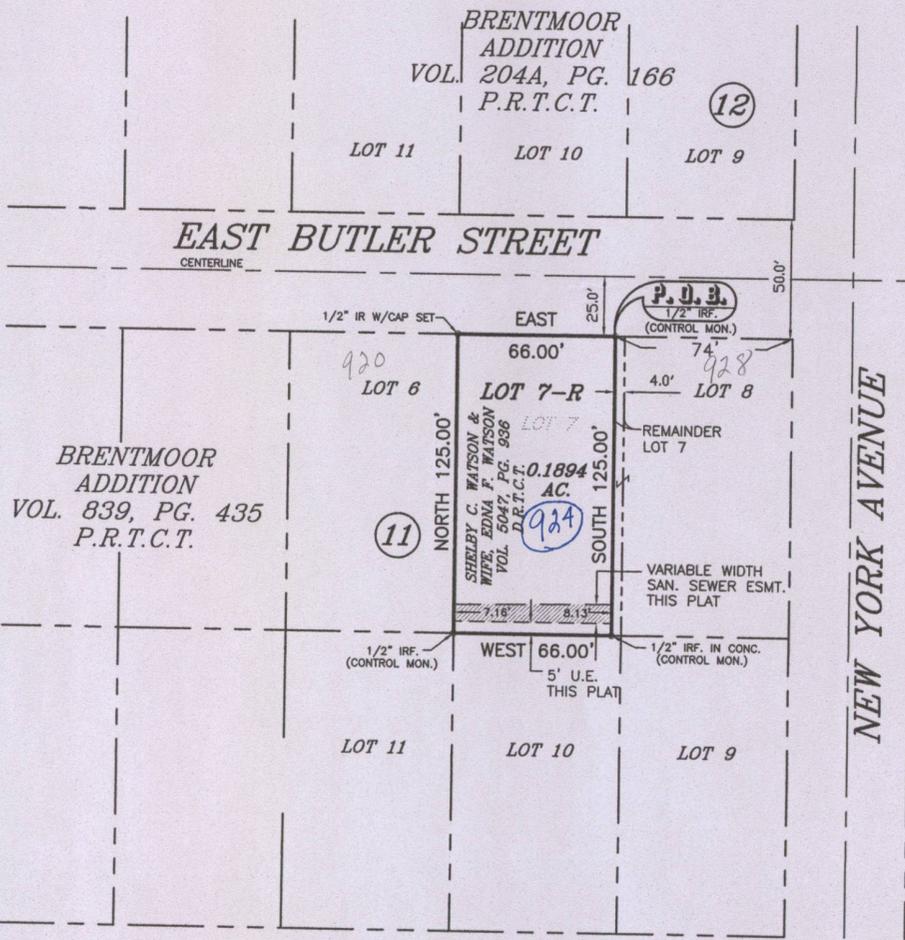
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along 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.

FLOODPLAIN STATEMENT
No portion of the subject property lies within the 100 year Floodplain or Flood Hazard area as depicted by Flood Insurance Rate Map No. 48439C0305K, Community Panel No. 480596 0305 K, Map Revised September 25, 2009.

PRV Required
Private Pressure Reducing Valves will be required, water pressure exceeds 80 P.S.I.

LAND USE TABLE

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	1	RESIDENTIAL	0.1894
NON-RESIDENTIAL	0	NON-RESIDENTIAL	0
TOTAL	1	TOTAL	0.1894
		OTHER	0
		TOTAL ACREAGE	0.1894



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 12/18/2015

By: Charles R. Reed Chairman

By: Daniel S. Smith Secretary

THE MAP SHOWN HEREON WAS PREPARED FROM A SURVEY MADE ON THE GROUND 10-26-2015.



L7. R9c
12-17-2015

James G. Ferguson 12-14-2015
JAMES G. FERGUSON DATE
R.P.L.S. # 1956

OWNER
SHELBY WATSON
924 E. BUTLER
FORT WORTH, TEXAS 76110
817-926-0084

SURVEYOR
JAMES G. FERGUSON
1107 E. FIRST STREET
FORT WORTH, TX. 76102
817-781-0615

DATE: 12-11-2015

FS:-15-228

WATSON-RP

NOTE:

1. BEARINGS ARE BASED UPON THE PLAT OF BRENTMOOR, AN ADDITION TO THE CITY FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 839, PAGE 435, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TARRANT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: WHEREAS Shelby C. Watson and wife, Edna F. Watson are the owners of 0.1894 of an acre of land being the West 66 feet of Lot 7, Block 11, Brentmoor, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the deed recorded in Volume 839, Page 435, Deed Records of Tarrant County, Texas, said 0.1894 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found 4.00 feet west of the northeast corner of said Lot 7 and the northwest corner of Lot 8 of said Addition in the south R.O.W. line of East Butler Street;

THENCE South, a distance of 125.00 feet to a 1/2 inch iron rod in concrete found in the south line of said Lot 7;

THENCE West, along the south line of Lot 7, a distance of 66.00 feet to a 1/2 inch iron rod found at the southwest corner of Lot 7 and the southeast corner of Lot 6 of said Addition;

THENCE North, along the common line of said Lots 6 and 7, a distance of 125.00 feet to a 1/2 inch iron rod with plastic cap set at the northeast corner of Lot 6 and the northwest corner of Lot 7 in the south R.O.W. line of the aforementioned East Butler Street;

THENCE East, along the north line of said Lot 7 and said south R.O.W. line, a distance of 66.00 feet to the PLACE of BEGINNING and containing 0.1894 of an acre of land.

NOW THEREFORE, the owners named above do hereby designate the Lot and Block shown hereon as:

LOT 7-R, BLOCK 11, BRENTMOOR

an Addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements shown hereon;

Executed this 16th day of December, 2015

Owner: Shelby C. Watson
By: Shelby Watson

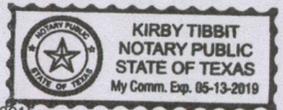
STATE OF TEXAS

Kirby Tibbit

Before me, _____, a Notary Public in and for the State of Texas on this day personally appeared Shelby C. Watson, 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 consideration therein expressed.

Given under my hand and seal of office this 16th day of December, 2015.

Notary Public in and for The State of Texas
My Commission Expires 5-13-2019



Executed this 16th day of December, 2015

Owner: Edna F. Watson
By: Edna Watson

STATE OF TEXAS

Kirby Tibbit

Before me, _____, a Notary Public in and for the State of Texas on this day personally appeared Edna F. Watson, 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 consideration therein expressed.

Given under my hand and seal of office this 16th day of December, 2015.

Notary Public in and for The State of Texas
My Commission Expires 5-13-2019



This plat is recorded in C.C. DOC. # 215282806
Date 12/18/15

FS15-228
A FINAL PLAT OF
LOT 7-R, BLOCK 11, BRENTMOOR

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REPLAT OF THE WEST 66 FEET OF LOT 7, BLOCK 11, BRENTMOOR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 839, PAGE 435, PLAT RECORDS OF TARRANT COUNTY, TEXAS.