

**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."

**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."

**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**  
 "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 PLAIN**  
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0305 K, MAP REVISED SEPTEMBER 25, 2009

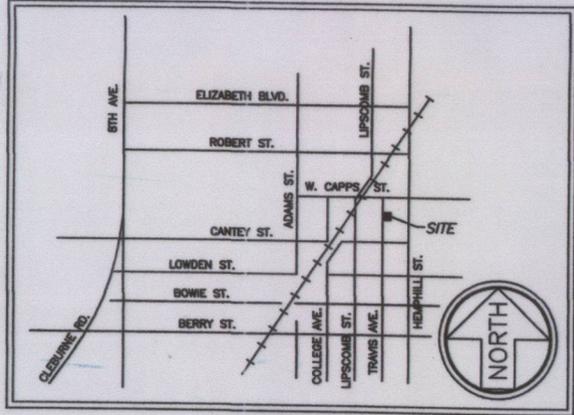
**BUILDING PERMITS**  
 "NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED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

**WATER/WASTEWATER IMPACT FEES**  
 "THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE COLLECTION OF WATER AND WASTE ASSESSMENT AND FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING 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 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."

**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."

**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."



**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 APPROVAL DATE: 5/27/2016  
 BY: Ronald W. Coombs CHAIRMAN  
 BY: Daniel Bumpoff SECRETARY

**Coombs Land Surveying, Inc.**  
 P. O. Box 11370 Fort Worth, Texas 76110  
 (817) 920-7600 (817) 920-7617 FAX  
 T.B.P.L.S. FIRM No. 101110880  
 CLS JOB No. 10-0126

\*NOTE\*  
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"  
 C.M. DENOTES CONTRLLING MONUMENT

BASIS OF BEARINGS: EAST RIGHT-OF-WAY LINE OF TRAVIS AVENUE AS SHOWN ON PLAT RECORDED IN VOL. 109, PG. 132, P.R.T.C.T.

STATE OF TEXAS  
 COUNTY OF TARRANT  
 WHEREAS, WILLIAM C. SMITH is the sole owner of the following described property to-wit:  
 BEING all of Lots 4 and 5, Block 5, South Hemphill Heights, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 109, Page 132 of the Plat Records of Tarrant County, Texas.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT WILLIAM C. SMITH does hereby adopt this plat designating the hereinabove described real property as LOT 4-R, BLOCK 5, SOUTH HEMPHILL HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.  
 WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 19 day of May, 2016.  
William C. Smith  
 WILLIAM C. SMITH

STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM C. SMITH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of May, 2016.  
Jessie Guadalupe  
 NOTARY PUBLIC  
 STATE OF TEXAS

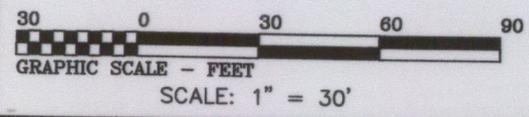
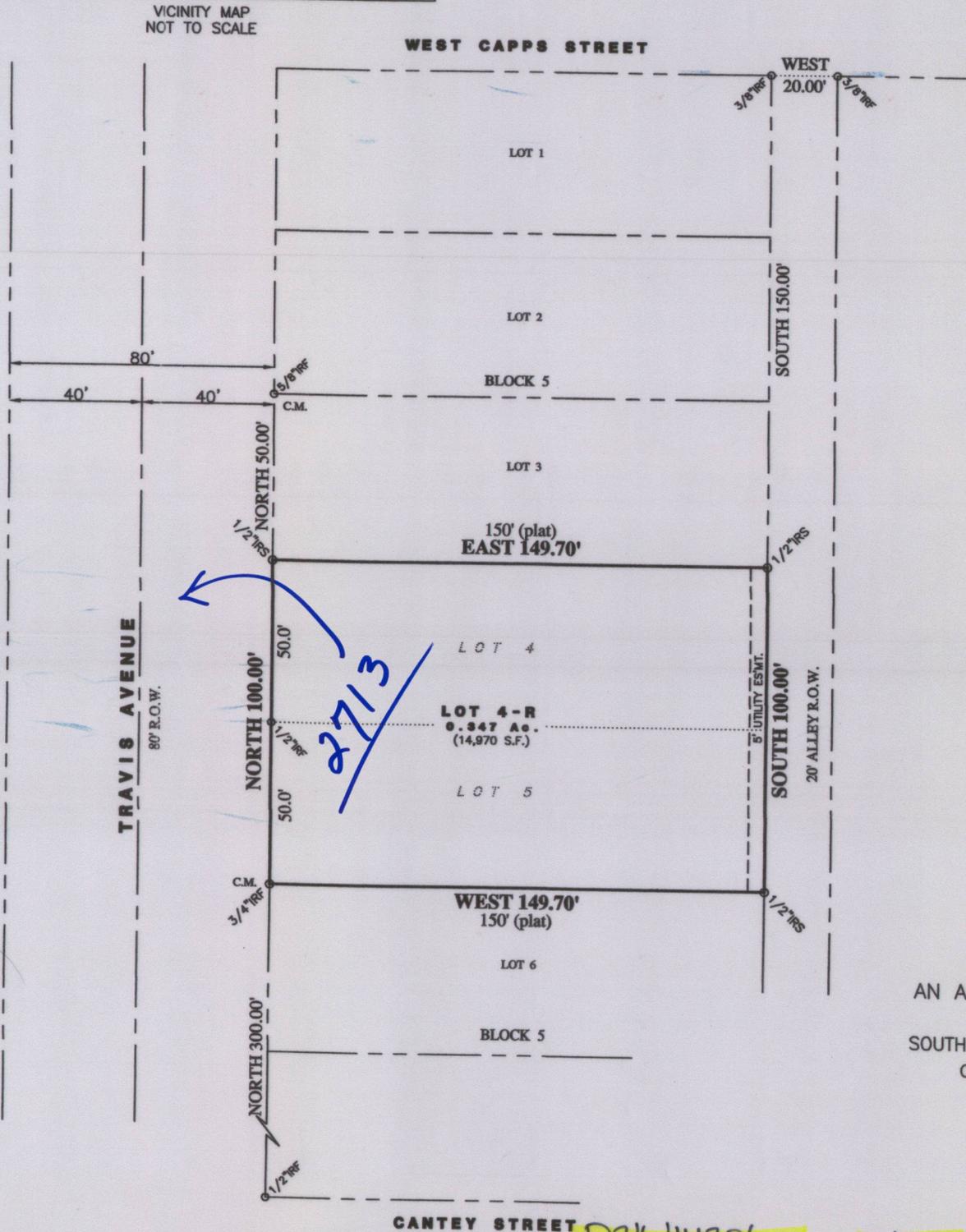


SURVEYOR'S STATEMENT  
 THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.  
Ronald W. Coombs  
 RONALD W. COOMBS, R.P.L.S.  
 Texas Registration No. 5294



FS15-268

FIRE  
 5.26.2016



THIS PLAT RECORDED IN INSTRUMENT # D216114206 DATE 5/27/16

FINAL PLAT  
**LOTS 4-R, BLOCK 5**  
**SOUTH HEMPHILL HEIGHTS**  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 BEING A REVISION OF ALL OF LOTS 4 AND 5, BLOCK 5,  
 SOUTH HEMPHILL HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT  
 COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 109,  
 PAGE 132 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
 SURVEYOR:  
 COOMBS LAND SURVEYING, INC.  
 P.O. BOX 11370  
 FORT WORTH, TEXAS 76110  
 (817) 920-7600  
 (831) 920-7617 FAX  
 e-mail: ron.coombs@sbcglobal.net

OWNER:  
 WILLIAM C. SMITH  
 2711 TRAVIS AVENUE  
 FORT WORTH, TEXAS 76110  
 (817) 266-3144  
 (817) 920-7617 FAX  
 e-mail: billwcs@gmail.com  
 FS-15-268

1 LOT 0.347 ACRE  
 MAY 5, 2016