

NOTES PER 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.

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.

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 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.

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".

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.

Site Drainage Study Note: Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to any soil disturbance exceeding 0.5 acres.

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 Un-Altered: This Amending Plat 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 the 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, public access easements, public pedestrian 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: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C0305K (Eff. 9-25-09) said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

DEVELOPMENT TABLE

Total Acreage	-	0.5531 Acres
Total number of buildable lots	-	1
Smallest buildable lot	-	23,205 SF
Total ROW Dedication	-	689 SF
Density	-	1.8 lots per acre

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: 3/4/2016
BY: *Jason B. Rawlings*
BY: *Dan Smith*
SECRETARY



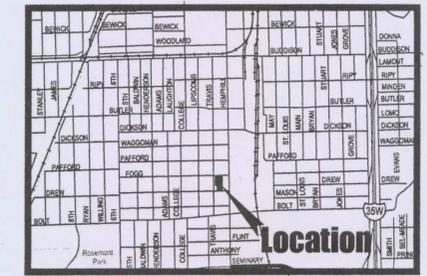
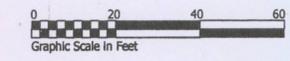
This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.
Date: 2-24-16
Jason B. Rawlings
P.F. L. S. 5665



MILLER Surveying, Inc.
Residential • Commercial • Municipal
430 Mid Cities Blvd. www.millersurvey.net
Hurst, Texas 76054 TXLSF No. 10100400
817.577.1052

FS16-029 Final Plat
Lot 1R1A and 16R1A, Block 39
SOUTH FORT WORTH ADDITION
Being an replat of Lot 1R1 and Lot 16R1, Block 39
South Fort Worth Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Document No. D215261999 of the Plat Records of Tarrant County, Texas
Consisting of 2 lots and being 0.9079 acres of land out of the Jeremiah Asberry Survey, Abstract No. 1222
Prepared in January 2016

This plat recorded as Document No. **D216044802** in the Tarrant County Plat Records, Date **03/04/2016**



STATE OF TEXAS
COUNTY OF TARRANT
Whereas 3900 Hemphill Street Partners, LP is sole owner of a tract of land out of the Jeremiah Asberry Survey, Abstract No. 1222 and situated in the City of Fort Worth, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in January 2016, said tract being Lot 1R1 and Lot 16R1, Block 39, South Fort Worth, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Document No. D215261999 in the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly northwest corner of said Lot 1R1, said cross being the northeast end of a corner clip for the intersection of the easterly right-of-way line of Travis Avenue and the southerly right-of-way line of West Fogg Street;

Thence EAST with the northerly boundary line of said Lot 1R1 and with said southerly right-of-way line a distance of 130.00 feet to a 1/2" "MILLER 5665" capped steel rod set for the most northerly northeast corner of said Lot 1R1, said cross being the northwest end of a corner clip for said northerly right-of-way line and the westerly right-of-way line of a twenty foot (20') public alley;

Thence SOUTH with said westerly right-of-way line a distance of 280.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly southeast corner of said Lot 16R1, said cross being the northeasterly end of a corner clip for said westerly right-of-way line and the northerly right-of-way line of West Drew Street;

Thence WEST with the southerly boundary line of said Lot 16R1 and with said northerly right-of-way line a distance of 90.00 feet to a 5/8 inch steel rod found for the most southerly southwest corner of said Lot 16R1;

Thence NORTH with the westerly boundary line of said Lot 16R1 a distance of 106.00 feet to a 1/2 inch steel rod found for an inner corner thereof;

Thence WEST with the southerly boundary line of said 16R1 a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly southwest corner thereof, said rod being in said easterly right-of-way line;

Thence NORTH with said easterly right-of-way line a distance of 184.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly northwest corner of said Lot 1R1;

Thence North 45 degrees 00 minutes 00 seconds East with continuing with said westerly boundary line and said easterly right-of-way line a distance of 14.14 feet the point of beginning and containing 0.9079 acre of land, more or less;

TO BE KNOWN AS:
Lot 1R1A and Lot 16R1A, Block 39, South Fort Worth Addition
An addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

Executed this the 25th day of February, 2016.
BY: *Chris Landers*
Chris Landers
3900 Hemphill Street Partners, LP

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chris Landers, 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 and in the capacity therein stated and as the act and deed of said corporation.
Given under my hand and seal of office this 25 day of February, 2016.
Andrew S. Donosky
Notary Public in and for the State of Texas
My commission expires: 2/2/2019