



VICINITY MAP N.T.S.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS Matthew C. and Laura A. Self are the sole owners of a tract of land situated in the J.N. REED SURVEY, ABSTRACT NO. 1314, Tarrant County, Texas, and being all of a tract of land described in deed to Matthew C. and Laura A. Self as recorded in County Clerk's File No. D215173985, Official Public Records, Tarrant County, Texas, and being part of Lot A, Block 1 of Lake Country Estates, Secret Harbor, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-120, Page 35, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" diameter iron rod found at the most Southerly Northeast corner of said Lot A and the most Southerly Southwest corner of Lot 6, Block 1 in said Addition, said iron rod also being in the Easterly right-of-way of Timber Oaks Drive;

THENCE South 84 degrees 13 minutes 37 seconds East, 122.99 feet, with the South line of said Lot 6 and the most Westerly North line of said Lot A, and with the Most Westerly South line of a tract of land described in deed to the City of Fort Worth as recorded in County Clerk's File No. D201059110, Official Public Records, Tarrant County, Texas, to a 1/2" diameter iron rod found;

THENCE South 05 degrees 53 minutes 02 seconds West, 84.54 feet, with the most Southerly West line of said City of Fort Worth tract, to a 1/2" diameter iron rod found;

THENCE South 89 degrees 00 minutes 00 seconds West, 43.25 feet to a 1/2" diameter iron rod found;

THENCE South 67 degrees 00 minutes 00 seconds West, 60.00 feet to a 1/2" diameter iron rod found at the East corner of Lot 1, Block 2 in said Addition;

THENCE North 21 degrees 00 minutes 21 seconds West, 90.72 feet, with the Northeast line of said Lot 1, to a 1/2" diameter iron rod found in the said Easterly line of Timber Oaks Drive, said iron rod also being at the beginning of a curve to the left having a radius of 45.00 feet, a central angle of 52 degrees 39 minutes 15 seconds and a chord bearing N 25 degrees 40 minutes 31 seconds East, 39.91 feet;

THENCE with said curve in a northerly direction and with the said Easterly line of Timber Oaks Drive, an arc distance of 41.35 feet to the end of said curve and the PLACE OF BEGINNING and containing 12,030 square feet (0.2762 acre) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Matthew C. and Laura A. Self do hereby adopt this plat of Lake Country Estates, Secret Harbor, Lot ARI, Block 1, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 27th day of July, 2016.
By: *Matthew C. Self* Matthew C. Self
Laura A. Self Laura A. Self

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Bryan N. Partain, a Registered Professional Land Surveyor for the State of Texas, having plotted the above plat from an actual survey on the ground, and that this plat corrects the errors therein made by me or under my direction and supervision.

Bryan N. Partain
Bryan N. Partain
R.P.L.S. No. 4592

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared Bryan N. Partain 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 27th day of July, 2016.

Laura Self
Notary Public in and for the State of Texas
My Commission Expires: August 14, 2019

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared Laura A. Self 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 the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 27th day of July, 2016.

Laura Self
Notary Public in and for the State of Texas
My Commission Expires: August 14, 2019



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: July 29, 2016

By: *Amalata Boren* Chairman
Mary Elliott Secretary

FIRE OK
7/28/16
JAP

FS16-039

FINAL PLAT
LOT ARI, BLOCK 1
LAKE COUNTRY ESTATES, SECRET HARBOR
BEING A REPLAT
OF
PART OF LOT A, BLOCK 1
LAKE COUNTRY ESTATES, SECRET HARBOR
VOLUME 388-120, PAGE 35
PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN
J. N. REED SURVEY, ABSTRACT NO. 1314
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

- 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 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 becomes effective on the date a building permit is issued, or on 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 grading plan in some instances may be adequate.) If the site does not conform, the 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 Restriction**
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- 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 parkway permit.
- Floodplain Statement**
A portion of the subject tract lies within the 100-Year Floodplain according to the National Flood Insurance Program Flood Insurance Rate Map No. 48439C0040K, revised September 25, 2009. Subject property is in Zone X and Zone AE as shown hereon.
- 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.
- 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 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.
- 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 of any line of procuring the permission of anyone.
- 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.
- Private Maintenance Note**
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 Plain/Drainage-Way Maintenance**
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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways 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 drainage-ways 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
- P.R.V.'s required.**
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

OWNER:
Matthew C. & Laura A. Self
9003 Timber Oaks Drive
Fort Worth, Texas 76179

SURVEYOR:
B-N-Partain Surveyors, Inc.
655 W. Centerville Road
Suite 117
Garden, Texas 76041
Voice (469) 298-3039
Fax (469) 298-3148

CASE NO. FS-16-039

D216172476 8/1/2016

SCALE: 1" = 40' DATE: 05-17-16