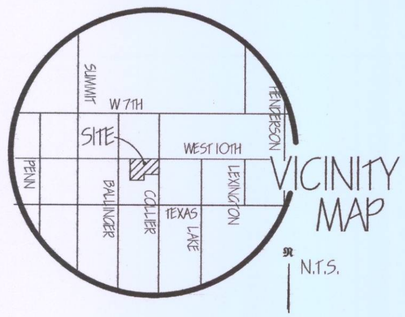


VICINITY MAP

N.T.S.

NOTES:

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

BASIS OF BEARING IS THE DEED RECORDED IN VOLUME 10499, PAGE 1016, PLAT RECORDS, TARRANT COUNTY, TEXAS.

OVERALL AREA: 0.463 ACRE

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0305K EFFECTIVE DATE: 09/25/2009. THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA,

SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED 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 IMPROVEMENTS 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.

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.

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

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.

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.

WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINACE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNTED 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.

PRIVATE MAINTENENCE 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 OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

SIDEWALKS

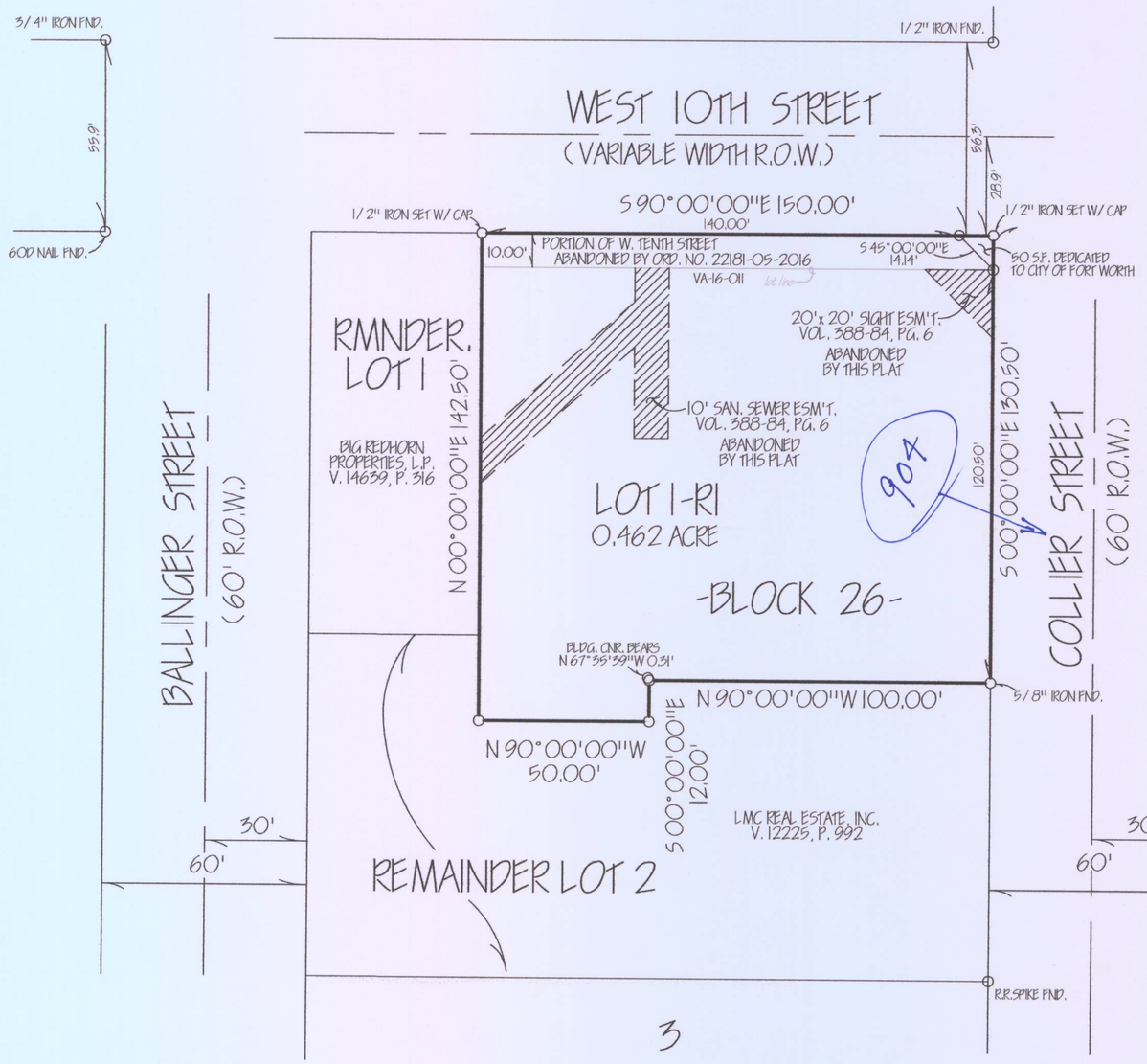
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

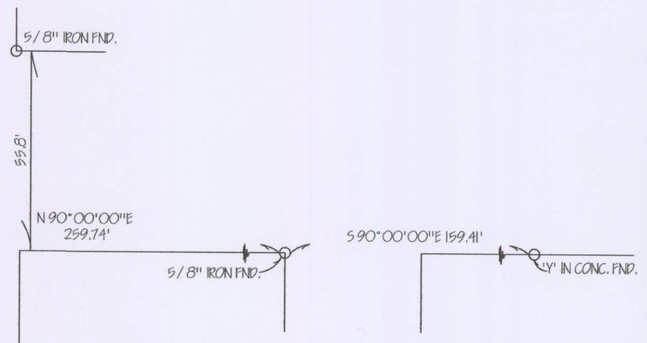
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKING PERMIT.

SCALE: 1" = 30'

30 0 30 60 90

GRAPHIC SCALE - FEET





STATE OF TEXAS:

COUNTY OF TARRANT:

WHEREAS Fort Worth Police Officers Association is the sole owner of Lot 1-R, Block 26, JENNINGS WEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-84, Page 6, Plat Records, Tarrant County, Texas and a portion of West 10th Street abandoned by City Ordinance No. 22181-05-2016.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Fort Worth Police Officers Association does hereby adopt this plat designating the hereinafter described property as Lot 1-R1, Block 26, JENNINGS WEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 20 of June 2016.

Richard Van Houten
President

KRISTIN NICOLE SMITH
My Commission Expires
January 26, 2017

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Richard Van Houten, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of June, 2016.

Notary Public In and for
The State of Texas
My Commission Expires: 1-26-17

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 6/24/2016

BY: Donald R Boren CHAIRMAN

BY: Dana Burghdoff SECRETARY

STATE OF TEXAS
REGISTERED
SUSAN L. STEWART
5495
PROFESSIONAL
LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: Susan L Stewart

DATE: 10.28.15

OWNER:
FORT WORTH POLICE OFFICERS ASSOCIATION
904 COLLIER STREET
FORT WORTH, TX. 76102

SURVEYOR:
SUSAN L. STEWART, R.P.L.S.
FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
817-335-3625 OFFICE
817-335-3629 FAX

FORT WORTH FIRE DEPARTMENT

JAM
11-23-16

CASE # FS-16-067

FINAL PLAT FS16-067

LOT 1-R1, BLOCK 26
JENNINGS WEST ADDITION
Being
A REPLAT OF
LOT 1-R, BLOCK 26
JENNINGS WEST ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME 388-84, PAGE 6
PLAT RECORDS, TARRANT COUNTY, TEXAS
AND A PORTION OF WEST 10TH STREET ABANDONED
BY CITY ORDINANCE NO. 22181-05-2016

PLAT FILED 6-24, 2016
INSTRUMENT NO. D216137966
TARRANT COUNTY PLAT RECORDS

FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
(817) 335-3625
FAX (817) 335-3629
TX. FIRM REG./LIC. NO. 10053600

JE #15143PLAT