



VICINITY MAP  
1" = 1,000'

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
  - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 460 G OF SAID MAP.
  - COVENANTS AND 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.
  - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
  - WATER DEPT. "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 CURRENT IMPACT FEE ORDINANCE. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."
  - WATER SERVICE ONSITE WATER WELL
  - SEWER SERVICE ONSITE AEROBIC SEPTIC SYSTEM
  - ELECTRIC SERVICE PROVIDED BY COSERV 940-270-6841
  - PROPERTY IS LOCATED IN THE NORTHWEST ISD SCHOOL DISTRICT
  - PARKWAY PERMIT PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
  - PRIVATE COMMON AREAS AND FACILITIES THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.
  - THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
  - 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.
  - 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.
  - PRIVATE 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 HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- IMPROVEMENT STATEMENT:**
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
  - ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
  - DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
  - THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
  - CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
  - A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENTS BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
  - NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
  - DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."



**LEGEND**

- R.O.W. = RIGHT OF WAY
- B.L. = BUILDING LINE
- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- CAP/IRF = CAPPED IRON ROD FOUND
- CAP/IRS = CAPPED IRON ROD SET
- P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
- D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
- = ROAD CENTERLINE

**SURVEYOR:**  
KAZ SURVEYING, INC.  
1720 WESTMINSTER DRIVE  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TDLPS FIRM #10002100

**OWNER:**  
JOSE G. FUENTES  
12536 COTTAGEVILLE LANE  
KELLER, TX 76248  
PHONE: (817) 966-3854

**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: 7/15/2016

By: *Norman R. Brown* Chairman  
By: *Ernie A. Williams* Secretary

**K Z SURVEYING**  
www.kazsurveying.com

1720 WESTMINSTER  
DENTON, TX 76205  
(940) 382-3446  
JOB NUMBER: 150884-RP  
DRAWN BY: TK  
DATE: 6-27-2016  
R.P.L.S.  
KENNETH A. ZOLLINGER

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, JOSE G. FUENTES, is the owner of all that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being Lot 7, Block 2, Dove Hollow, Phase I, an addition in the James Jack Survey, Abstract number 679, according to the plat recorded in Cabinet H, Page 94, Plat Records, Denton County, Texas and also being the same tract of land conveyed to Jose G. Fuentes by deed recorded in Document number 2013-26700, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod set stamped "KAZ" at the Southeast corner of said Lot 7, Block 2, same being the Southwest corner of Lot 6, Block 2 of said Dove Hollow and also being in the North line of Williams Drive; THENCE along said North line, North 89 degrees 56 minutes 31 seconds West, 339.78 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 7, Block 2 and also being the Southeast corner of Lot 6, Block 2; THENCE along the common line of said Lots 7 and 8, North 00 degrees 07 minutes 53 seconds East, 641.92 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 7 and the Northeast corner of said Lot 8; THENCE South 89 degrees 54 minutes 12 seconds East, 338.89 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of said Lot 7 and the Northwest corner of the aforementioned Lot 6, Block 2; THENCE along the common line of said Lots 6 and 7, South 00 degrees 03 minutes 08 seconds West, 614.69 feet to the PLACE OF BEGINNING and containing 5.00 acres of land more or less;

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JOSE G. FUENTES DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DOVE HOLLOW, PHASE I ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOSE G. FUENTES  
DATE: July-6-16

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSE G. FUENTES, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS 6<sup>th</sup> DAY OF July, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
TARRANT COUNTY  
MY COMMISSION EXPIRES ON 02/25/2018

IAN HIGEL FAUNTEROY  
Notary Public, State of Texas  
My Commission Expires  
February 25, 2018

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS.

Kenneth A. Zollinger R.P.L.S. # 5312  
DATE: 6-28-16

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28<sup>th</sup> DAY OF June, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 4/26/2020

TONY KIMBROUGH  
Notary Public  
State of Texas  
ID # 12063282-2  
My Comm. Exp. 04-26-2020

DENTON  
County  
PLAT

FS16-113



CITY OF FORT WORTH CASE NUMBER: FS-16-113

COUNTY RECORDING / FILE DATA BLOCK

Filed for Record  
in the Official Records Of:  
Denton County  
On: 7/22/2016 2:38:56 PM  
in the PLAT Record  
Dove Hollow PH I  
Doc Number: 2016-2056  
Number of Pages: 1  
Amount: \$0.00  
Order#: 20160722000430  
By: JR

**FINAL PLAT**  
LOTS 7R1 & 7R2, BLOCK 2  
DOVE HOLLOW, PHASE I  
ADDITION - REPLAT  
BEING A REPLAT OF LOT 7, BLOCK 2, DOVE HOLLOW  
PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS, AS  
RECORDED IN CABINET H, PAGE 94, P.R.D.C.T.