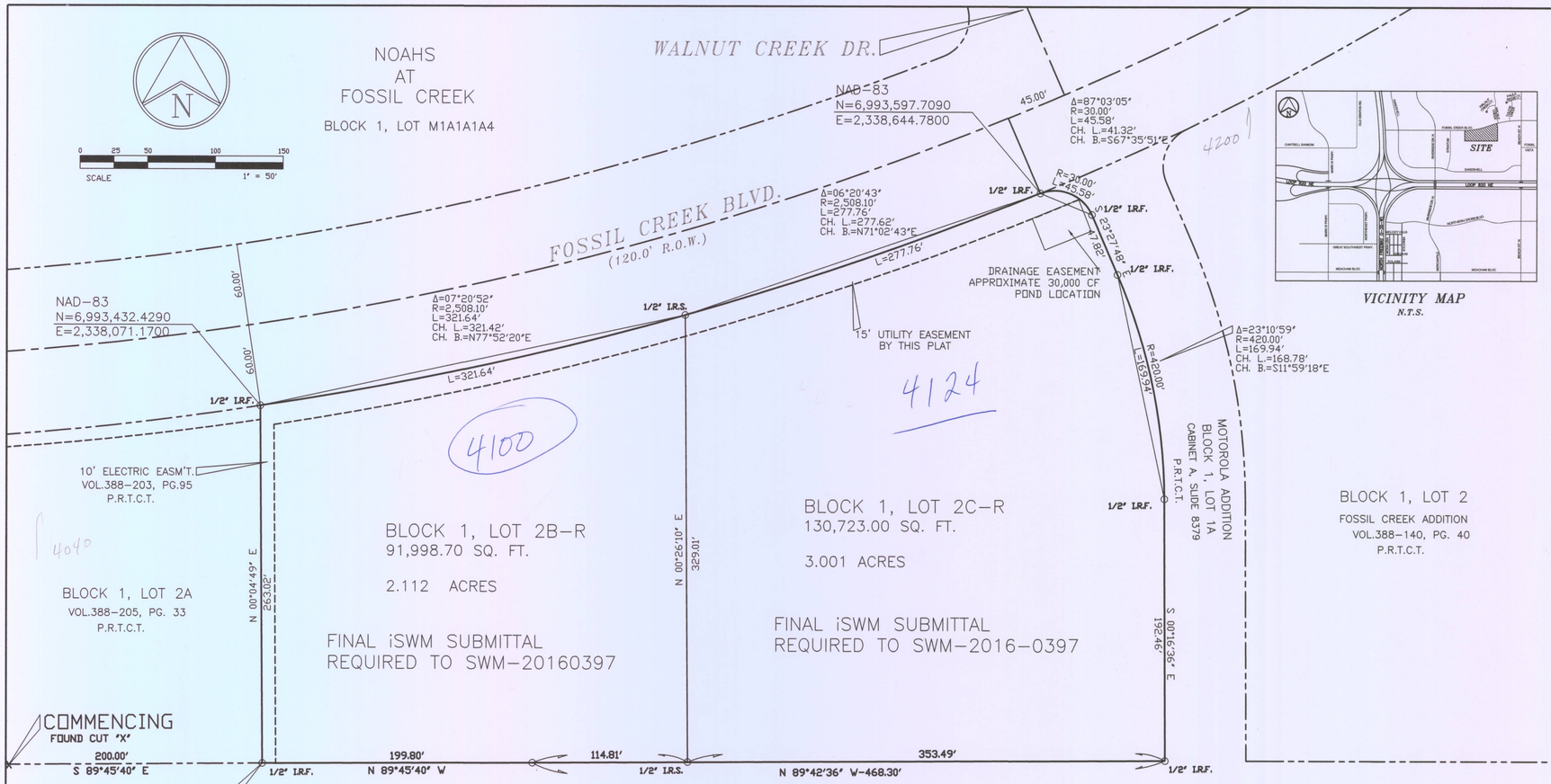

Urban Forestry Plat Note
Compliance with Tree Ordinance # 17228-10-2006 will be required.

Construction Prohibited Over Easements
No new 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.

Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to remove 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 easement 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.

Building Permit
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 Fee
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 the 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.

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.

Sidewalk Note
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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 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."

Water Note
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Parkway Permit
"Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks & drainage inlets may be required at time of building permit issuance via a parkway permit."

Transportation Impact Fee
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 the Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Flood plain Restriction
No construction shall be allowed within the flood plain 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's) 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 100-year flood elevation.

Flood Plain/ Drainage Way: Maintenance
The exiting 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 way. 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 clear 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 damage 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 flood plain easement line as shown on the plat.

FEMA Flood Note
This property does not appear to be located in a federally designated special flood hazard area according to FEMA Community Panel No. 48439C0185K, Dated Sept. 25, 2009. This property is shown as being located in Zone "X".

A FINAL STORM WATER MANAGEMENT (iSWM)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 MANUEL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE OF LOT 2B-R AND LOT 2C-R BLOCK 1, FOSSIL CREEK PHASE 1, SECTIONS 1.

On-Site Stormwater Controls (Detention)
This Plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Final iSWM Plan is submitted.

Covenants or Restrictions
Covenants or Restrictions are Unaltered This Replat does not vacate to previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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 APPROVED DATE: October 12, 2016
BY: Ronald R Boren CHAIRMAN
BY: Mary Elliott SECRETARY

CASE NO. FS-16-124

MOTOROLA ADDITION
BLOCK 1, LOT 1A
CABINET A, SLIDE 8379
P.R.T.C.T.

FS16-124

OWNER'S ACKNOWLEDGMENT & DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land out of the James M. Robinson Survey, Abstract No. 1345, City of Fort Worth, Tarrant County, Texas, and being all that tract of land known as Tract 30, as described in Correction General Warranty Deed to The Ruth Ray and H. L. Hunt Foundation as recorded in Volume 9498, Page 1906, Deed Records, Tarrant County, Texas, and also being portion of Lot 2, Block 1, Fossil Creek, Phase I, Section 1 Addition to the City of Fort Worth, as filed for record in Volume 388-140, Pages 40, 41, 42 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a found "x" being the northwest corner of The Motorola Addition, Block 1, Lot 1, as filed for record in Volume 388-108, Page 24, of the Plat Records of Tarrant County, Texas;

THENCE South 89 Degrees 45 Minutes 40 Seconds East along the north line of said Motorola Addition, a distance of 200.00 feet to a found 1/2-inch iron rod for the POINT OF BEGINNING;

THENCE North 00 Degrees 04 Minutes 49 Seconds East, departing said north line, a distance of 263.02 feet to a found 1/2-inch iron rod for corner in the south right-of-way line of Fossil Creek Boulevard (120 foot right-of-way corner;

THENCE along said south line of Fossil Creek Boulevard, and along curve, passing through a central angle of 07 Degrees 20 Minutes 52 Seconds, an arc length of 321.64 feet to a 1/2-inch iron pin set for the most northerly Northeast corner of Lot 2B-R, Block 1, Fossil Creek Addition, Phase I, Section 1, for corner;

THENCE Northeasterly, along the south line of Fossil Creek Boulevard, and along said curve, passing through a central angle of 06 Degrees 20 Minutes 43 Seconds, an arc length of 277.76 feet to a 1/2-inch iron pin found for the most northerly Northeast corner of Lot 2C-R, Block 1, said pin lying at the beginning of a 30.00 feet curve, for corner;

THENCE along the curve, concave to the south, having a radius of 30.00 feet, a long chord which bears 41.32 feet, South 67 Degrees 35 Minutes 51 Seconds East along said curve passing through a central angle of 87 Degrees 03 Minutes 05 Seconds, an arc length of 45.58 feet to a IPF-HALF for corner;

THENCE South 23 Degrees 27 Minutes 48 Seconds East a distance of 47.82 feet along the East line of Lot 2C-R, Block 1, said Fossil Creek Addition, Phase I, Section 1, to 1/2-inch iron pin at the beginning of a curve, for corner;

THENCE along said curve concave to the west, having a radius of 420.00 feet, a long chord which bears 168.78 feet South 11 Degrees 59 Minutes 18 Seconds East along said curve through a central angle of 23 Degrees 10 Minutes 59 Seconds, and a arc length of 169.94 feet to a 1/2-inch iron pin found with yellow cap for corner;

THENCE South 00 Degrees 16 Minutes 36 Seconds East along the east line of Lot 2C-R, Block 1, said addition a distance of 192.46 feet, to a 1/2-inch found iron rod with yellow cap stamped "GSES INC. RPLS 4804" for corner and being also in the north line of Motorola Addition Block 1, Lot 1, as recorded in Volume 388-108, Page 24, Tarrant County, Plat Records, Texas;

THENCE North 89 Degrees 42 Seconds 36 Minutes West along the north line of said Motorola Addition a distance 468.30 feet to the southeast corner of Lot 2B, Block 1, Fossil Creek Addition, Phase I, Second 1, recorded in Volume 388-203, Page 95, Tarrant County, Plat Records, Texas for corner;

THENCE North 89 Degrees 45 Minutes 40 Seconds West along said north line of Motorola Addition a distance of 199.80 feet to the Point of Beginning and containing 222,721.70 Square Feet or 5.113 Acres acres of land.

"THAT SEDALCO Construction Services, Does Hereby Adopt This PLAT as Lot 2B-R, & Lot 2C-R, Block 1, Fossil Creek Addition Phase I, Section 1, To The City of Fort Worth, Tarrant County, Texas, and Do Hereby Dedicate To The Public's Use Forever The Easements as Shown Hereon.

BY: Russ Garrison
SEDALCO CONSTRUCTION SERVICES
RUSS GARRISON, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSS GARRISON, PRESIDENT 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF September, 2016.

Ernest Hedgcoth
NOTARY PUBLIC, STATE OF TEXAS

8/29/17
COMMISSION EXPIRES

ERNEST HEDGCOTH
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-29-2017

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I ERNEST HEDGCOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND.

Ernest Hedgcoth
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 2804

STATE OF TEXAS
REGISTERED
ERNEST HEDGCOTH
2804
PROFESSIONAL
LAND SURVEYOR

The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 05/04/2016

FORT WORTH FIRE DEPARTMENT

JAH
10-6-16

FINAL PLAT

LOT 2B-R, & LOT 2C-R, BLOCK 1
FOSSIL CREEK PHASE 1, SECTION 1

BEING A REPLAT OF LOT 2B & PORTION OF LOT 2, FOSSIL CREEK, PHASE 1, SECTION 1 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN VOL. 388-140, PAGE 40,41&42 PLAT RECORDS, TARRANT COUNTY, TEXAS.

DATE PREPARED 05/04/2016

THIS PLAT FILED BY DOCUMENT NO. D216242224 DATE 10/14/2016.

PROJECT NUMBER 2016-040

OWNER:
SEDALCO Construction Services
4100 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
TEL: (817) 831-2245

ERNEST HEDGCOTH ENGINEER & SURVEYOR
FIRM NO. 626
5701-C MIDWAY ROAD
HALTOM CITY, TEXAS 76117
TEL: (817) 831-7711
FAX: (817) 831-6368

JOB No. 2016-040 DATE: 08/04/2016

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