

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 on schedule 1 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 on the connection date to the municipal water and/or wastewater system.

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 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.

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.

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.

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.

Floodplain Restriction
 No construction shall be allowed within the 100-year inundation area, 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 inundation area. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

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 100-year inundation area line as shown on the plat.

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 on 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.

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".

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.

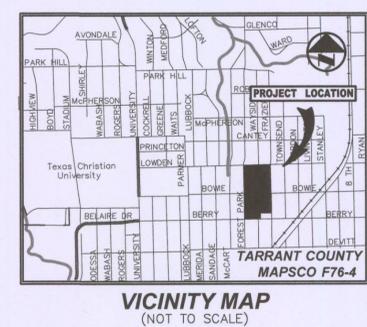
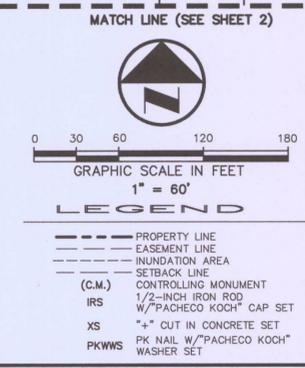
Public Open Space Easement
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Pressure Reducing Valves Required
 Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 22°49'15" W	43.24'	L10	S 26°42'56" E	66.59'
L2	N 00°15'08" W	70.11'	L11	S 31°37'23" E	42.64'
L3	S 40°40'51" E	38.83'	L12	S 14°33'57" E	71.97'
L4	N 22°49'15" W	21.52'	L13	S 43°42'53" E	64.00'
L5	N 22°49'15" W	86.22'	L14	S 59°03'51" E	78.86'
L6	S 89°44'52" W	326.00'	L15	S 39°11'19" E	91.49'
L7	N 00°15'08" W	540.46'	L16	S 29°16'38" E	90.28'
L8	S 00°15'08" E	47.91'	L17	S 21°29'02" E	55.53'
L9	S 45°37'58" E	14.66'	L18	S 16°00'06" E	91.14'

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on May 25, 2016.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0305K, Community-Panel No. 480596 0305 K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the solid floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- 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 parkway permit.
- 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 sold 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.
- S.W.M.P.: A Final Stormwater Management Plan shall be required and acceptance of this plan is required by the City of Fort Worth prior to any land disturbance activity related to development of Block 14-R, Lot 1R of Prospect Heights.
- Final ISWM submittal required related to SWM-2016-0093.
- Finished floor elevations (FFE) for all proposed structures on Lot 1R shall be a minimum of 2-ft above the highest adjacent 100-year water surface elevation based on SWS-054 Zoo Creek Storm Drain Study or best available information.



FS16-142

CASE NO. FS-16-142

FILED FOR RECORD AS DOCUMENT NO. D216247622, P.R.T.C.T., DATE 10/21/16

OWNER:
 FORT WORTH INDEPENDENT SCHOOL DISTRICT
 100 NORTH UNIVERSITY DRIVE
 FORT WORTH, TX 76107
 817-871-2000

SURVEYOR:
 PACHECO KOCH CONSULTING ENGINEERS, INC.
 6100 WESTERN PLACE, STE 1001
 FORT WORTH, TX 76107
 817-412-7155
 CONTACT: MICHAEL LEWIS, JR., R.P.L.S.

SHEET 1 OF 2
 FINAL PLAT

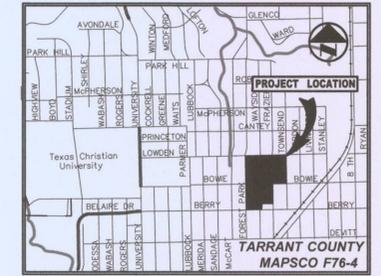
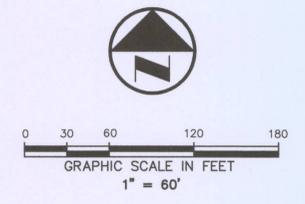
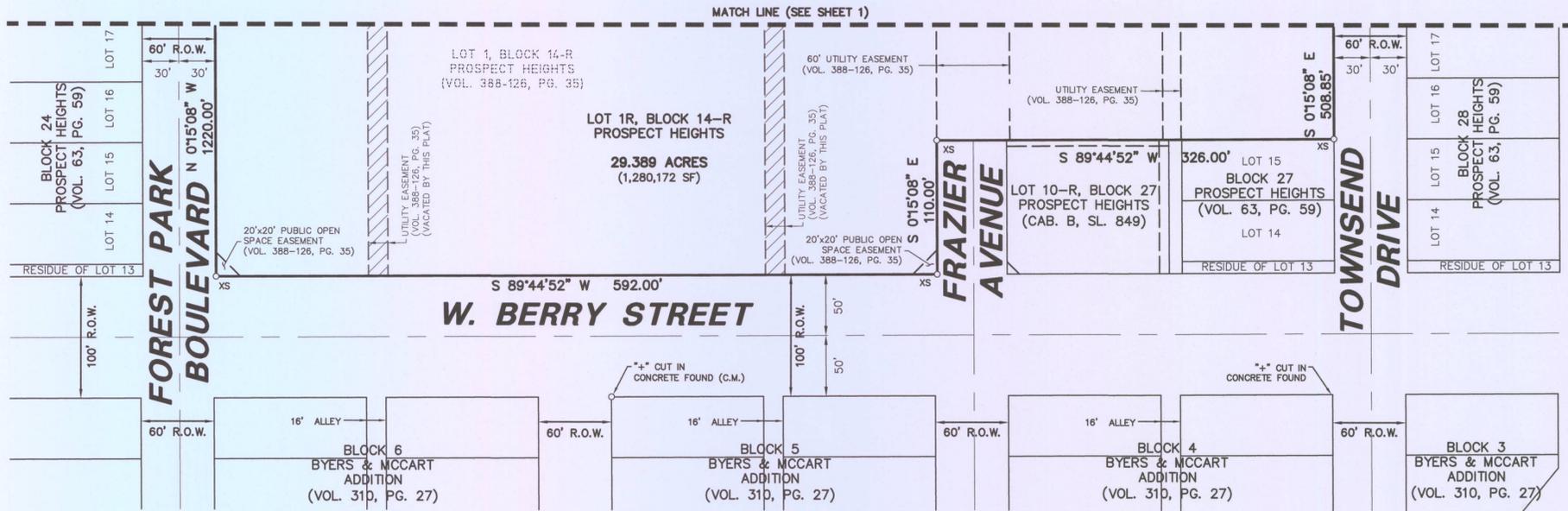
LOT 1R, BLOCK 14-R, PROSPECT HEIGHTS
 BEING A REPLAT OF LOT 1, BLOCK 14R, PROSPECT HEIGHTS, RECORDED IN VOL. 388-126, PG. 35 & LOT 1, BLOCK 13R, PROSPECT HEIGHTS, RECORDED IN CAB. A, SL. 8039, TARRANT COUNTY PLAT RECORDS BEING 29.389 ACRES OUT OF THE J. ASBURY SURVEY, ABSTRACT NO. 50, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Pacheco Koch
 6100 WESTERN PLACE, SUITE 1001
 FORT WORTH, TX 76107 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

DRAWN BY JMH	CHECKED BY RS	SCALE 1"=60'	DATE JUNE 2016	JOB NUMBER 3165-16.225
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 1216-145-1

FINAL PLAT - LOT 1R, BLOCK 14-R PROSPECT HEIGHTS



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- INUNDATION AREA
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/PAACHECO KOCH* CAP SET
- XS *+* CUT IN CONCRETE SET
- PKWWS PK NAIL W/PAACHECO KOCH* WASHER SET

OWNER'S CERTIFICATION

STATE OF TEXAS ~
COUNTY OF TARRANT ~

WHEREAS, Fort Worth Independent School District is the owner of a 23.389 acre tract of land situated in the John W. Asbury Survey, Abstract No. 50, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 1, Block 14-R, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 388-126, Page 35 of the Plat Records of Tarrant County, Texas; being all of Lot 1, Block 13R, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 8039 of the Plat Records of Tarrant County, Texas; being all of those tracts of land described in City Ordinance Numbers 1864, 1865, 3302, 7874, 15379 and 15380; and being all of those tract of land described in Deeds to the Fort Worth Independent School District recorded in Volume 1289, Page 489, Volume 2005, Page 258, Volume 2006, Page 38, Volume 2006, Page 49, Volume 2007, Page 308, Volume 2007, Page 449, Volume 2008, Page 5, Volume 2008, Page 273, Volume 2008, Page 321, Volume 2009, Page 116, Volume 2012, Page 287, Volume 2015, Page 5, Volume 2022, Page 209, Volume 2048, Page 508, Volume 2048, Page 507, Volume 2063, Page 105, Volume 2063, Page 329, Volume 2065, Page 84, Volume 2071, Page 586, Volume 2080, Page 371, Volume 2101, Page 85, Volume 2102, Page 447, Volume 2124, Page 370, Volume 2182, Page 445, Volume 2172, Page 194, Volume 2252, Page 144, Volume 2464, Page 184, Volume 2701, Page 216, Volume 2701, Page 219, Volume 2701, Page 221, Volume 2711, Page 272, Volume 2744, Page 590, Document Number D 198091106, Document Number D200185610, Document Number D200185611, Document Number D200187802, Document Number D200187803, Document Number D200190852, Document Number D200192443, Document Number D200198883, Document Number D200203932, Document Number D200203935, Document Number D200244245, Document Number D200248010, Document Number D200260189, Document Number D200260190, Document Number D200274416, Document Number D201026975, Document Number D201028282, Document Number D201136222, Document Number D201212656 and Document Number D202020799, all of the Dead Records of Tarrant County, Texas; said 23.389 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Block 13R; said point being the intersection of the north right-of-way line of W. Bowie Street (a 60-foot wide right-of-way) with the west right-of-way line of Gordon Avenue (a 60-foot wide right-of-way);

THENCE, South 89 degrees, 33 minutes, 47 seconds West, with the south line of said Block 13R and the said north line of W. Bowie Street, a distance of 327.03 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner in the west right-of-way line of Townsend Drive (a 60-foot wide right-of-way); said point being in the east line of said Block 14-R;

THENCE, South 00 degrees, 15 minutes, 08 seconds East, with the east line of said Block 14-R and the said west line of Townsend Drive, a distance of 508.85 feet to a "+*" cut in concrete set at the most easterly southeast corner of said Block 14-R;

THENCE, South 89 degrees, 44 minutes, 52 seconds West, departing the said west line of Townsend Drive, and with a south line of said Block 14-R, a distance of 328.00 feet to a "+*" cut in concrete set for corner in the west right-of-way line of Frazier Avenue (a 60-foot wide right-of-way);

THENCE, South 00 degrees, 15 minutes, 08 seconds East, with the said west line of Frazier Avenue, a distance of 110.00 feet to a "+*" cut in concrete set at the most southerly southeast corner of said Block 14-R; said point being the intersection of the said west line of Frazier Avenue with the north right-of-way line of W. Berry Street (a 100-foot wide right-of-way);

THENCE, South 89 degrees, 44 minutes, 52 seconds West, with the south line of said Block 14-R and the said north line of W. Berry Street, a distance of 592.00 feet to a "+*" cut in concrete set at the southwest corner of said Block 14-R; said point being the intersection of the said north line of W. Berry Street with the east line right-of-way line of Forest Park Boulevard (a 60-foot wide right-of-way);

THENCE, North 00 degrees, 15 minutes, 08 seconds West, with the west line of said Block 14-R and the said east line of Forest Park Boulevard, a distance of 1,220.00 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set at the northwest corner of said Block 14-R; said point being the intersection of the said east line of Forest Park Boulevard with the south right-of-way line of W. Lowden Street (a 60-foot wide right-of-way);

THENCE, North 89 degrees, 44 minutes, 52 seconds East, with the said south line of W. Lowden Street, a distance of 1,243.87 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set at the northeast corner of said Block 13R; said point being the intersection of the said south line of W. Lowden Street with said west line of Gordon Avenue;

THENCE, South 00 degrees, 21 minutes, 47 seconds East, with the east line of said Block 13R and the said west line of Gordon Avenue, a distance of 600.09 feet to the POINT OF BEGINNING;

CONTAINING: 1,280,172 square feet or 29.389 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF TARRANT ~

NOW, AND THEREFORE, know all men by these presents that, FORT WORTH INDEPENDENT SCHOOL DISTRICT does hereby adopt this plat as **LOT 1R, BLOCK 14-R, PROSPECT HEIGHTS**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 17th day of October, 2016.

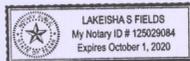
FORT WORTH INDEPENDENT SCHOOL DISTRICT

By:
Name: Jacinto Ramos, Jr.
Title: Board of Education President

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Jacinto Ramos, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of October, 2016.

Notary Public in and for the State of Texas
My Commission Expires: October 1, 2020



SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TARRANT ~

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision in May 2016, and that all corners are shown hereon.

Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773



BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of October, 2016.

Notary Public in and for the State of Texas
My Commission Expires: July 30, 2019



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: October 21, 2016

By:
Chairman

By:
Secretary

OWNER:
FORT WORTH INDEPENDENT SCHOOL DISTRICT
100 NORTH UNIVERSITY DRIVE
FORT WORTH, TX 76107
817-871-2000

SURVEYOR:
PAACHECO KOCH CONSULTING ENGINEERS, INC.
6100 WESTERN PLACE, STE 1001
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL LEWIS, JR., R.P.L.S.

OWNERSHIP TABLE

VOL. 1289	PG. 499
VOL. 2005	PG. 258
VOL. 2006	PG. 49
VOL. 2006	PG. 38
VOL. 2007	PG. 308
VOL. 2007	PG. 449
VOL. 2008	PG. 5
VOL. 2008	PG. 273
VOL. 2008	PG. 321
VOL. 2009	PG. 116
VOL. 2012	PG. 287
VOL. 2015	PG. 5
VOL. 2022	PG. 209
VOL. 2048	PG. 506
VOL. 2048	PG. 507
VOL. 2063	PG. 105
VOL. 2063	PG. 329
VOL. 2065	PG. 84
VOL. 2071	PG. 566
VOL. 2080	PG. 371
VOL. 2101	PG. 85
VOL. 2102	PG. 447
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VOL. 2162	PG. 445
VOL. 2172	PG. 194
VOL. 2252	PG. 144

OWNERSHIP TABLE

VOL. 2464	PG. 164
VOL. 2701	PG. 218
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VOL. 2701	PG. 221
VOL. 2711	PG. 272
VOL. 2744	PG. 590
DOC. NO. D198091106	
DOC. NO. D200185610	
DOC. NO. D200185611	
DOC. NO. D200187802	
DOC. NO. D200187803	
DOC. NO. D200190852	
DOC. NO. D200192443	
DOC. NO. D200196883	
DOC. NO. D200203932	
DOC. NO. D200203935	
DOC. NO. D200244245	
DOC. NO. D200248010	
DOC. NO. D200260189	
DOC. NO. D200260190	
DOC. NO. D200274416	
DOC. NO. D201026975	
DOC. NO. D201028282	
DOC. NO. D201136222	
DOC. NO. D201212656	
DOC. NO. D202020799	

SHEET 2 OF 2
FINAL PLAT
**LOT 1R, BLOCK 14-R,
PROSPECT HEIGHTS**
BEING A REPLAT OF LOT 1, BLOCK 14R,
PROSPECT HEIGHTS, RECORDED IN
VOL. 388-126, PG. 35 &
LOT 1, BLOCK 13R, PROSPECT HEIGHTS,
RECORDED IN CAB. A, SL. 8039,
TARRANT COUNTY PLAT RECORDS
BEING 29.389 ACRES OUT OF THE
J. ASBURY SURVEY, ABSTRACT NO. 50,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Pacheco Koch 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107 817.412.7155
TX REG. ENGINEERING FIRM F-468
TX REG. SURVEYING FIRM LS-10008001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMH	RS	1"=60'	JUNE 2016	3165-16.225

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FINAL PLAT - LOT 1R, BLOCK 14-R, PROSPECT HEIGHTS