

FINAL PLAT
LOT 27R, BLOCK 4
MOCKINGBIRD LANE ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
 CASE NO. FS-16-168

UTILITY EASEMENTS:

ANY PUBLIC FRANCHISE 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 THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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 SCHEDULE 1 OF THE IMPACT FEE ORDINANCE. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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 PLAT, THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS BASED.

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 A WARRANTY THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMIT:

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROVED 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.

CONSTRUCTION OVER EASEMENTS:

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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 PERMIT:

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

FLOOD HAZARD NOTE:

PORTIONS OF THIS TRACT APPEAR TO BE LOCATED WITHIN OTHER AREAS, ZONE 'X' (SHADED) - AREAS DETERMINED TO BE LOCATED INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, OTHER AREAS, ZONE 'X' - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND THE WESTERN PORTION APPEARS TO LIE WITHIN A REGULATORY FLOODWAY ZONE 'AE' ACCORDING TO THE FIRM COMMUNITY PANEL 48490C000K, DATED SEPTEMBER 29, 2009. FOR MORE INFORMATION VISIT WWW.FEMA.GOV.

EASEMENT CORNERS:

ALL EASEMENT CORNERS ARE SET POINTS, UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS:

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 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 OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE PRESSURE REDUCING VALVES NOTE:

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 90 PSI.

SITE DRAINAGE STUDY NOTE:

PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) 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 STORM WATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

SURVEY DESCRIPTION:

STATE OF TEXAS

COUNTY OF TARRANT

OF A 0.534 ACRE (23,281 ± SQ FT) TRACT OF LAND BEING ALL OF LOT 27 AND THE SOUTH 1/2 OF LOT 28, BLOCK 4, MOCKINGBIRD LANE ADDITION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOLUME 388-U, PAGE 28, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO WINSTAR CONTRACTORS, L.P. D/B/A "M" THE BUILDERS, L.P. IN DOCUMENT NO. D215192805, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY OF HARLANWOOD DRIVE (SO RIGHT-OF-WAY) FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 27, BLOCK 4, MOCKINGBIRD LANE ADDITION, AS RECORDED IN VOLUME 388-U, PAGE 28, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 85° 48' 23" W 212.27 FEET ALONG THE SOUTH LINE OF SAID LOT 27, BLOCK 4 AND THE NORTH LINE OF LOTS 25, BLOCK 4, MOCKINGBIRD LANE ADDITION, AS RECORDED IN VOLUME 388-Z, PAGE 28, PLAT RECORDS, TARRANT COUNTY, TEXAS; TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 27, BLOCK 4 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID IRON ROD BEING IN THE EAST LINE OF A VARIABLE WIDTH DRAINAGE AND PUBLIC UTILITY EASEMENT PER SAID VOLUME 388-U, PAGE 28, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 85° 48' 23" E 125.03 FEET ALONG THE EAST LINE OF SAID DRAINAGE AND PUBLIC UTILITY EASEMENT AND THE WEST LINE OF LOTS 27 & 28, BLOCK 4, MOCKINGBIRD LANE ADDITION (V. 388-U, P. 28, P.R.C.T.) TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A SQUARE STEEL POST BEARS NORTHWEST 07 FEET.

THENCE N 85° 48' 23" E 175.57 FEET ALONG THE NORTH LINE OF D215192805, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS TO A FOUND 5/8" IRON ROD IN THE WEST LINE OF SAID HARLANWOOD LANE AND AT THE NORTHEAST CORNER OF SAID D215192805, O.P.R.C.T. FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 04° 02' 51" E 120.00 FEET ALONG THE WEST LINE OF SAID HARLANWOOD LANE TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

[Signature]
 KYLE RUCKER, R.P.L.S. NO. 6444
 AN 01752P - JUNE 2016



KNOW ALL MEN BY THESE PRESENTS:

THAT WINSTAR CONTRACTORS, L.P. D/B/A "M" THE BUILDERS, L.P., BEING THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 27R, BLOCK 4, MOCKINGBIRD LANE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE, FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON, WITNESS MY HAND, THIS 31 DAY OF August, 2016.

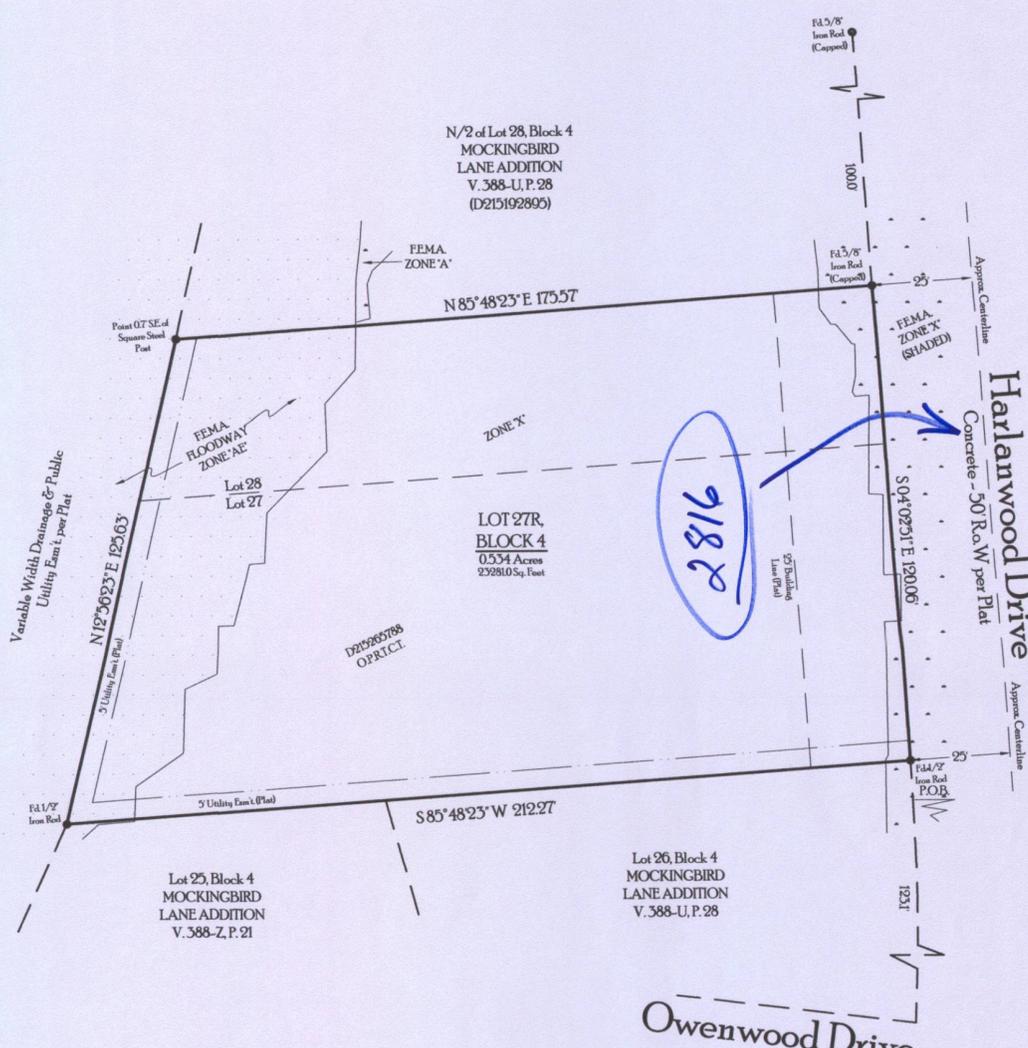
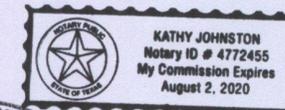
OWNER: *[Signature]* Winstar Contractors, L.P.
 BY: *[Signature]* Connor, 08/30/2016
 NAME/TITLE DATE

STATE OF TEXAS
 COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED Lee A. Hughes 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF August, 2016.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FILED THIS THE 2nd DAY OF September, 2016,
 IN D216204784 OF THE PLAT RECORDS OF
 TARRANT COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO ACQUIRE A BUILDING PERMIT FOR FUTURE DEVELOPMENT PER THE CITY OF FORT WORTH.

LAND USE TABLE	
TOTAL GROSS ACREAGE -	0.534
NUMBER OF RESIDENTIAL LOTS -	1
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	N/A
RESIDENTIAL ACREAGE -	0.534
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

OWNER:
 WINSTAR CONTRACTORS, LP
 D/B/A "M" THE BUILDERS, LP
 5320 CAMP BOWIE BLVD., SUITE D
 FORT WORTH, TX, 76107

SURVEYOR:
 CARTER SURVEYING & MAPPING
 KYLE RUCKER, R.P.L.S.
 110 PALO PINTO ST., STE. A
 WEATHERFORD, TX 76086
 817-594-0400

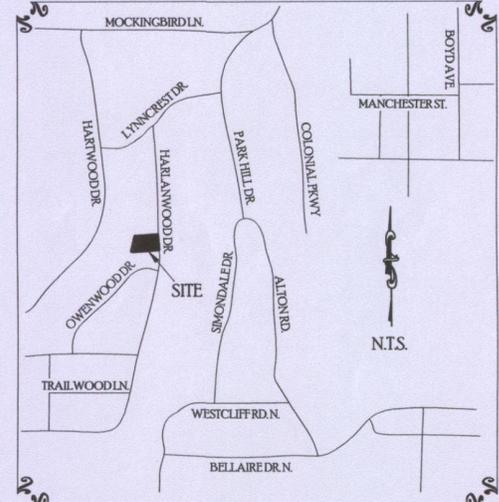
FORT WORTH

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: 9/2/2016

[Signature] Donald R. Boren CHAIRMAN
[Signature] Danae Bumphoff SECRETARY



FS16-168

FINAL PLAT
LOT 27R, BLOCK 4
MOCKINGBIRD LANE ADDITION
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
 BEING A REPLAT OF LOT 27 & 28, BLOCK 4, MOCKINGBIRD LANE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-U, PAGE 28, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 JUNE 2016
 CASE NO. FS-16-168

CARTER SURVEYING & MAPPING
 110 PALO PINTO ST. - WEATHERFORD, TX - 76086
 (P) 817-594-0400 - (F) 817-594-0403

