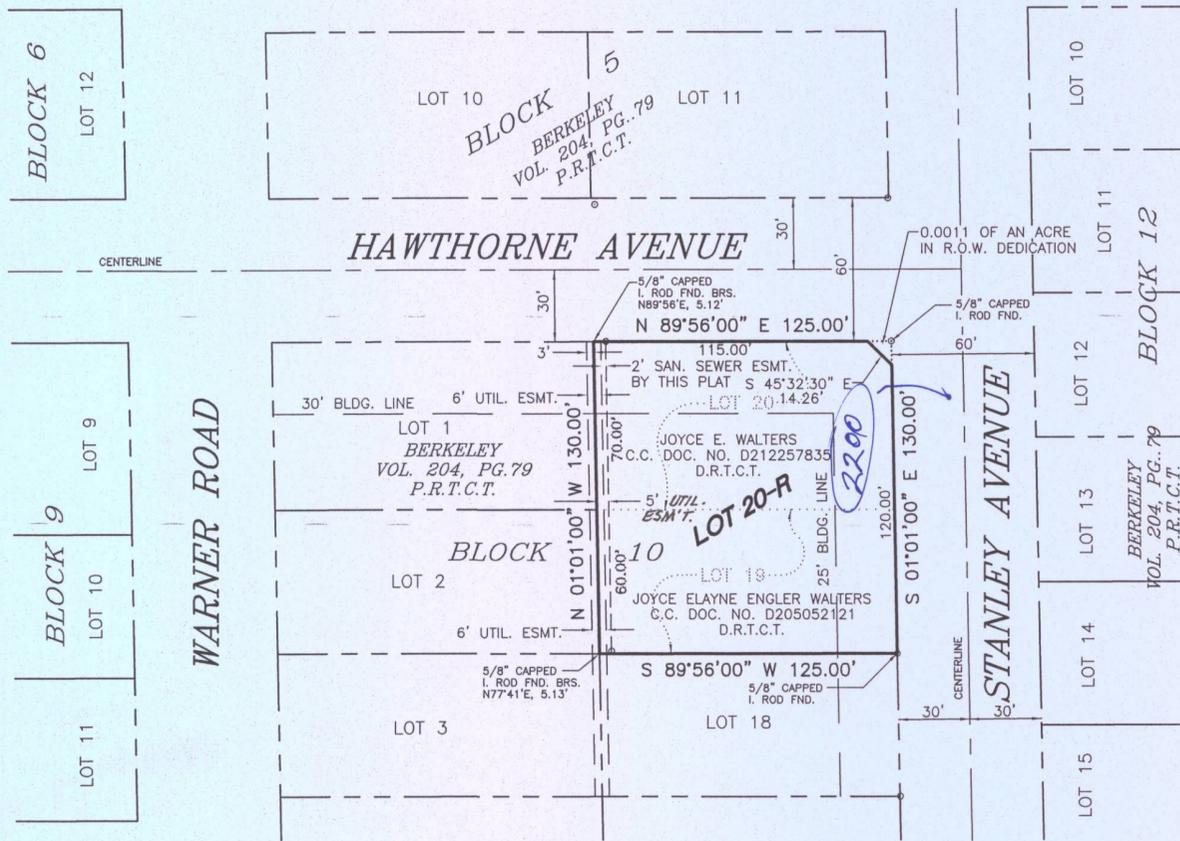
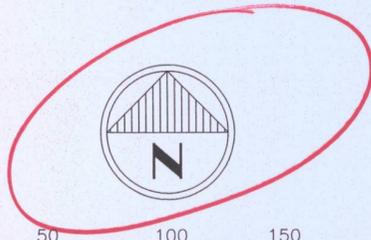


LOT 20-R, BLOCK 10
BERKELEY



AREA LOT 20-R
0.3719 ACRE

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 12/30/2016

By: Ronald R. Boren Chairman

By: Dana Burhoff Secretary

OWNER AT TIME OF PLATING
JOYCE E. WALTERS
4217 SARITA DRIVE
WORTH, TEXAS, 76109

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.

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 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.

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.

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 tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

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.

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.

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 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.

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.

FLOODPLAIN STATEMENT

No portion of the subject property lies within the 100 year Floodplain or Flood Hazard area as depicted by Flood Insurance Rate Map No. 48439C0305K, Community Panel No. 480596 0305 K, Map Revised September 25, 2009.

PRV Required

Private Pressure Reducing Valves will be required, water pressure exceeds 80 P.S.I.

THIS PLAT WAS FILED UNDER DOCUMENT
NO. D216305338 DATE: 12-30-16



Lt. McLean
12-29-16

PLAT OF
LOT 20-R, BLOCK 10, BERKELEY
in the City of Fort Worth,
Tarrant County, Texas,

being a replat of Lot 19 and Lot 20, Block 10, Berkeley,
as shown on the plat recorded in Vol. 204, Pg. 79, Tarrant
County Plat Records.

FS16-179

Compiled from records and surveys made
on the ground under my supervision.

G CURTIS SURVEYORS, LLC
TBPLS Firm No. 10194225

Gerald A. Curtis
18 October 2016
Gerald A. Curtis, RPLS
Texas Registration No. 1640

FS-16-179

DECEMBER 27, 2016

All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.L.S. Surveying Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408