

**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 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 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.

**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 AWARENESS 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 TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

**FLOOD HAZARD NOTE:**  
 THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48439C0280K, DATED SEPTEMBER 25, 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 80 P.S.I.

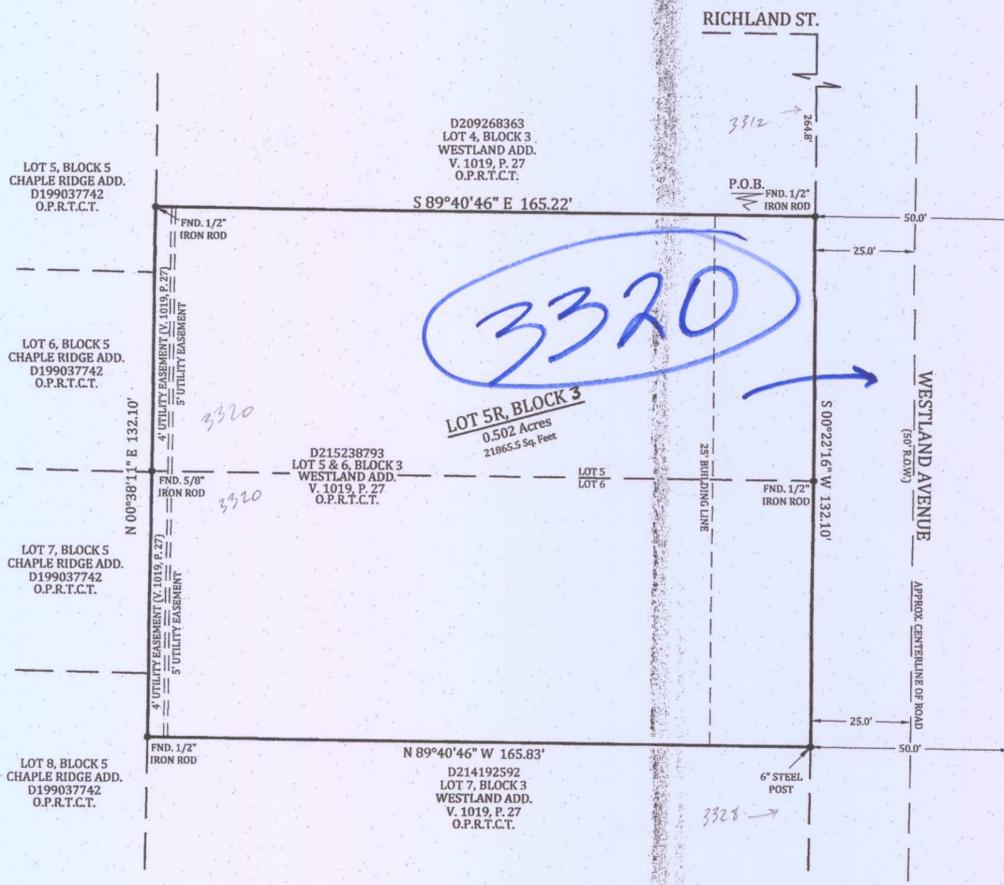
**SITE DRAINAGE STUDY NOTE:**  
 PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT 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.

LAND USE TABLE:	
TOTAL GROSS ACREAGE -	0.502
NUMBER OF RESIDENTIAL LOTS -	1
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	N/A
RESIDENTIAL ACREAGE -	0.502
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

OWNER:  
 TIM ROE  
 8395 CAMP BOWIE W. BLVD.  
 FORT WORTH, TX, 76116

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

**FINAL PLAT  
 LOT 5R, BLOCK 3  
 WESTLAND  
 AN ADDITION TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 CASE NO. FS-16-213**



**SURVEY DESCRIPTION:**  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 OF A 0.502 ACRE (21,865.5± SQ. FT.) TRACT OF LAND BEING ALL OF LOT 5 AND LOT 6, BLOCK 3, WESTLAND, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOLUME 1019, PAGE 27, PLAT RECORDS, TARRANT COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO TIM ROE, IN DOCUMENT NO. D215238793, 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 WESTLAND AVENUE (A 50' R.O.W.) AND AT THE COMMON CORNER OF LOTS 4 & 5, BLOCK 3, WESTLAND, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.  
 THENCE S 00°22'16" W 132.10 FEET ALONG THE WEST RIGHT-OF-WAY OF SAID WESTLAND AVENUE AND THE EAST LINE OF LOTS 5 AND 6, TO A 6" STEEL POST AT THE COMMON CORNER OF LOTS 6 AND 7 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.  
 THENCE N 89°40'46" W 165.83 FEET ALONG THE COMMON LINE OF LOTS 6 AND 7 TO A FOUND 1/2" IRON ROD AT THE COMMON CORNER OF LOTS 6 AND 7 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.  
 THENCE N 00°38'11" E 132.10 FEET ALONG THE WEST LINE OF SAID LOTS 5 AND 6 TO A FOUND 1/2" IRON ROD AT THE COMMON CORNER OF LOTS 4 AND 5 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.  
 THENCE S 89°40'46" E 165.22 FEET ALONG THE COMMON LINE OF LOT 4 AND LOT 5 TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

**SURVEYOR CERTIFICATION:**  
 THAT I, MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5865, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

MICAH HAMILTON, R.P.L.S. NO. 5865  
 JN160904P - SEPTEMBER 2016



**KNOW ALL MEN BY THESE PRESENTS:**  
 THAT, TIM ROE, BEING THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 5R, BLOCK 3, WESTLAND, 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 THE 9 DAY OF November 2016.

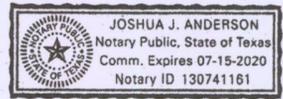
**OWNER:**  
 [Signature] 11/9/2016  
 NAME/TITLE DATE

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 Tim Roe 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 9 DAY OF November, 2016.

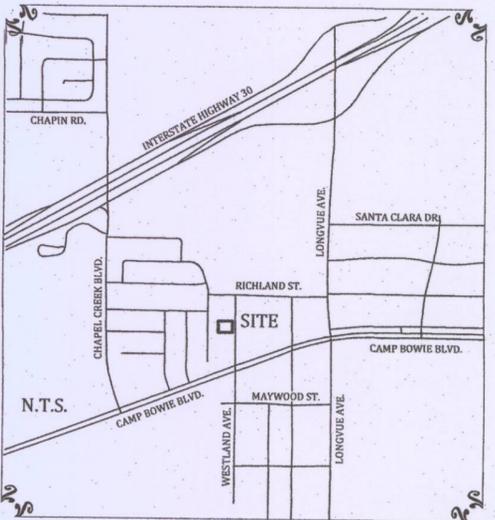
[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**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: 11/11/2016

[Signature] CHAIRMAN  
 [Signature] SECRETARY



FS16-213  
 JAM  
 11-10-16

CASE NO. FS-16-213  
**FINAL PLAT  
 LOT 5R, BLOCK 3  
 WESTLAND**  
 AN ADDITION TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 BEING A REPLAT OF LOTS 5 & 6, BLOCK 3, WESTLAND,  
 AN ADDITION TO THE CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS, AS RECORDED IN  
 VOLUME 1019, PAGE 27, DEED RECORDS, TARRANT  
 COUNTY, TEXAS.

SEPTEMBER 2016  
**CARTER SURVEYING  
 & MAPPING**  
 110 PALO PINTO ST. - WEATHERFORD, TX - 76086  
 (P) 817-594-0400 - (F) 817-594-0403

FILED THIS THE 11<sup>th</sup> DAY OF November, 2016,  
 IN D215238793 OF THE PLAT RECORDS OF  
 TARRANT COUNTY, TEXAS.

