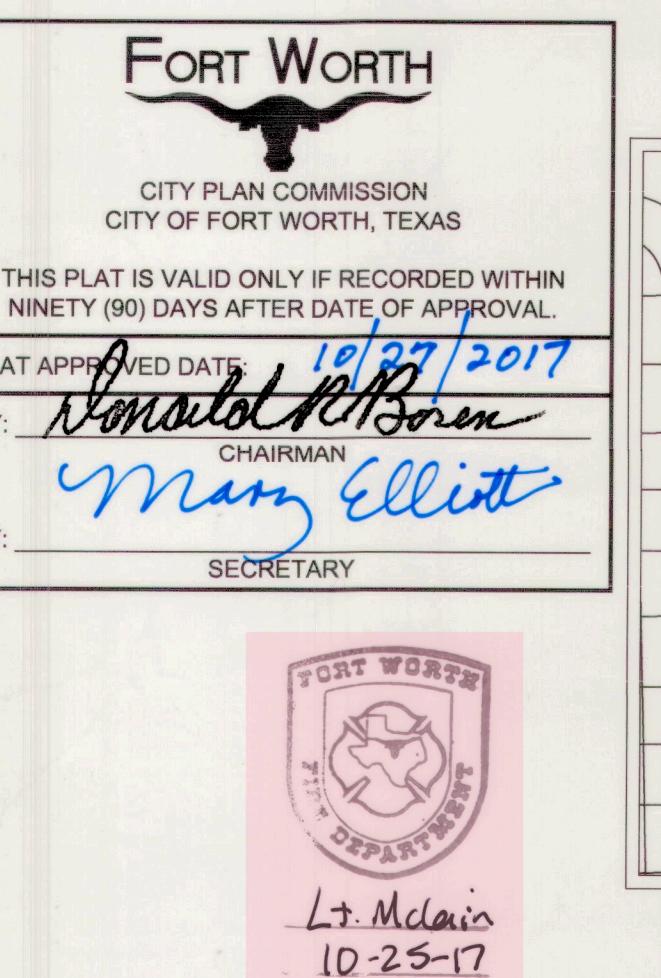


FS17-150

0217250539 10-27-17 ACR

| | | | |
|---|--|---|--|
| <p>WATER/WASTEWATER IMPACT FEES</p> <p>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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.</p> | | <p>SURVEYORS CERTIFICATION</p> <p>I, Roy Rodriguez, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.</p> | |
| <p>UTILITY EASEMENTS:</p> <p>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 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.</p> | |  <p>Roy Rodriguez Registered Professional Land Surveyor No. 5596</p> | |
| <p>TRANSPORTATION IMPACT FEES</p> <p>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 I 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.</p> | | <p>BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE, this <u>20th</u> day of <u>October</u>, 2017.</p> <p><u>Rudy Joe Martinez</u></p> | |
| <p>DEWALKS:</p> <p>Dewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".</p> | | <p>Notary Public in and for Dallas County, Texas My Commission Expires:</p> <p>Note:</p> <p>CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.</p> <p>Private P.R.V's will be required if water pressure exceeds 80 P.S.I.</p> | |
| <p>BUILDING PERMIT:</p> <p>A building permit shall be issued for any lot in this Subdivision until appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.</p> | | <p>FLOODPLAIN/DRAINAGEWAY MAINTENANCE:</p> <p>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 floodplain easement line as shown on the plat.</p> | |
| <p>BAN FORESTRY PLAT NOTE:</p> <p>Compliance with Tree Ordinance #17228-10-2006 will be required.</p> | | <p>PARKWAY PERMIT:</p> <p>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 parkway permit.</p> | |
| <p>FLOODPLAIN RESTRICTION:</p> <p>Construction shall be allowed within the floodplain 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, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.</p> | | <p>PARKWAY MAINTENANCE NOTE:</p> <p>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 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.</p> | |
| <p>FLOOD STATEMENT:</p> <p>This subject tract of land is in Flood Zones "X" in Special Flood Hazard Areas subject to inundation by the 2% annual chance flood according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps 439C0310K with revised date of September 25, 2009.</p> <p>Zone "X" is Areas determined to be outside the 0.2% annual chance floodplain.</p> | | <p>NOTE:</p> <p>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 1.0 acre or more of land disturbance.</p> | |



CASE NO: ES 17 150

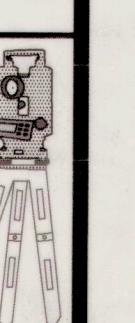
| | | | |
|--|---|--|--|
| <p>(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.</p> | <p>COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.</p> | | |
| <p><u>LEGEND</u></p> | | | |
| <p><input type="checkbox"/> GAS METER</p> | <p><input type="checkbox"/> CLEAN OUT</p> | <p><input type="checkbox"/> STORM DRAIN MAN HOLE</p> | <p><input type="checkbox"/> ELECTRIC BOX</p> |
| <p><input type="checkbox"/> GAS VALVE</p> | <p><input type="checkbox"/> MONITORING WELL</p> | <p><input type="checkbox"/> FIRE HYDRANT</p> | <p><input type="checkbox"/> TREE</p> |
| <p><input type="checkbox"/> TELEPHONE PEDESTAL</p> | <p><input type="checkbox"/> TRAFFIC SIGNAL POLE</p> | <p><input type="checkbox"/> WATER METER</p> | <p><input type="checkbox"/> SIGN</p> |
| <p><input type="checkbox"/> POWER POLE</p> | <p><input type="checkbox"/> TRAFFIC SIGNAL BOX</p> | <p><input type="checkbox"/> FUEL PORT</p> | <p><input type="checkbox"/> LIGHT POLE TYPICAL</p> |
| <p><input type="checkbox"/> DOWN GUY</p> | <p><input type="checkbox"/> SWB MAN HOLE</p> | <p><input type="checkbox"/> WATER VALVE</p> | <p><input type="checkbox"/> -X- FENCE</p> |
| <p><input type="checkbox"/> S.S. MAN HOLE</p> | <p><input type="checkbox"/> VAULT</p> | <p><input type="checkbox"/> TRANSFORMER PAD</p> | <p><input type="checkbox"/> -OHE- OVER HEAD ELECTRIC</p> |
| <p>1/2" CIRS 1/2" SET CAPPED IRON ROD</p> | <p>STAMPED 5596</p> | <p><input type="checkbox"/> TELEPHONE MAN HOLE</p> | <p></p> |

117.55 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**FINAL PLAT
POLYTECHNIC HEIGHTS ADDITION
LOT 4R, BLOCK 19**

BEING A REPLAT OF LOT'S 4,5,6,7 AND 8, BLOCK 19 AND LOT'S
4,5,6,7, AND A PORTION OF LOT 8, BLOCK 22
POLYTECHNIC HEIGHTS ADDITION
IN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY,
TEXAS, AS RECORDED IN VOLUME 63, PAGE 109, PRTCT
AND A PORTION OF AVENUE "F", ORDINANCE NO 3208
IN THE JAMES TUELL SURVEY ABSTRACT NUMBER 1530

1 793 ACRES



**BLUESTAR
SURVEYING LLC**

CEDAR BREAK CT. 817-659-9206
BURNIE, TEXAS 76022

westarsurveying@att.net

GF # 00105-2577

www.ijerpi.org | 2020, Vol. 10, No. 1 | ISSN: 2231-1765 | DOI: 10.5120/ijerpi2020v10i1p1-10