



WATER / WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES...

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES...

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...

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT...

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS...

FLOOD PLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTURATED...

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS...

LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION...

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE...

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...

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAYS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH...

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS U. S. HOME LLC, IS THE OWNER OF A 20.89 ACRE TRACT OF LAND SITUATED IN THE S.P. LOVING SURVEY, ABSTRACT NUMBER 943, TARRANT COUNTY, TEXAS...

EXECUTED AT FORT WORTH, TEXAS, THIS 12th DAY OF October, 2022.

LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A Texas Limited Partnership

BY: US HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U. S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER.

NAME: Jennifer Elia
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Elia, Authorized Agent, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, TO ME, THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED...

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS THE 12th DAY OF October, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
LAURA LYNN SALGADO
Notary ID #125165119
My Commission Expires January 18, 2025

SURVEYOR'S CERTIFICATION
I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS 'SET' WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION...

CAMDEN D. PIERCE, RPLS 6791
DATE: MARCH 2022
REVISED: OCTOBER 2022

THE PURPOSE OF THIS CORRECTION PLAT IS TO CORRECT SCRIVER'S ERROR (BLOCK 'S' TO READ BLOCK '1') AND (LOT 9, BLOCK 1 TO READ LOT 12, BLOCK 1)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/24/2022 01:53 PM
022225140
PLAT
Pages: 2
Fees: \$88.00

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: 10/21/2022
BY: Donald B. Boren, CHAIRMAN
BY: [Signature], SECRETARY

PAPE-DAWSON ENGINEERS
PIERCE-MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE
FTEAS, TEXAS 75703
(817) 239-3646
(972) 539-2206
TBRPLS FIRN REGISTRATION NO. 10194437

LEGEND
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.L.T.C.T.
IRS
BL BUILDING LINE
UE UTILITY EASEMENT DEDICATED VIA THIS PLAT
DE DRAINAGE EASEMENT
OPE OPEN SPACE EASEMENT
MIN. FFE MINIMUM FINISHED FLOOR ELEVATION
AC ACRES

LAND USE TABLE
RESIDENTIAL LOTS 74
NON-RESIDENTIAL LOTS 5
RESIDENTIAL ACREAGE 9.45 AC
NON-RESIDENTIAL ACREAGE 8.04 AC
RIGHT-OF-WAY DEDICATION 3.40 AC
PARK ACREAGE 0.00 AC
NET ACREAGE 17.89 AC
TOTAL ACREAGE 20.89 AC

MINIMUM FINISHED FLOOR ELEVATIONS
DEVELOPER
ENGINEER
SURVEYOR

LINE BEARING DISTANCE
CURVE (ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH)

FP-22-008 PREPARED MARCH 2021