

VICINITY MAP  
NOT TO SCALE

CASE NO. FS-20-202

**STANDARD NOTES:**

**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 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.

**Construction Prohibited Over Easements**

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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.

**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.

**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 or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**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, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the private open space easement as shown on this plat.

**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".

**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.

**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.

**Flood Plain/Drainage-Way: Maintenance**

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.

**Floodplain Restriction**

No construction shall be allowed within the floodplain easement without a 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.

**Parkway Permit**

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

**Covenants or Restrictions are Unaltered**

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, 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.R.V. Required**

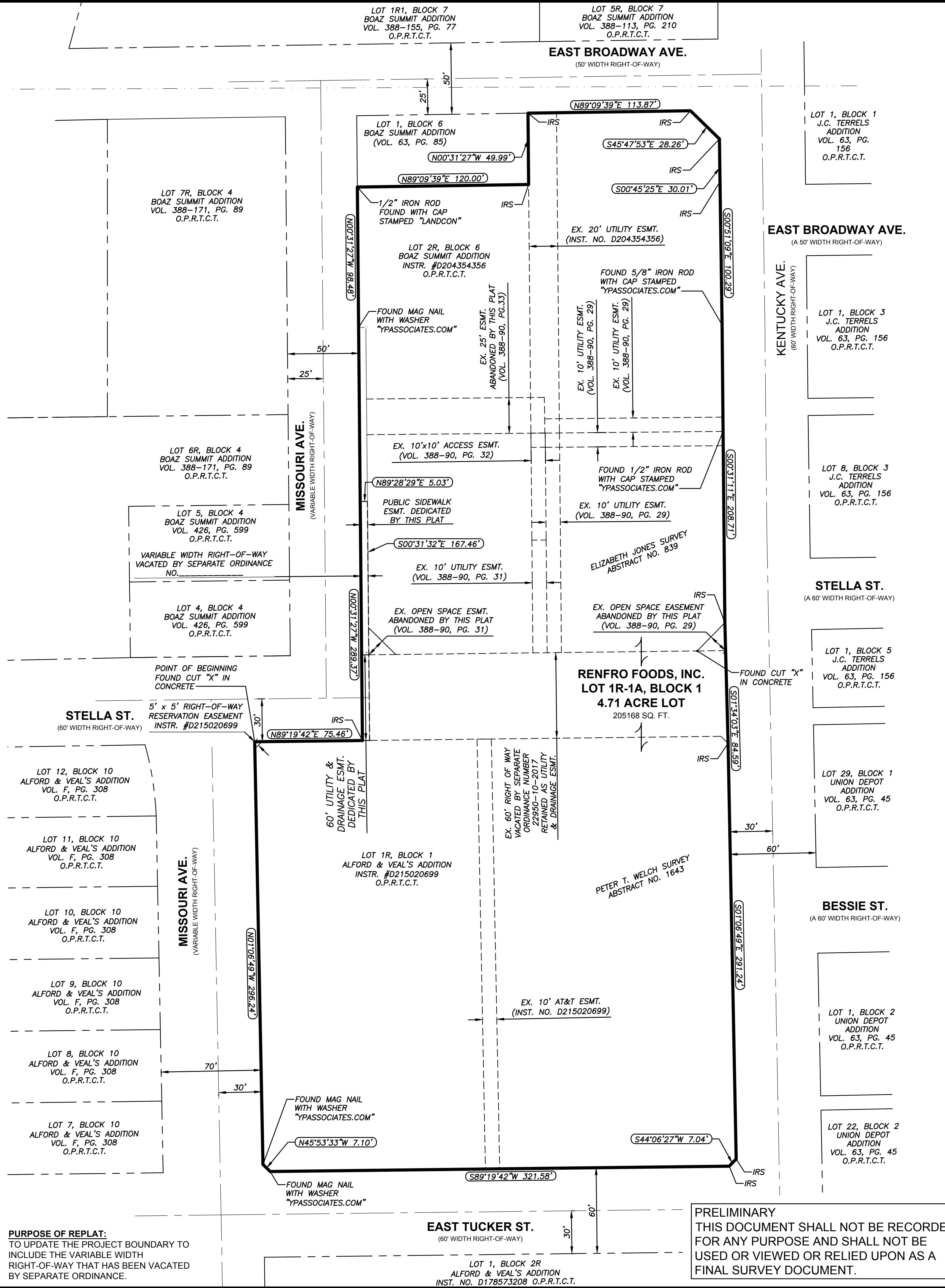
Private Pressure Reducing Valves will be required if water pressure exceeds 80 P.S.I.

**ROW Corner Clip: Future Requirement**

In the event the building located at the northwest corner of Stella Street and Missouri Avenue is removed, the ROW corner clip shall be observed in accordance with City standards prior to reconstruction. The existing fencing at the remaining intersections shall be removed in conjunction with building permits obtained onsite.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 495, Map Numbers 48439C0305 K, Map Revised Date: September 25, 2009, the subject property is located in: Zone X Unshaded. "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.

**PURPOSE OF REPLAT:**  
TO UPDATE THE PROJECT BOUNDARY TO INCLUDE THE VARIABLE WIDTH RIGHT-OF-WAY THAT HAS BEEN VACATED BY SEPARATE ORDINANCE.



PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS  
COUNTY OF TARRANT  
OWNER'S CERTIFICATE  
WHEREAS, Renfro Foods Inc, acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:  
PLAT METES AND BOUNDS DESCRIPTION

BEING a 4.71 acre of land situated in the Peter T. Welch Survey, Abstract Number 1643 and in the Elizabeth Jones Survey, Abstract Number 839, located in the City of Fort Worth, Tarrant County, Texas, being all of Lot 1R-1, Block 1, Alford & Veal's Addition, recorded in Instrument Number D217256563, Official Public Records, Tarrant County, Texas (OPRCT), and the portion of vacated right-of-way of Missouri Avenue West of Lot 1R-1, said 4.71 acre tract being more particularly described as follows:

BEGINNING at a found cut "X" on concrete at the northwest corner of said Lot 1R-1, at the intersection of the East right-of-way line of Missouri Avenue (variable width) and the south right-of-way line of Stella Street (60' width);

THENCE North 89 degrees 19 minutes 42 seconds East, a distance of 75.46 feet to a set 5/8" iron rod set with plastic cap stamped "HUITT-ZOLLARS" at the southeast corner of said vacated right-of-way;

THENCE North 00 degrees 31 minutes 27 seconds West, with the west line of said vacated right-of-way, a distance of 289.38 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" of said Lot 1R-1;

THENCE North 89 degrees 09 minutes 39 seconds East, with the north line of said Lot 1R-1, a distance of 120.00 feet to an IRS (see note 1) at an ell corner of said Lot 1R-1;

THENCE North 00 degrees 31 minutes 27 seconds West, with the west line of said Lot 1R-1, a distance of 49.99 feet to an IRS (see note 1) at the northern most northwest corner of said Lot 1R-1;

THENCE North 89 degrees 09 minutes 39 seconds West, with the west line of said Lot 1R-1, a distance of 113.87 feet to an IRS (see note 1) at the northern most northeast corner of said Lot 1R-1;

THENCE South 45 degrees 47 minutes 53 seconds East, continuing with the north line of said Lot 1R-1, a distance of 28.26 feet to an IRS (see note 1) at the eastern most northeast corner of said Lot 1R-1;

THENCE South 00 degrees 51 minutes 09 seconds East, with the east line of said Lot 1R-1, a distance of 100.29 feet to a found 5/8" iron rod with cap stamped "ypassociates.com" at the east line of said Lot 1R-1;

THENCE South 00 degrees 31 minutes 11 seconds East, with the east line of said Lot 1R-1, passing at a distance of 74.68 feet a found 1/2" iron rod with cap stamped "ypassociates.com" at the east line of said Lot 1R-1, continuing with the east line of said Lot 1R-1, a total distance of 208.71 feet to an IRS (see note 1) at the east line of said Lot 1R-1;

THENCE South 01 degrees 34 minutes 03 seconds East, with the east line of said Lot 1R-1, a distance of 84.59 feet to an IRS (see note 1) at the east line of said Lot 1R-1;

THENCE South 01 degrees 06 minutes 49 seconds East, with the east line of said Lot 1R-1, a distance of 291.25 feet to an IRS (see note 1) at the east line of said Lot 1R-1;

THENCE South 44 degrees 06 minutes 27 seconds West, with the east line of said Lot 1R-1, a distance of 7.04 feet to an IRS (see note 1) at the southern most southeast corner of said Lot 1R-1;

THENCE South 89 degrees 19 minutes 42 seconds West with the south line of said Lot 1R-1, a distance of 321.58 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the southern most southwest corner of said Lot 1R-1;

THENCE North 45 degrees 53 minutes 33 seconds West, with the west line of said Lot 1R-1, a distance of 7.10 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the western most southwest corner of said Lot 1R-1;

THENCE North 01 degrees 06 minutes 49 seconds West, with the west line of said Lot 1R-1, a distance of 296.24 feet to the POINT OF BEGINNING and containing 4.71 acres, or 205,168 square feet of land, more or less.

NOTE:  
1. IRS = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"  
2. ACCEPTANCE OF A DETAILED DRAINAGE STUDY IS REQUIRED BY THE CITY OF FORT WORTH BEFORE THE ISSUANCE OF GRADING PERMIT OR BUILDING PERMIT FOR ANY DEVELOPMENT OF LOT 1R-1, BLOCK 1 RENFRO FOODS WAREHOUSE ADDITION.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That, I, Doug Renfro, on behalf of Renfro Foods, Inc., the owner of the herein above described real property and do hereby adopt this plat as LOT 1R-1A, BLOCK 1, ALFORD & VEAL'S ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and we do hereby dedicate to the public use forever the right-of-way and easements shown herein.  
WITNESS MY HAND THIS \_\_\_\_ day of \_\_\_\_ 2020.  
By: \_\_\_\_\_  
NOTARY PUBLIC  
State of Texas  
This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_ 2020 by \_\_\_\_\_ of \_\_\_\_\_, a Texas limited liability company.

Notary Public  
SURVEYORS STATEMENT  
This is to certify that I, Mitchell S. Pillar, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.  
For Huitt-Zollars, Inc.

Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
Firm Registration No. 10025600  
1717 McKinney Avenue  
Suite 1400  
Dallas, Texas 75202-1236  
OWNER:  
RENFRO FOODS, INC  
815 STELLA STREET  
FORT WORTH, TEXAS 76104  
FINAL PLAT  
**LOT 1R-1A, BLOCK 1  
ALFORD & VEAL'S ADDITION**  
BEING A REPLAT OF LOT 1R-1 BLOCK 1 ALFORD & VEAL'S ADDITION AS RECORDED IN INSTRUMENT NUMBER D217256563, SITUATED IN THE PETER T. WELCH SURVEY, ABSTRACT 1643 AND THE ELIZABETH JONES SURVEY, ABSTRACT 839

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL  
PREPARED BY:  
**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Fort Worth  
500 West 7th Street, Suite 300  
Fort Worth, Texas 76102-4728  
Phone (817) 335-3000 Fax (817) 335-1025  
Plat Approval Date:  
By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Secretary  
NOVEMBER 2020 SHEET 1 OF 1