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.

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.

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.

FLOOD NOTE:

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 484 39C 0260 H EFFECTIVE AUGUST 2, 1995. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

FORT WORTH FIRE DEPARTMENT

LL BAH 9.25.08

FS-008-133

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Whereas Fort Worth Legacy Investments LP is the owner of the following described property, to wit: LOT 20, BLOCK 1, HASLET HEIGHTS, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3153, Plat Records, Tarrant County, Texas;
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I Kourosh Hemyari , President of Fort Worth Legacy Investments LP, do hereby accept this plat as my plan for subdivision of the same, to be known as LOT 20R, BLOCK 1, HASLET HEIGHTS, and do hereby dedicate to the public use forever all the Roads, Rights of Way, and Easements as shown; Witness my hand at Fort Worth, Tarrant County, Texas this _____day of _____, 2008.

Kourosh Hemyari, President.

_____.

STATE OF TEXAS)(
COUNTY OF TARRANT)(
Before me, the undersigned authority on this day personally appeared Kourosh Hemyari, 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 intention therein stated.

Given under my hand and seal of office this __day of _____, 2008.
Notary Public, Tarrant County, Texas

NOTE:

1. AREA = 4.309 ACRES
2. PROPOSED LOT = 1
3. BEARINGS ARE BASED UPON MONUMENTS FOUND ALONG THE SOUTHERLY LINE CAB A, SLIDE 3153, PLAT RECORDS OF TARRANT COUNTY, TEXAS.
4. ALL 1/2" IRON RODS SET OR FOUND (CAPPED HARP 2002) UNLESS OTHERWISE NOTED.
5. CM = CONTROL MONUMENT
6. REFERENCE BEARING LINE PER PLAT RECORDED CAB. A, SLIDE 3153 P.R.T.C.T.
7. AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO BATES ASTON ROAD.
8. TXDOT PERMIT REQUIRED FOR WORK IN AND ALONG STATE ROW. STREET CONNECTIONS TO TXDOT ROW CONTINGENT UPON TXDOT APPROVAL.
9. WEST 30 FEET OF BATES ASTON ROAD DEDICATED BY ORIGINAL PLAT.
10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN,DRIVE APROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF ISSUANCE OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

STATE OF TEXAS REGISTERED TED B. HARP 2002 LAND SURVEYOR

OWNER:
FT. WORTH LEGACY INVESTMENTS LP
8100 JOHN CARPENTER FWY #110
DALLAS, TEXAS 75247

SURVEYOR:
TED B. HARP
433 LOUELLA DRIVE WEST
HURST, TEXAS 76054

LOT 21

½" IRF "HARP 2002"

N 14°46'56" E 75.36'

½" IRF "HARP 2002"

HASLET HEIGHTS
LOT 19

S 75°13'04" E 618.00'

7.5' UTILITY EASEMENT

50' BUILDING LINE

7.5' UTILITY EASEMENT

N 38°34'34" W 699.36'

BEARING REFERENCE LINE PER PLAT A-3153

LOT 20R
BLOCK 1
4.309 ACRES

W.C. RALL SURVEY
ABSTRACT NO. 1800

U.S. HIGHWAY 287 & HIGHWAY 81 VARIABLE RANGE IS 350'-775' - TXDOT APPROVAL REQUIRED FOR PROPOSED INTERCHANGE

½" IRF "HARP 2002"

LOT 20R BLOCK 1 ZONED BY APPROVAL OF THIS PLAT

S 14°46'56" W 464.99'

BATES ASTON ROAD (60' R.O.W.)

4' R.O.W. DEDICATION CAB. A, SLIDE 3153 P.R.T.C.T.

25' BUILDING LINE ON ORIGINAL PLAT ABANDONED BY THIS PLAT

7.5' UTILITY EASEMENT

25' BUILDING LINE

BRASS TXDOT MON. FND

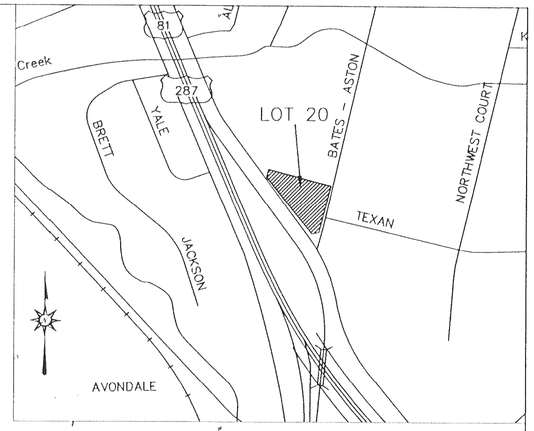
25' BL ½" IRF

S 78°45'49" W 67.71'

C.L. BATES ASTON

30' EACH SIDE TO R.O.W.

30' 30'



LOCATION MAP
1"=1000'

THIS IS TO CERTIFY THAT AS DATED HEREON, I HAVE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY. THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS, VISIBLE EASEMENTS OR ANY OTHER EASEMENTS EXCEPT AS SHOWN. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN IN FLOOD HAZARD AREAS IN ACCORDANCE WITH TH DOCUMENT ENTITLED " DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION – SPECIAL FLOOD HAZARD AREA MAPS".

THEODORE B. HARP, R.P.L.S 2002

AUTHORIZED BY ORDER OF COMMISSIONERS OF TARRANT COUNTY, TEXAS

By: _____ COUNTY CLERK

By: _____ DEPUTY

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: 9/26/08

By: _____ CHAIRMAN

By: _____ SECRETARY

CONSTRUCTION NOT COMPLETE WITHIN TWO YEAS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY CONSTRUCTION STANDARDS AND REGULATIONS

N

0' 50' 100' 150'

FINAL PLAT OF LOT 20R, BLOCK 1
HASLET HEIGHTS,
BEING A REPLAT
OF
LOT 20, BLOCK 1
CABINET A, SLIDE 3153
P.R.T.C.T.
OF
HASLET HEIGHTS
W.C. RALL SURVEY
ABSTRACT NO. 1800
AN ADDITION
TO
TARRANT COUNTY, TEXAS

Cabinet B Slide 3607

10/10/08

ORIGINAL