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.

SITE DRAINAGE STUDY

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.

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.

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 a parkway permit.

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.

P.R.V. REQUIRED

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

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.

SIDEWALKS

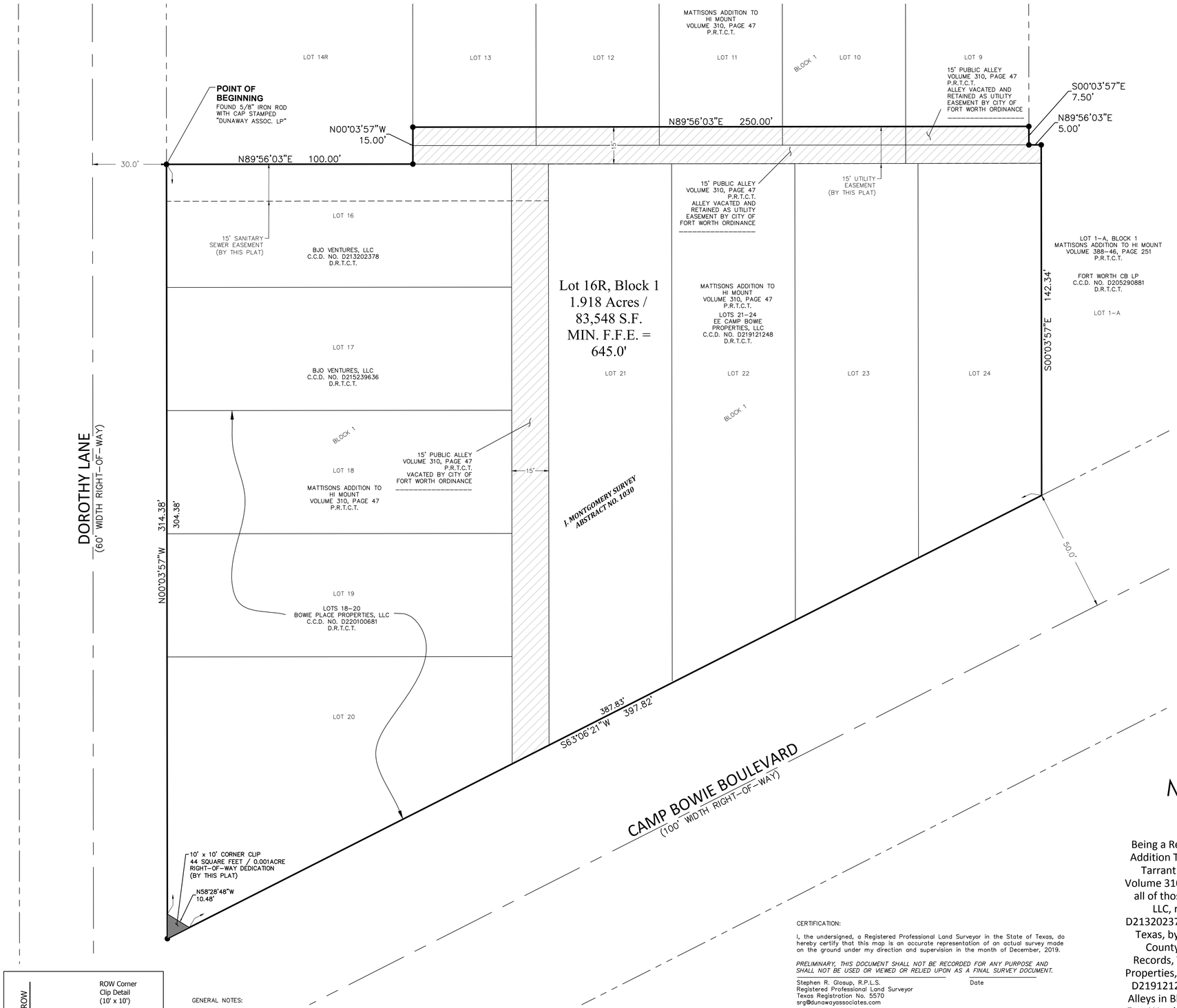
Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

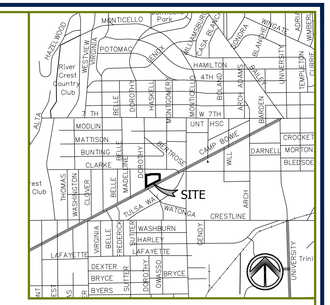
CONSTRUCTION PROHIBITED OVER EASEMENTS

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.

PRIVATE MAINTENANCE

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.





VICINITY MAP
Not To Scale

OWNER / DEVELOPER:

BOWIE PLACE PROPERTIES, LLC
15508 WRIGHT BROTHERS DRIVE
ADDISON, TEXAS 75001
(817)-461-2232

ENGINEER/SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE - SUITE 400
FORT WORTH, TX 76107
(817)-335-1121

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch= 20 ft.

The sole purpose of this replat is to combine nine existing lots into one lot (Lot 16R, Block 1)

Final Plat of

Lot 16R, Block 1

Mattisons Addition To Hi-Mount

Being a Replat of a portion of Lots 16-24, Block 1, Mattisons Addition To Hi-Mount, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 47, Plat Records, Tarrant County, Texas, and all of those certain tracts of land, by deed to BJO Ventures, LLC, recorded in County Clerk's Document Number D213202378 and D215239636, Deed Records, Tarrant County, Texas, by deed to Bowie Place Properties, LLC, recorded in County Clerk's Document Number D220100681, Deed Records, Tarrant County, Texas, by deed to EE Camp Bowie Properties, LLC, recorded in County Clerk's Document Number D219121248, Deed Records, Tarrant County, Texas, and the Alleys in Block 1 of said Mattisons Addition vacated by City of Fort Worth Ordinances _____

1 Lot 1.917 Acres

This plat was prepared in March 2021

FS–21–065

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:

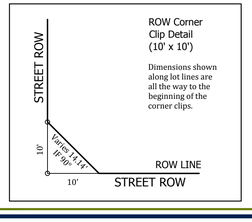
By: _____ Chairman

By: _____ Secretary

JOB NO. B005619.002

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

DATE: JANUARY 11, 2021



ROW Corner Clip Detail (10' x 10')

Dimensions shown along lot lines are all the way to the beginning of the corner clips.

GENERAL NOTES:

1. Building lines will be per the City of Fort Worth Zoning Ordinances.
2. The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon GPS measurements, according to the GPS Reference Network.
3. According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel No. 305 of 430, Map Number 48439C0350 L, Map Revised Date: September 2, 2009. The subject property is located in Zone "X (unshaded)", defined as Areas determined to be outside the 500–year floodplain". This statement does not reflect any type of flood study by this firm.
4. All property corners are 5/8" iron rods with yellow cap stamped "Dunaway Assoc. LP" unless otherwise noted hereon.

LAND USE TABLE	
Total Gross Acreage	1.918 Ac.
Right-of-Way Dedication	0.001 Ac.
Net Acreage	1.917 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	1.917 Ac.
Private Park Acreage	0
Public Park Acreage	0

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of December, 2019.

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.

_____ Date

Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunawayassociates.com

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

This Plat Filed In County Clerk's Document No. D_____ Date: _____

FS-21-065

PLOTTED BY: Brett Stephens ON: Thursday, November 11, 2021 At 11:27 AM FILEPATH: C:\ProductionAll\005\005619\01\Survey\Drawings\Replat\B005619-201 Bowie House Replat.dwg