

1.0618 ACRES/46,255 SQUARE FEET - LOT 1-R
 0.8606 ACRES/37,488 SQUARE FEET - LOT 1-R-A
 1.8972 ACRES/82,642 SQUARE FEET - LOT 2-R
 1.0072 ACRES/50 SQUARE FEET - R.O.W. DEDICATION
 3.8208 ACRES/166,435 SQUARE FEET - TOTAL

FORT WORTH
 CITY PLANCOMMISSION
 CITY OF FORT WORTH, TEXAS

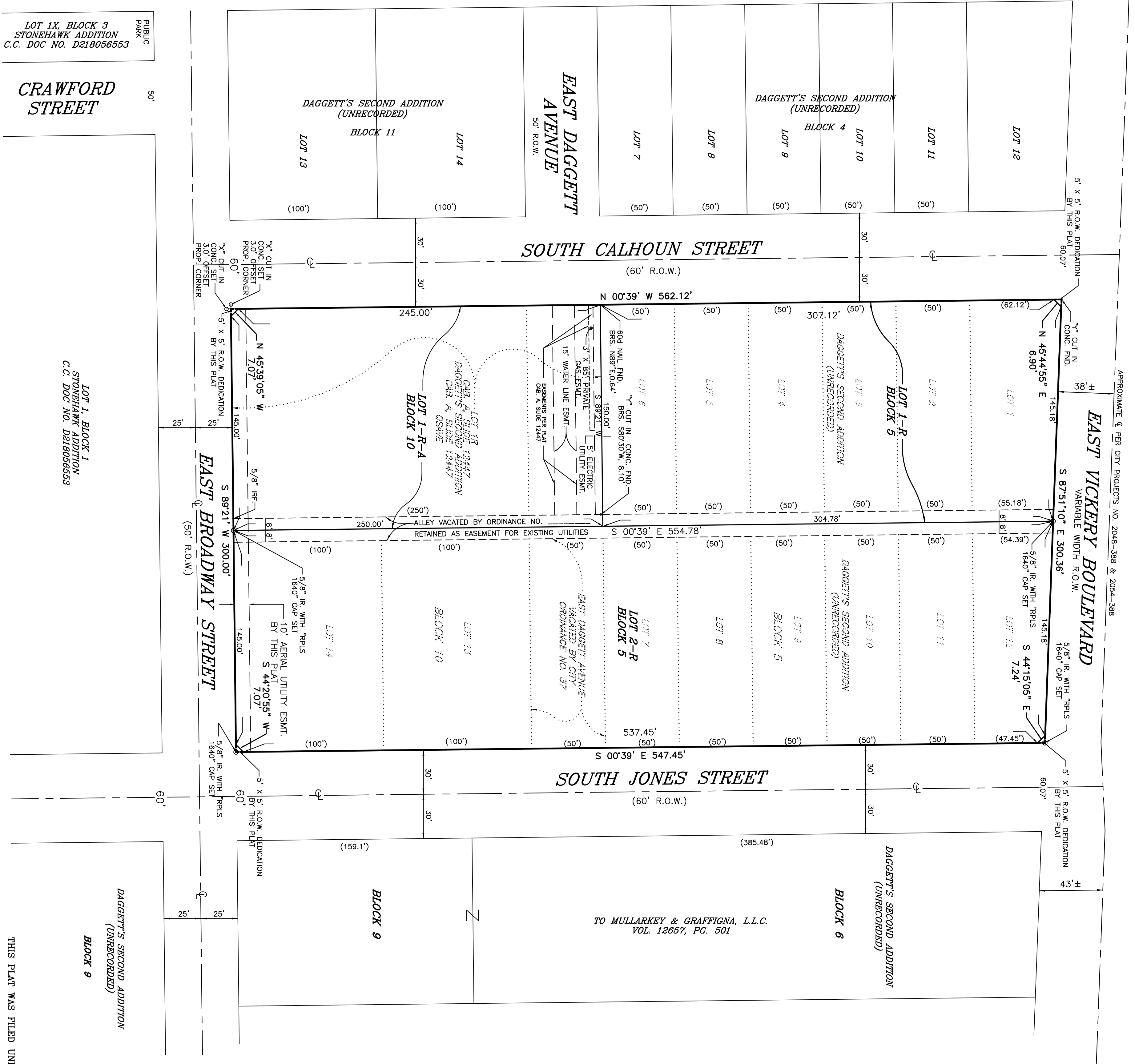
This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: _____

By: _____ Chairman
 By: _____ Secretary

All original copies of survey maps and descriptions prepared by the surveyor shall be retained by the surveyor. This plat is a copy of the original survey map or description copy without the embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
 T.B.P.L.S. Surveying Firm No.10194225
 P.O. Box 471787 817/334-0381
 Fort Worth, Texas 76147-1408



LOT 1X, BLOCK 3
 STONEHAWK ADDITION
 C.C. DOC NO. D218056553

CRAWFORD STREET

LOTS 1-8, BLOCK 5
 300 EAST WICKERY, LLC
 111 BUILDING STAR TRAIL
 ALTO, NEW MEXICO 88312
 ATTN: PAULA R. WORK
 817-484-7957

LOTS 2-12, BLOCK 6
 413 214 BLOCK 10
 BONDVENTRO REAL ESTATE, LLC
 3400 CAMP BOWIE BLVD.
 CHH 214
 FORT WORTH, TEXAS 76104

LOT 1-R, BLOCK 10
 201 SOUTH CALHOUN # 125
 FORT WORTH, TEXAS 76104

OWNERS AT TIME OF PLATTING

LOT 1, BLOCK 1
 STONEHAWK ADDITION
 C.C. DOC NO. D218056553

EAST BROADWAY STREET

LOT 1-R, BLOCK 5
 300 EAST WICKERY, LLC
 111 BUILDING STAR TRAIL
 ALTO, NEW MEXICO 88312
 ATTN: PAULA R. WORK
 817-484-7957

THIS PLAT WAS FILED UNDER DOCUMENT NO. _____, DATE: _____

- NOTES:
1. THE SUBJECT PROPERTY BY SCALED LOCATION LIES WITHIN ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48439C0305L, REVISED MARCH 21, 2019.
 2. BEARINGS ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83.
 3. DISTANCES IN PARENTHESSES () ARE PLAT OR DEED CALLS FOR DISTANCE.

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.

Water / Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The amount to be assessed is determined based upon Schedule 1 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 structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

Sidewalks
 Sidewalks are required adjacent to both streets and roadways. Sidewalks shall be constructed with the Sidewalk Policy per City Development Design Standards.

Parkway Permit
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and other improvements are required for the purpose of building permit issuance via a parkway permit.

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 interferes with the efficient use 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 the existing utility systems, and to remove all such part of its respective systems which may be put in the way of producing the permission of anyone.

Floodplain Statement
 The subject property, by scaled location, lies within Zone X (Unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by the Flood Insurance Rate Map No. 48439C0170L, revised March 21, 2019.

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

ROW Corner Clip: Future Requirement
 If there are existing buildings which normally would obstruct the provision of a ROW corner clip, the following note is required on the plat. In the event the building (s) is (are) removed, the ROW corner clip dedication shown shall be observed in accordance with City standards prior to reconstruction.

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 on the date of the plat application. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Covenants or Restrictions are Un-allowed
 This Report does not vacate the previous plat or record governing the remainder of the subject property, and the owner shall 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, recreation areas, open spaces and drainage facilities, and said easements shall be maintained by 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.

Site Drainage Study
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required for the subject property. The study shall be 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 indicating the proposed improvements. The current owner will inform each buyer of the same.

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PLAT OF

LOTS 1-R AND 2-R, BLOCK 5, AND

LOT 1-R-A, BLOCK 10,

DAGGETT'S SECOND ADDITION

in the City of Fort Worth, Tarrant County, Texas,

being a revision of Lots 1 through 12, Block 5, and Lots 1-R, 1-R-A, 1-R-B, 1-R-C, 1-R-D, 1-R-E, 1-R-F, 1-R-G, 1-R-H, 1-R-I, 1-R-J, 1-R-K, 1-R-L, 1-R-M, 1-R-N, 1-R-O, 1-R-P, 1-R-Q, 1-R-R, 1-R-S, 1-R-T, 1-R-U, 1-R-V, 1-R-W, 1-R-X, 1-R-Y, and 1-R-Z, and the included public alley and vacated East Daggett Avenue, Daggett's Second Addition.

FS-19-170

Compiled from records and surveys made on the ground under my supervision.
 G CURTIS SURVEYORS, LLC
 T.B.P.L.S. Firm No. 10194225
 Gerald A. Curtis, RPLS
 Texas Registration No. 1640