

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. UTILITY EASEMENTS SHOWN HEREON WITHOUT EXISTING RECORDING INFORMATION ARE TO BE CREATED BY THIS PLAT.
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.
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".

PARKWAY PERMIT:
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

BUILDING PERMIT:
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.

PRIVATE MAINTENANCE:
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 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.

SITE DRAINAGE STUDY NOTES:
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.

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

FINAL PLAT SHOWING

BEING A REPLAT OF LOTS 7A, 7B, 7C, 9A, 9B & 9C,
BLOCK 17 & LOTS 1 & 16R, BLOCK 16, BROADMOOR
ADDITION, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN VOLUME 388-E, PAGE
20, PLAT RECORDS TARRANT COUNTY, TEXAS

0'40'80'120'

LEGEND

IRF

CIRF

CIRS

C.M.

UE

IRON ROD FOUND

CAPPED IRON ROD FOUND

CAPPED IRON ROD SET

STAMPED "GSI SURVEYING"

CONTROLLING MONUMENT

UTILITY EASEMENT

OWNER:
BOWERS HOMES, LLC
1402 HADDINGTON LANE
KELLER, TX 76248

CASE NUMBER
FP-23-110

FLOODPLAIN NOTES:
ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48439C0070K, EFFECTIVE SEPTEMBER 25, 2009, THIS PROPERTY LIES WITHIN ZONE "X", OUTSIDE THE SPECIAL FLOOD HAZARD AREA.
FLOODPLAIN RESTRICTION:
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE THE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. 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.
PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

IMPACT FEE STATEMENT:
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 THE 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.

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 THE 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.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT I _____, AGENT OF YIP HOLDING, LLC, DO HEREBY ADOPT THIS FINAL PLAT AS LOTS 7R1, 7R2, 7R3, 9R1, 9R2, 9R3, IN BLOCK 17, & LOTS 1R & 16R, IN BLOCK 16, OUT OF BROADMOOR ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

YIP HOLDING,LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED

_____, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT I TODD BOWERS, AGENT OF BOWERS HOMES, LLC, DO HEREBY ADOPT THIS FINAL PLAT AS LOTS 7R1, 7R2, 7R3, 9R1, 9R2, 9R3, IN BLOCK 17, & LOTS 1R & 16R, IN BLOCK 16, OUT OF BROADMOOR ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON;

TODD BOWERS
BOWERS HOMES,LLC

STATE OF TEXAS
COUNTY OF TARRANT

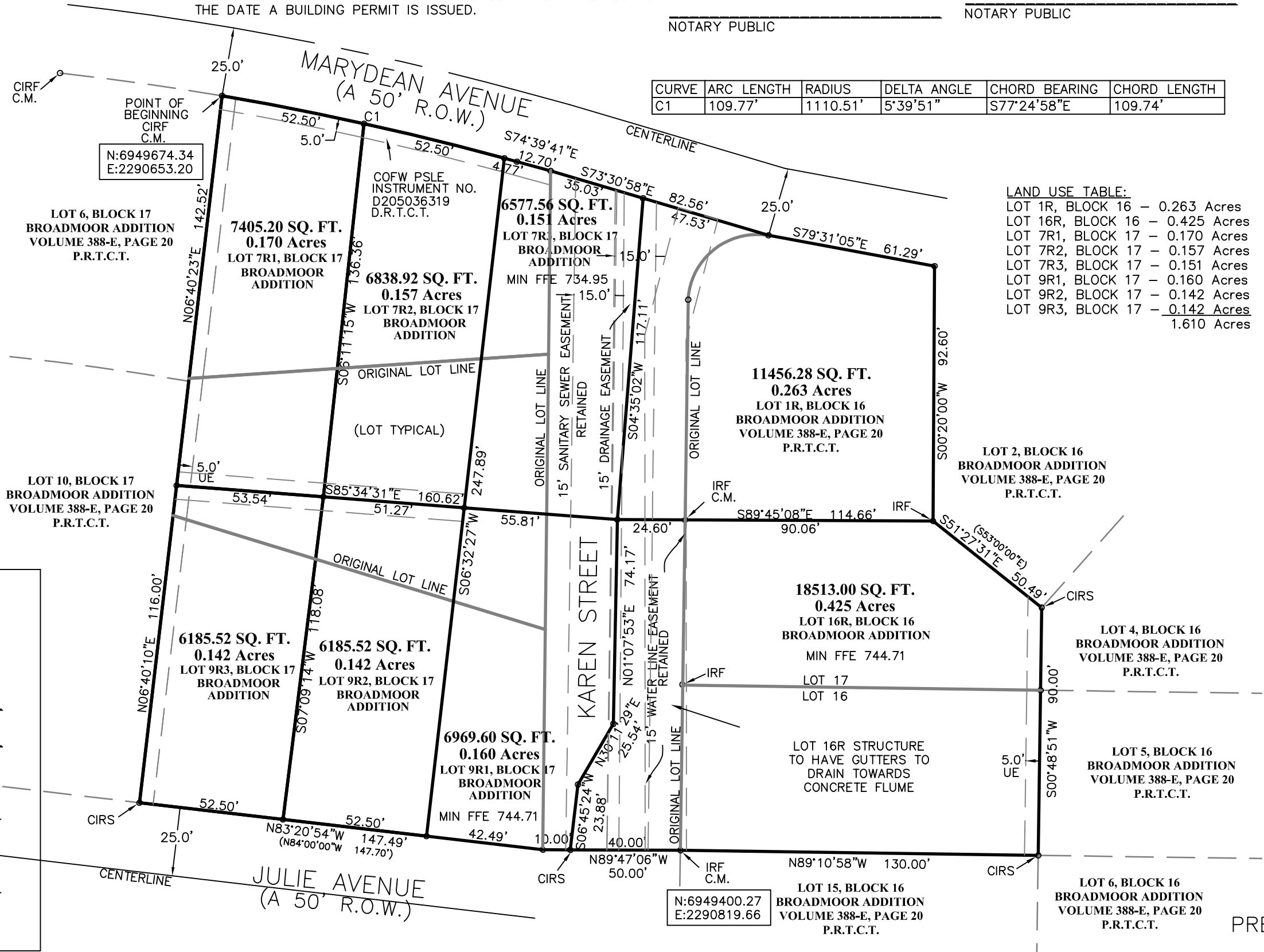
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD BOWERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.77'	1110.51'	5°39'51"	S77°24'58"E	109.74'

LAND USE TABLE:	
LOT 1R, BLOCK 16	— 0.263 Acres
LOT 16R, BLOCK 16	— 0.425 Acres
LOT 7R1, BLOCK 17	— 0.170 Acres
LOT 7R2, BLOCK 17	— 0.157 Acres
LOT 7R3, BLOCK 17	— 0.151 Acres
LOT 9R1, BLOCK 17	— 0.160 Acres
LOT 9R2, BLOCK 17	— 0.142 Acres
LOT 9R3, BLOCK 17	— 0.142 Acres
	1.610 Acres



PROPERTY DESCRIPTION:

BEING A 1.610 ACRE TRACT OF LAND, OUT OF BROADMOOR ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 388-E, PAGE 20, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHWEST CORNER OF LOT 7, BLOCK 17, OF SAID BROADMOOR ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 6, OF SAID BLOCK 17, IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 1110.51 FEET, IN THE SOUTH LINE OF MARYDEAN AVE, A 50' RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE SOUTH LINE OF SAID MARY DEAN AVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, S 77°24'58" E, 109.74 FEET, AN ARC LENGTH OF 109.77 FEET;
2. S 74°39'41" E, A DISTANCE OF 12.70 FEET;
3. S 73°30'58" E, A DISTANCE OF 82.56 FEET,
4. S 79°31'05" E, A DISTANCE OF 61.29 FEET, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 16, OF SAID BROADMOOR ADDITION, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 16, OF SAID BROADMOOR ADDITION;

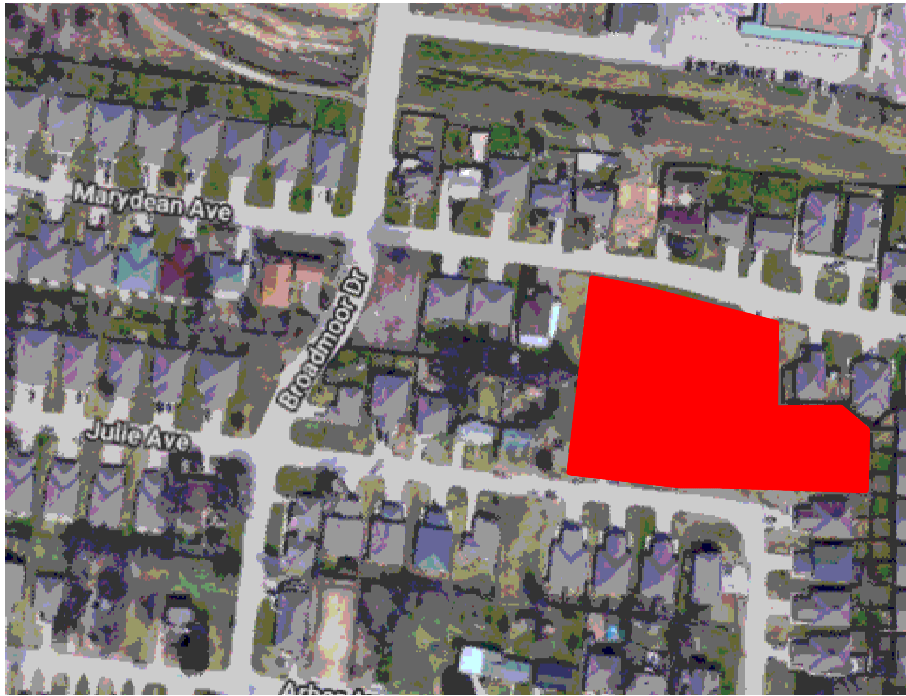
THENCE, CROSSING SAID BLOCK 16, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. S 00°20'00" W, A DISTANCE OF 92.60 FEET, TO AN IRON ROD FOUND;
2. S 51°27'31" E, A DISTANCE OF 50.49 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. S 00°48'51" W, A DISTANCE OF 90.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF LOT 16, OF SAID BLOCK 16, FOR THE NORTHEAST CORNER OF LOT 15, OF SAID BLOCK 16;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOTS 15 AND 16, BLOCK 16, N 89°10'58" W, A DISTANCE OF 130.00 FEET, TO AN IRON ROD FOUND, IN THE NORTH LINE OF JULIE AVE., A 50' RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE NORTH LINE OF SAID JULIE AVE., THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. N 89°47'06" W, AT 40.00 FEET, PASSING A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN ALL A DISTANCE OF 50.00 FEET;
2. N 83°20'54" W, A DISTANCE OF 147.49 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF LOT 9, OF SAID BLOCK 17, FOR THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 17;

THENCE, CROSSING SAID BLOCK 17, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. N 06°40'10" E, A DISTANCE OF 116.00 FEET;
2. N 06°40'23" E, A DISTANCE OF 142.52 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.610 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S.NO. 6084 ON AUGUST 29, 2018. ALL BEARINGS, COORDINATES, AND DISTANCES RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (NA 2011).

VICINITY MAP
(NOT TO SCALE)



SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 27, 2017, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS

OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=40'

Date: 01/23/24

DWG: 2018454-FINAL PLAT

Drawn: OF

Checked: SJH

Job: 2018-454

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. DRAINAGE EASEMENTS SHOWN HEREON WITHOUT EXISTING RECORDING INFORMATION ARE TO BE CREATED BY THIS PLAT.