DRAINAGE SPECIAL NEEDS
A FINAL STORM WATER MANAGEMENT PLAN (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 STORM WATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 1.0 ACRE.

NOTE: AS SHOWN ON FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 48439C0170L MAP REVISED DATED MARCH 21, 2019 THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 'X'. ZONE 'X' IS DEFINED AS THOSE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NOTE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PARKWAY PERMIT NOTE:
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER PAVEMENT TIE–IN DRIVE APPROACHES SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME 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 ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM 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, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER / WASTEWATER IMPACT FEE NOTE:
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.

ALL BUILDING LINES SHALL BE IN COMPLIANCE WITH THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND,

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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 FORM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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.

PRESSURE REDUCING VALVE NOTE: (P.R.V.'S) . PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

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.

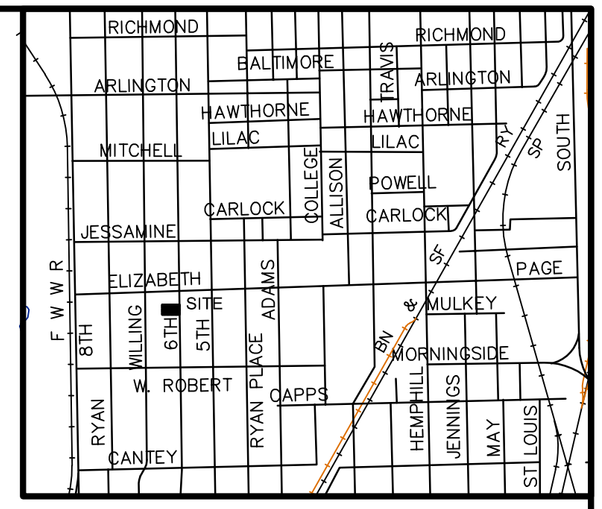
URBAN FORESTRY PLAT NOTE:
COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY
SHALL BE REQUIRED FOR THIS SITE.

0 **50** 100 150 200

HORIZONTAL SCALE: 1" = 50'

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods,tied to the SmartNet Network reference Station 2308. Bearings are grid and distances are horizontal ground measurements.

N



VICINITY MAP

ELIZABETH BOULEVARD

WILLIAM D NORTHERN
ELIZABETH M.E. NORTHERN
D220189618 DRTC

FENCE POST BEARS N3°25'02"W 0.51'

12.5' WATER AND UTILITY EASEMENT THIS PLAT

SET 5/8IN BRAZED IRON PN

N89°35'52"E 140.00'

ALLEY VACATED BY ORD

FD 1/2IP

S89°35'52"W 135.00'

N0°24'08"W 62.50'

S0°24'08"E 62.50'

5

5R
MIN FF 660.0

S89°35'52"W 140.00'

FD CIP

15' ALLEY

12.5'

70'

WILLING AVENUE

80'

6TH AVENUE

150.0'

FD 'Y' CUT IN CONC

BLOCK 12
RYAN PLACE ADDITION
VOL 310 PG 83 DRTC

BLOCK 11
RYAN PLACE ADDITION
VOL 310 PG 83 DRTC

1 2 3 4 5 6 7 8 9

24 25 26 27 28

OWNER :
Larry L Tyner and Susan T, Tyner
2412 6th Ave
Fort Worth. Texas 76110

PLATTED AREA
LOT 5R 0.201 Ac

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

FS-22- / /2022

FOR GENERAL INFORMATION ONLY
THIS MAP WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER THE SUPERVISION OF JB DAVIES III RPLS NO 4368
THIS MAP IS NOT TO BE FILED FOR RECORD AND IS FOR REVIEW PURPOSES ONLY.
J. B. DAVIES III RPLS NO 4368 OCTOBER 20, 2022

J. B. DAVIES, INC. SURVEYORS
P.O. BOX 6835
FORT WORTH, TEXAS 76115
817-335-3154
TBPLS NO. 10159100

FINAL PLAT
LOT 5R
BLOCK 12
RYAN PLACE ADDITION
FORT WORTH TARRANT COUNTY TEXAS

BEING A REPLAT OF LOT 5 BLOCK 12 RYAN PLACE ADDITION FORT WORTH TARRANT COUNTY TEXAS AND A PORTION OF A 12.5FT WIDE ALLEY ACCORDING TO THE PLAT RECORDED IN VOLUME 310 PAGE 83 OF THE DEED RECORDS OF TARRANT COUNTY TEXAS BEING A REPLAT OF LOT

OCTOBER , 2022