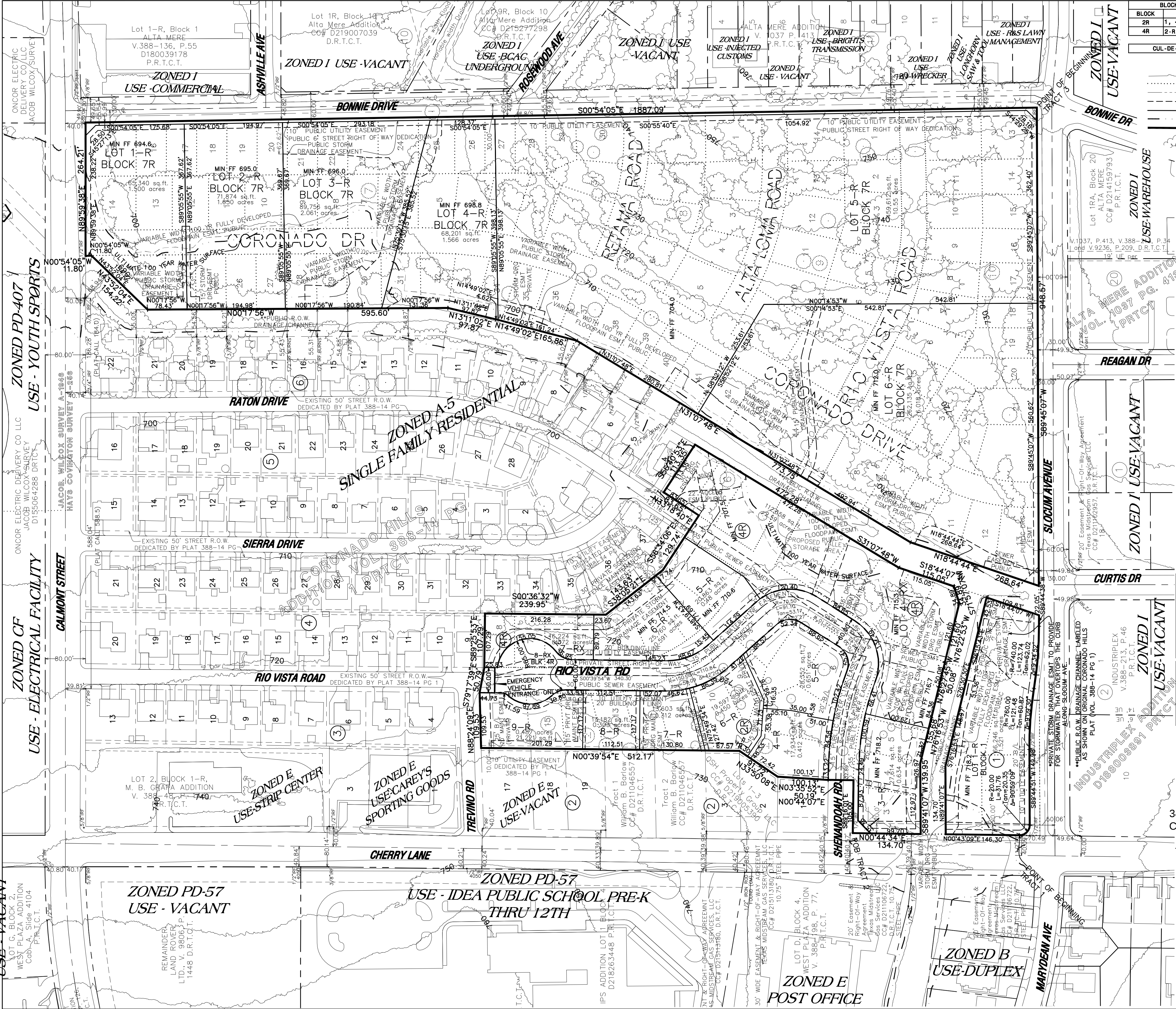




BLOCK FACE LENGTHS			
BLOCK	LOTS	LENGTH	
2R	1, 4R THRU 9-R	1,166.75	
4R	2-R THRU 7-R	1,297.59	

CUL-DE-SAC LENGTH 1213

LEGEND

- CONTOUR W ELEV
- EXIST LOT LINE
- ADJ LOT LINE
- PROP ESMT
- PROP LOT LINE
- ULT 100 YR WS
- TRACT BOUNDARY

TREE CANOPY

LAND USE TABLE				
USE	LOCATION		AREA (ac.)	AREA (s.f.)
	BLOCK	LOT		
STREET ROW SHENNANDOAH/RIO VISTA	4R	8-RX	1.642	71,506
STREET ROW BONNIE	7R	1-R THRU 5-R	0.263	11,447
OPEN SPACE	4R	7-RX	0.372	16,224
OPEN SPACE	4R	4-RX	2.588	112,658
COMMERCIAL	1	1-R	1.521	66,246
COMMERCIAL	2R	4-R TO 9-R	2.615	113,889
COMMERCIAL	4R	3-R 5-R 6-R	1.789	77,916
INDUSTRIAL	7R	1-R THRU 6-R	23.291	1,022,681
TOTAL			34.078	

(b) Storm drainage easements. Easements for storm drainage facilities shall be provided at locations containing proposed or existing drainage ways. The width of the easements shall be substantiated by a drainage study and drainage calculations or other criteria submitted to and approved by the city engineer.

(c) (1) Floodplain easements shall be provided along natural or improved drainage ways and lakes or reservoirs. Floodplain easements shall encompass all areas beneath the water surface elevation resulting from a storm whose design frequency is 100 years, plus such additional width as may be required to provide ingress and egress to allow for maintenance of the banks and for the protection of adjacent property, as determined and required by the city engineer.

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.

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.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CPA 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.

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.

NOTE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits

NOTE: Lots numbered with a "X" are HOA lots

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.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued 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 stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

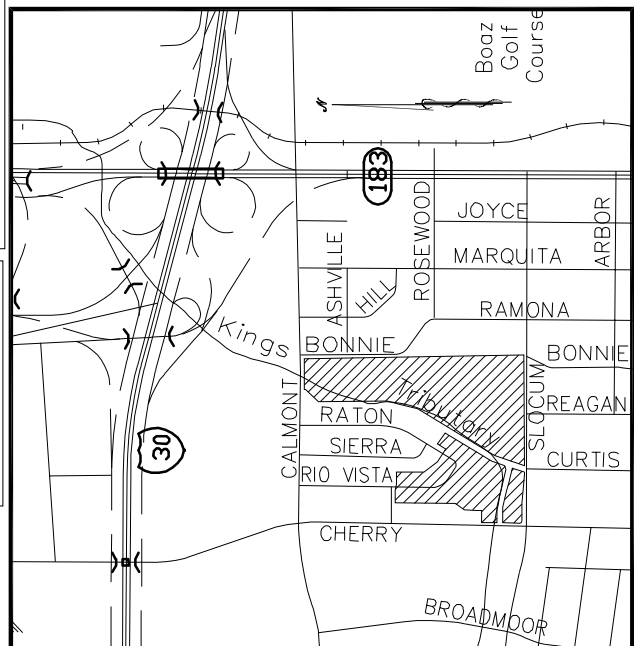
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

RECORD OWNER:
WCJ-CHERRY LANE, LTD
(GLEN HAHN MANAGING PARTNER)
2723 CULLEN ST.
FORT WORTH, TEXAS 76107
PH. 817-821-8028

PREPARED BY:
METRO ENGINEERS, INC.
1101 W. ABRAM ST.
ARLINGTON, TEXAS, 76013
PH 817-860-1000
ENGINEERS FIRM NO. F-552
SURVEYORS FIRM NO. 10106609



34.073 acres in the Hays Covington Survey A-256, City of Fort Worth, Tarrant County, Texas

PRELIMINARY PLAT (PP-23-017)

LOT 1-R BLOCK 1, LOTS 4-R THRU 9-R BLOCK 2R. LOTS 3-R THRU 8-R BLOCK 4R, AND LOTS 1-R THRU 6-R BLOCK 7R

CORONADO HILLS ADDITION

BEING A REPLAT OF ALL OF BLOCK 1, LOTS 4 THRU 16 BLOCK 2, LOTS 1 THRU 8 BLOCK 4, LOTS 1 THRU 3 & 23 THRU 44 BLOCK 6, ALL OF BLOCKS 7 THRU 11 CORONADO HILLS ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOL 388-14 PAGE 1 PRCTC

SHEET 1 OF 2