

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Huang Dao Vipassana Bhavana and Huang Dao Vipassana Bhavana Center, Inc. are the owners of Lot C-R, Block 5, Mary Levy Subdivision, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded under Instrument Number D220032776, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), Tract C, Tract D and Tract E, Lot 4, C. S. De Volls Addition, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-F, Page 415, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and a portion of Windomere Street, being a 50 feet right-of-way, being abandoned per Ordinance No. _____, said tract being all of the tract described in the deed to Huang Dao Vipassana Bhavana, recorded under Instrument Number D215061938 and Instrument Number D216274468, O.P.R.T.C.T., said tract being all of the tract described in the deed to Huang Dao Vipassana Bhavana Center, Inc., recorded under Instrument Number D216292848, Instrument Number D212193888 and Instrument Number D214033671, O.P.R.T.C.T.; the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "Precision Data Serve" found at the southwest lot corner of said Tract C, Lot 4, same being the southeast lot corner of Tract B, Lot 4, of said C. S. De Volls Addition, said point of beginning being a point on the north lot line of Lot 3, of said C. S. De Volls Addition;

THENCE NORTH 00° 10' 52" WEST, with the west lines of said Tract C, Lot 4, with the west line of said abandonment of Windomere Street and with the west lot line of said Lot C-R, a distance of 252.60 feet to the northwest lot corner of said Lot C-R, same being a point on the south lot line of Lot 6, of the said C. S. De Volls Addition, from which a found 3/8 inch rebar bears SOUTH 00° 54' 51" EAST, a distance of 0.56 feet;

THENCE NORTH 89° 49' 08" EAST, with the north lot line of said Lot C-R and with the south lot line of said Lot 6, a distance of 195.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast lot corner of said Lot C-R, same being the southeast lot corner of said Lot 6, and being a point on the west property line of the tract described in the deed to IDEA Public Schools, a Texas non-profit corporation, recorded under Instrument Number D220077359, O.P.R.T.C.T.;

THENCE SOUTH 00° 10' 52" EAST, with the west property line of said IDEA Public Schools tract, a distance of 252.60 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast corner of aforementioned Tract E, Lot 4, same being the northeast lot corner of aforementioned Lot 3;

THENCE SOUTH 89° 49' 08" WEST, with the south line of said Lot 4 and with the north line of said Lot 3, a distance of 195.00 feet to the **POINT OF BEGINNING** and enclosing 1.131 acres (±49,257 square feet)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Huang Dao Vipassana Bhavana Center, Inc., and Huang Dao Vipassana Bhavana, do hereby adopt this plat designating the herein above described property as Lot C-R-1, Block 5, **MARY LEVY SUBDIVISION**, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this _____ day of _____, 2020.

By: _____
Huang Dao Vipassana Bhavana
President of Huang Dao Vipassana Bhavana Center, Inc.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **Huang Dao Vipassana Bhavana**, President of Huang Dao Vipassana Bhavana Center, Inc., 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 considerations expressed therein.

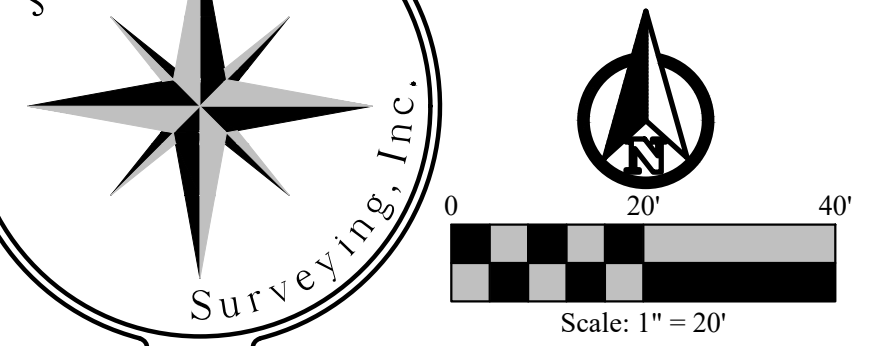
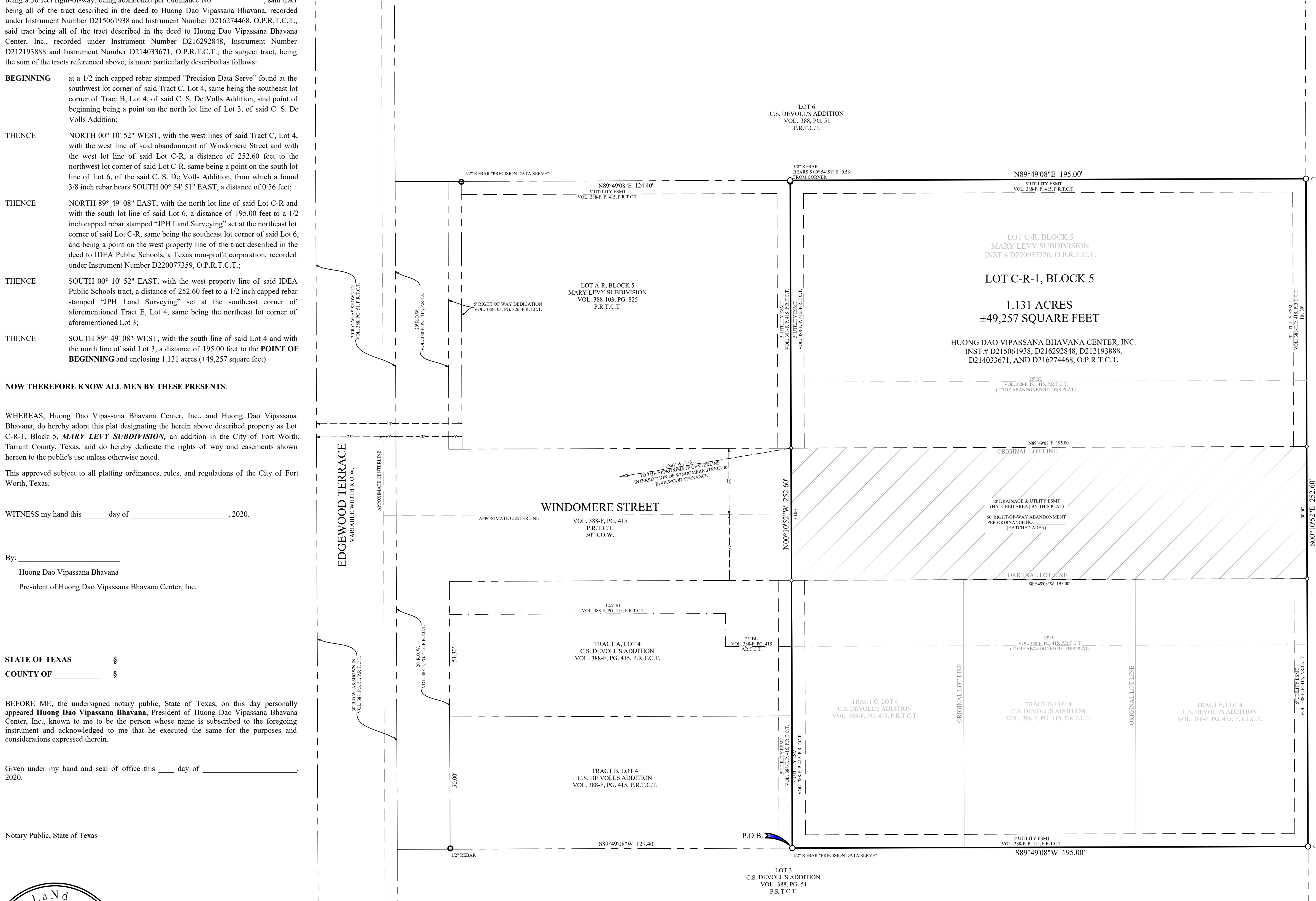
Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas

Development Yield	Gross Site Area (Acreage): 1.131 Ac.	Total Number of Lots: 1
Residential Lots: Number 0	Total Number of Dwelling Units: 0	
Acreage: Single Family Detached 0	Single Family Attached 0	Two Family 0
Non-Residential Lots: 1	Multi-Family 0	
Acreage: Commercial Lot 1.131 Ac.	Industrial Lots 0	Open Space Lots 0
	Right of Way 0	

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
Huang Dao Vipassana Bhavana Center, Inc.
Contact: Huang Dao Vipassana Bhavana
4717 E. Rosedale Street
Fort Worth, Texas 76105



JPH Job/Drawing No. (see below)
2020.145.001 Windomere St., Fort Worth, Tarrant Co., Tx - PLAT.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFL/TxCS;83,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS;83,NCZ)

LEGEND OF ABBREVIATIONS
U.S.SyFL United States Survey Feet
TxCS;83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL.PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

Drafter: SGT
Revision:
Revision:
Revision:

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0310L, dated 2019/03/21, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

SURVEYOR'S NOTES:
1. The fieldwork was completed on May 6, 2020.
2. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

DOCUMENT NO. _____, DATE _____

STANDARD PLAT NOTES

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.

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.

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 I 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.

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.

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 approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. 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.

P.R.V.'s 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.

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 drainageways 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.

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 and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

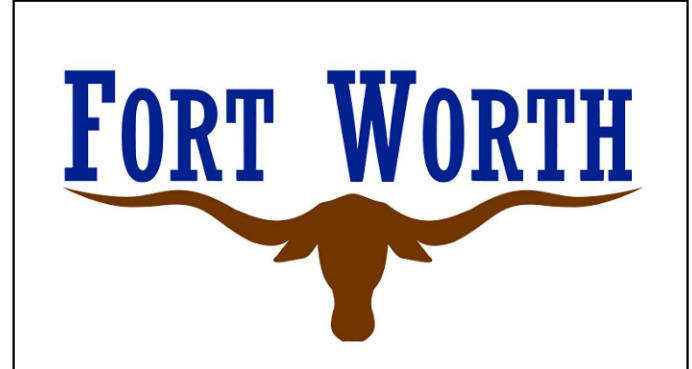
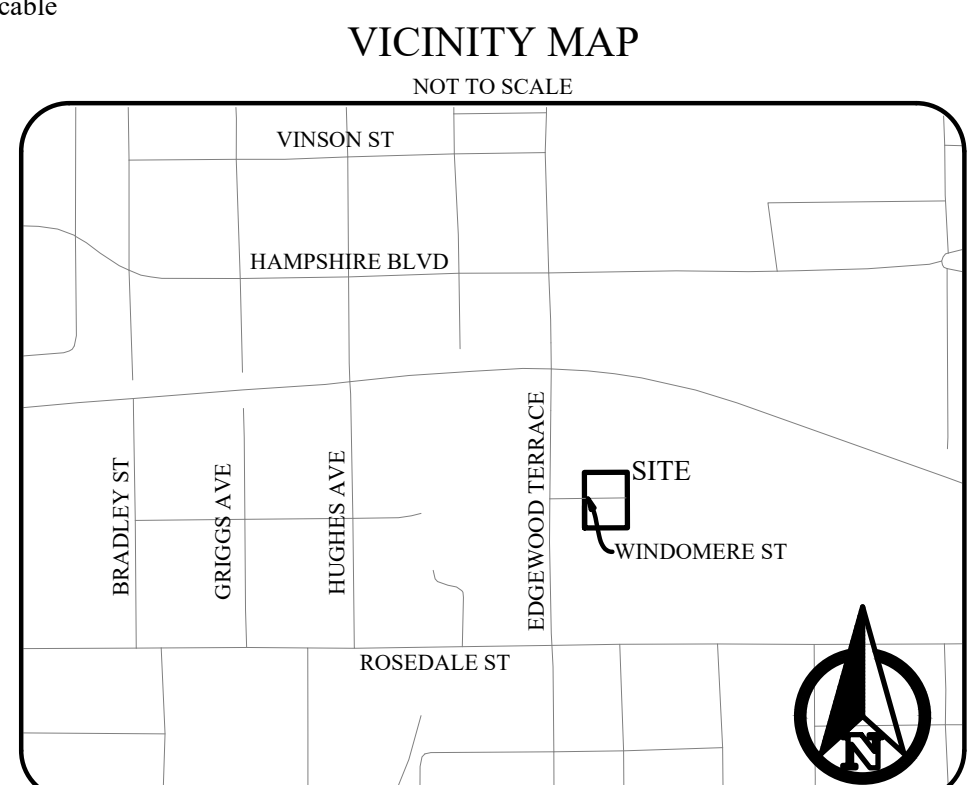
Private Common Areas and Facilities
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Private Maintenance Note
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.
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.

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, Jose B. Najarro III, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

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.

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@phls.com
Date: TBD



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
LOT C-R-1, BLOCK 5
MARY LEVY SUBDIVISION
BEING A REPLAT OF LOT C-R, BLOCK 5, MARY LEVY SUBDIVISION (INST.# D220032776, O.P.R.T.C.T.), AND TRACTS C, D & E, LOT 4, C.S. DEVOLLS' ADDITION (VOL. 388-F, PG. 41, P.R.T.C.T.), TOGETHER WITH AN ABANDONED PORTION OF WINDOMERE STREET (BY ORDINANCE NO. _____) CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PREPARED IN MAY 2020

Case No. _____