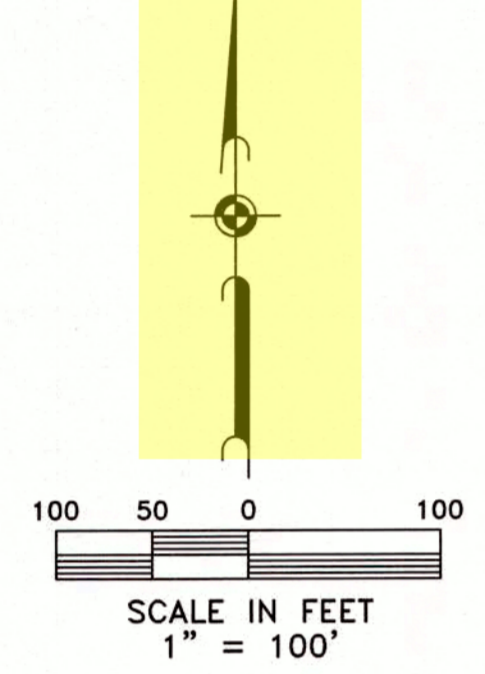


- NOTES**
1. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED 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.
  2. ANY PUBLIC FRANCHISED 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.
  3. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
  4. 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 FLOOR ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
  5. 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. 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 DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFIED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAYS CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
  6. 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.
  7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
  8. 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.
  9. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
  10. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0630 G, DATED APRIL 18, 2011.
  11. 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.
  12. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
  13. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
  14. 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.
  15. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORSS6, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID=DF8884) AND ARLINGTON RRP2 CORS ARP (PID=DF5387), COORDINATE VALUES SHOWN ARE GRID.
  16. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

VICINITY MAP NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N00°32'37"W	80.00'
L2	N44°27'23"E	14.14'
L3	N00°32'37"W	5.00'
L4	N89°27'23"E	50.00'
L5	S00°32'37"E	5.00'
L6	S45°32'37"E	14.14'
L7	S82°54'11"E	88.99'
L8	N53°08'18"E	14.40'
L9	N15°46'26"W	14.14'
L10	N29°13'34"E	50.00'
L11	N74°13'34"E	14.14'
L12	S65°14'44"E	110.00'
L13	N89°24'52"W	110.00'
L14	N38°54'46"W	14.40'
L15	N82°54'11"W	88.99'
L16	N00°32'37"W	55.00'
L17	N60°46'26"W	65.00'
L18	S29°00'43"E	64.50'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°28'19"	1145.00'	N27°59'25"E	49.39'	49.40'
C2	2°28'19"	1255.00'	S27°59'25"W	54.14'	54.14'
C3	0°13'42"	1255.00'	N04°41'58"E	5.00'	5.00'
C4	7°38'26"	1185.00'	S86°43'24"E	157.91'	158.02'
C5	24°38'27"	1200.00'	N16°54'21"E	512.11'	516.08'
C6	2°28'19"	1200.00'	N27°59'25"E	51.77'	51.77'

**FP16-083**

REFERENCE CASE NUMBERS  
PP-05-087  
FP-008-060  
FP-006-025

**A**  
**FINAL PLAT**  
**OF**  
**JOHN DAY ROAD - RANCHO CANYON WAY**  
**SENDERA RANCH EAST**  
**OUT OF THE**  
**GREENBERRY OVERTON SURVEY, ABSTRACT NO. 972**  
**IN THE**  
**CITY OF FORT WORTH, DENTON COUNTY, TEXAS**  
**AND THE**  
**GREENBERRY OVERTON SURVEY, ABSTRACT NO. 1185**  
**IN THE**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**  
**6.253 ACRES**

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
1707 MARKETPLACE BOULEVARD  
SUITE 100  
IRVING, TEXAS 75063

ENGINEER/SURVEYOR: **JACOBS**  
1999 BRYAN STREET, SUITE 1200  
DALLAS, TEXAS 75201-3136  
PHONE 214-638-0145 FAX 214-638-0447  
TBPLS FIRM# 10152300

Plat Approval Date: Feb. 23, 2018  
By: *Donald R. Boren* Chairman  
By: *Mary Elliott* Secretary

LAND USE TABLE  
RESIDENTIAL RIGHT-OF-WAY 0.000 ACRES  
RESIDENTIAL 6.253 ACRES  
TOTAL 6.253 ACRES

LEGEND  
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS  
R.P.R.D.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN **DA18039047** JANUARY 2018 SHEET 1 OF 2

F:\SLD\WFLR2000\WFLR2010\700 CADD\713 SURVEY\7136 MAPPING\PLAT CHECKS\JRD & RCW\WFLR210PA02-JOHN DAY ROAD-RANCHO CANYON WAY.DWG 1/30/2018 3:01 PM