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."

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."

TRANSPORTATION IMPACT FFFS

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS FSTABLISHED 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."

PARKWAY PERMIT

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

"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."

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0305 L, MAP EFFECTIVE MARCH 21, 2019.

"NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPNATE 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."

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."

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

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

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE. STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS."

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

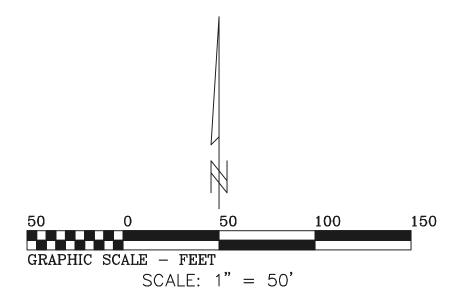
"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE 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/OF 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."

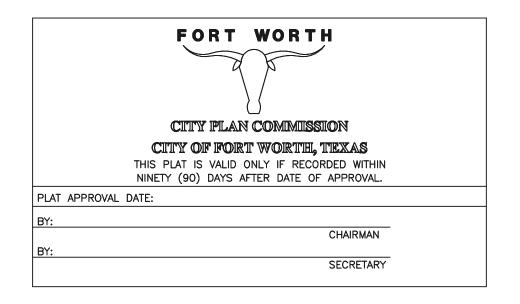
FLOODPLAIN RESTRICTION

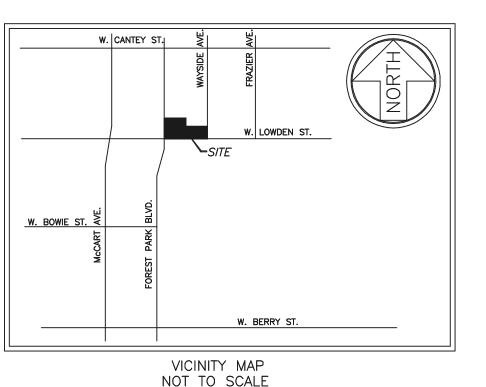
"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED 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 PRV'S REQUIRED

"PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.."

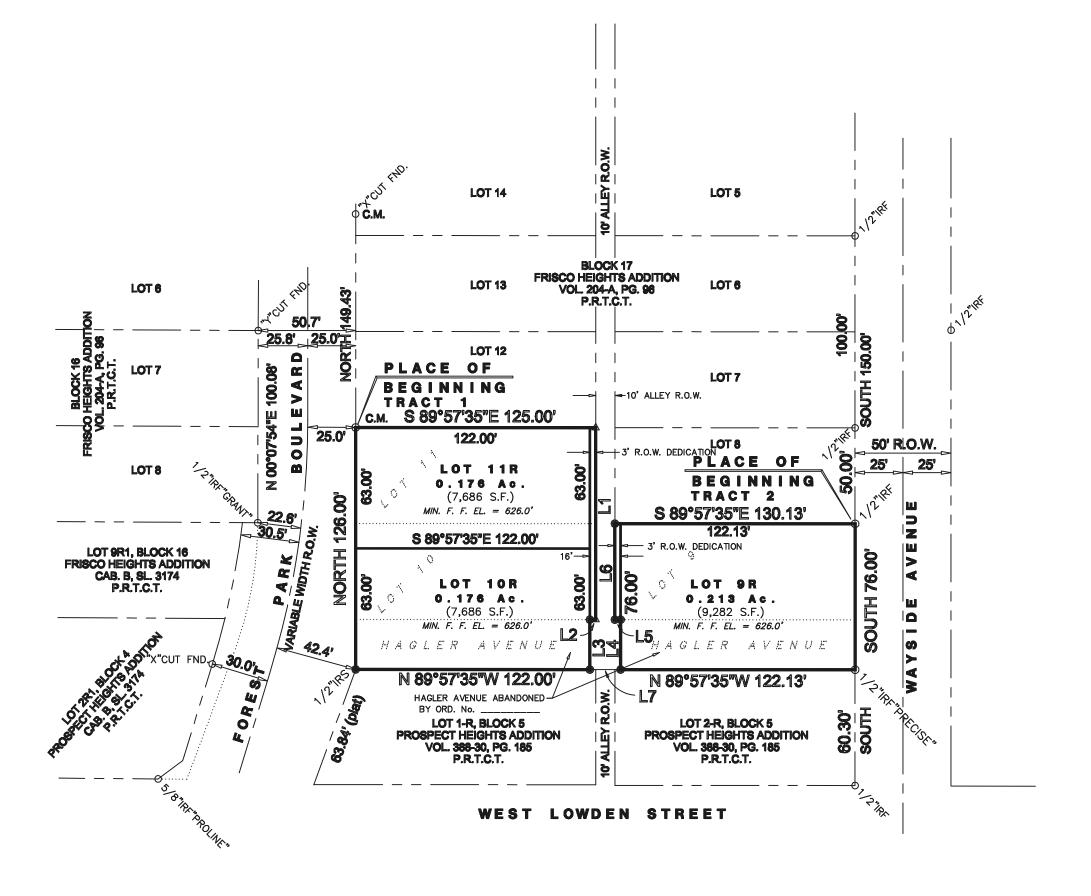






	* LINE TABLE *				
L1	SOUTH 100.00'				
L2	N 89°57'35"W 3.00'				
L3	SOUTH 26.00'				
L4	NORTH 26.00'				
L5	N 89°57'35"W 3.00'				
L6	NORTH 50.00'				
L7	N 89°57'35"W 16.00'				

LAND USE TABLE				
LOT	ACREAGE	SQUARE FOOTAGE	USE	
9R	0.213	9,282	RESIDENTIAL	
10R	0.176	7,686	RESIDENTIAL	
11R	0.176	7,686	RESIDENTIAL	



SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and

RONALD W. COOMBS, R.P.L.S. Texas Registration No. 5294

BASIS OF BEARINGS: EAST R.O.W. LINE OF FOREST PARK BOULEVARD AS SHOWN ON PLAT RECORDED IN IN VOL. 204-A, PG. 96, P.R.T.C.T.

- O IRON ROD FOUND
- △ 1/2"IRF w/YELLOW PLASTIC STAMPED "BURNS SURVEYING"
- IRS DENOTES IRON ROD SET W/ORANGE PLASTIC CAP STAMPED
- "R. W. COOMBS RPLS 5294" C.M. CONTROLLING MONUMENT



* N O T E *
LL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, ALEX VEIGEL is the sole owner of the following described property to-wit:

BEING a tract of land located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas and being all of Lots 10 and 11, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 204-A, Page 96 of the Plat Records of Tarrant County, Texas and a portion of Hagler Avenue abandoned by Ordinance No. _____ and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of said Lot 11, being the Southwest corner of Lot 12, said Block 17 and lying in the East right—of—way line of Forest Park Boulevard (a variable width right—of—way);

THENCE S 89° 57' 35" E, 125.00 feet along the common boundary line between said Lots 11 and 12 to a 1/2—inch iron rod found with yellow plastic cap stamped "BURNS" at the Northeast corner of said Lot 11, lying in the West right—of—way line of a 10—foot wide public alley;

THENCE SOUTH, 100.00 feet along the West right-of-way line of said public alley to a 1/2-inch iron rod found with yellow plastic cap stamped "BURNS SURVEYING" at the Southeast corner of aforesaid Lot 10;

THENCE N 89° 57' 35" W, 3.00 feet along the South boundary line of said Lot 10 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE SOUTH, 26.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North boundary line of Lot 1-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-30, Page 185 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 57' 35" W, 122.00 feet along the North boundary line of said Lot 1—R to a 1/2—inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner thereof, lying in the aforesaid East right—of—way line of Forest Park Boulevard;

THENCE NORTH at 26.00 feet passing the Southwest corner of aforesaid Lot 10 and continuing in all a total distance of 126.00 feet along the said East right-of-way line of Forest Park Boulevard to the PLACE OF BEGINNING, containing 0.360 acre (15,672 square feet) of land.

TRACT 2

BEING a tract of land located in the J. ASBURY SURVEY, ABSTRACT No. 50, City of Fort Worth, Tarrant County, Texas and being all of Lot 9, Block 17, Frisco Heights Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 204—A, Page 96 of the Plat Records of Tarrant County, Texas and a portion of Haaler Avenue abandoned by Ordinance No. ____ and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said Lot 9, being the Southeast corner of Lot 8, said Block 17 and lying in the West right-of-way line of Wayside Street (a 50-foot wide right-of-way);

THENCE SOUTH, at 50.00 feet passing the Southeast corner of said Lot 9 and continuing in all a total distance of 76.00 feet along the said West right-of-way line of Wayside Street to a 1/2-inch iron rod found with yellow plastic cap stamped "PRECISE" at the Northeast corner of Lot 2-R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388—30, Page 185 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 57' 35" W, 122.13 feet along the North boundary line of said Lot 2-R to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE NORTH, 26.00 feet departing said boundary line to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" lying in the South boundary line of aforesaid Lot 9; THENCE N 89° 57' 35" W, 3.00 feet along the South boundary line of said Lot 9 to a 1/2-inch iron rod set with

orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner thereof, lying in the East THENCE NORTH, 50.00 feet along the East right-of-way line of said public alley to a 1/2-inch iron rod set with

orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 9, being the Southwest

THENCE S 89° 57' 35" E, 130.13 feet along the common boundary line between said Lots 8 and 9 to the PLACE OF BEGINNING, containing 0.217 acre (9,432 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALEX VEIGEL does hereby adopt this plat designating the hereinabove described real property as LOTS 9R, 10R and 11R. BLOCK 17. FRISCO HEIGHTS ADDITION, an addition to the City of Fort Worth. Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the_____day of______, 2022.

ALEX VEIGEL

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared ALEX VEIGEL, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

NOTARY PUBLIC STATE OF TEXAS

> THE REASON FOR THIS REPLAT IS TO INCLUDE ABANDONED HAGLER AVENUE ALLEY INTO THE ADJACENT LOTS

FINAL PLAT

LOTS 9R, 10R & 11R, BLOCK 17 FRISCO HEIGHTS ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 0.577 ACRE OF LAND LOCATED IN THE

J. ASBURY SURVEY, ABSTRACT No. 50 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REVISION OF

LOTS 9, 10 AND 11, BLOCK 17, FRISCO HEIGHTS ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 96 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

> AND A PORTION OF HAGLER ABANDONED BY ORDINANCE No. ______ SURVEYOR:

COOMBS LAND SURVEYING, INC. P.O. BOX 6160 FORT WORTH, TEXAS 76115 (817) 920-7600

ALEX VEIGEL 5801 CURZON AVENUE, SUITE 215 FORT WORTH, TEXAS 76107 (817) 808-1400 alexveigel@hotmail.com

MAY 6, 2022

THIS PLAT RECORDED IN INSTRUMENT # ______ DATE ____ 3 LOTS 0.565 ACRE

e-mail: ron.coombs@sbcglobal.net

FS-22-074