



Bearings are based on NAD 83 Grid, North Central Zone, Texas State Plane Coordinate System.

**- LEGEND -**

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R-O-W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK'S FILE No.
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R., T.Co., Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS

**FLOOD NOTE:**  
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48439C0340K, COMMUNITY PANEL No. 480598 0340 K, AS REVISED SEPTEMBER 25, 2009:  
 ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

STATE OF TEXAS §  
 COUNTY OF TARRANT §

Whereas KENNETH R. FARMER is the Sole Owner of all that certain Lot, Tract, or Parcel of land being all of Lots 5 thru 8 Block 3, Weisenberger City, an Addition to The City of Fort Worth, Tarrant County, Texas, according to The Plat Filed for record in Volume G, Page 105, Plat Records, Tarrant County, Texas, and conveyed in County Clerk's File Numbers D211241427, et al, Deed Records, Tarrant County, Texas.

STATE OF TEXAS §  
 COUNTY OF TARRANT §

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT Kenneth R. Farmer, being the sole owner of the herein above described lot, tract or parcel of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as **LOT 5R, Block 3**, Weisenberger City an addition to the City of Fort Worth, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT Kenneth R. Farmer is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

Kenneth R. Farmer, Owner

Before me, the undersigned Notary Public, on this day personally appeared Kenneth R. Farmer, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas      Notary name (printed)

My commission expires: \_\_\_\_\_

**CERTIFICATION:**

This is to certify that I, George R. Hill, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

George R., Hill, R.P.L.S.  
 Texas Registration No. 6022

Date

**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

**A FINAL PLAT OF  
 LOT 5R, BLOCK 3  
 WEISENBERGER CITY**

LOTS 5,6,7 & 8, BLOCK 3, WEISENBERGER CITY, AN ADDITION TO  
 THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN  
 VOLUME G, PAGE 105, P.R., T.Co., Tx

AUGUST 19, 2015

**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.

**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 1 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.

**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.

**Sidewalks:**  
 Sidewalks and Street Lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

**Private Maintenance Note:**  
 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.  
 (T/TPW & Dvlpm. Dpt. Policy)

**Site Drainage Study:**  
 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.  
 (T/PW Policy)

**Storm Water Note:**  
 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 Stormwater 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 0.5 acres.

**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 Unaltered:**  
 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

**P.R.V. Note:**  
 P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**Fire Flow Note:** Fire flow and sprinkler demand will be required by the City of Fort Worth at time of construction.

Project No. 10289 base

**Sempco Surveying Inc.**  
 3208 S. MAIN ST. FORT WORTH, TX 76110-4278  
 TEL: (817) 926-7876 FAX: (817) 926-7878  
 GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS  
 Website: Sempcosurveying.com Firm Registration Number 10094500 Copyright 2015

**NEW CASE NO.: FS-15-122**

Tarrant County Document No. \_\_\_\_\_; Date \_\_\_\_\_

