



**D e v e l o p m e n t   D e p a r t m e n t**

**S T A N D A R D   P L A T   N O T E S**

06/01/08

**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.

**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.

**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.

**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, 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 100-year flood elevation.

**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.

**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.

**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.

**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.

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| <p><b>Sidewalks</b></p> <p>Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the <i>Sidewalk Policy</i> per “City Development Design Standards”.</p>  | <p><b>Covenants or Restrictions are Un-altered</b></p> <p>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>  |
| <p><b>Oil or Gas Well Proximity to Buildings</b></p> <p>Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.</p> <p>Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.</p> | <p><b>Residential Driveway Access Limitation</b></p> <p>Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:</p> <ol style="list-style-type: none"> <li>a. Rear entry access shall be provided from an abutting side or rear alley or</li> <li>b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.</li> </ol> |
| <p><b>Oil or Gas Low and High Pressure Pipelines</b><br/><b>The following information will be required:</b></p> <ol style="list-style-type: none"> <li>1. The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.</li> <li>2. The type, pressure rating, and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.</li> </ol>  | <p><b>Conveyance Plat Limitations</b></p> <p>This <i>Conveyance Plat</i> shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a <i>Final Plat</i>.</p>   |



**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*

**Standard City Plat Approval Block**

Standard Plat Approval Block shown above, shall be placed on all Final and Short Form Plats and Re-Plats in the **size** and **style** shown above.