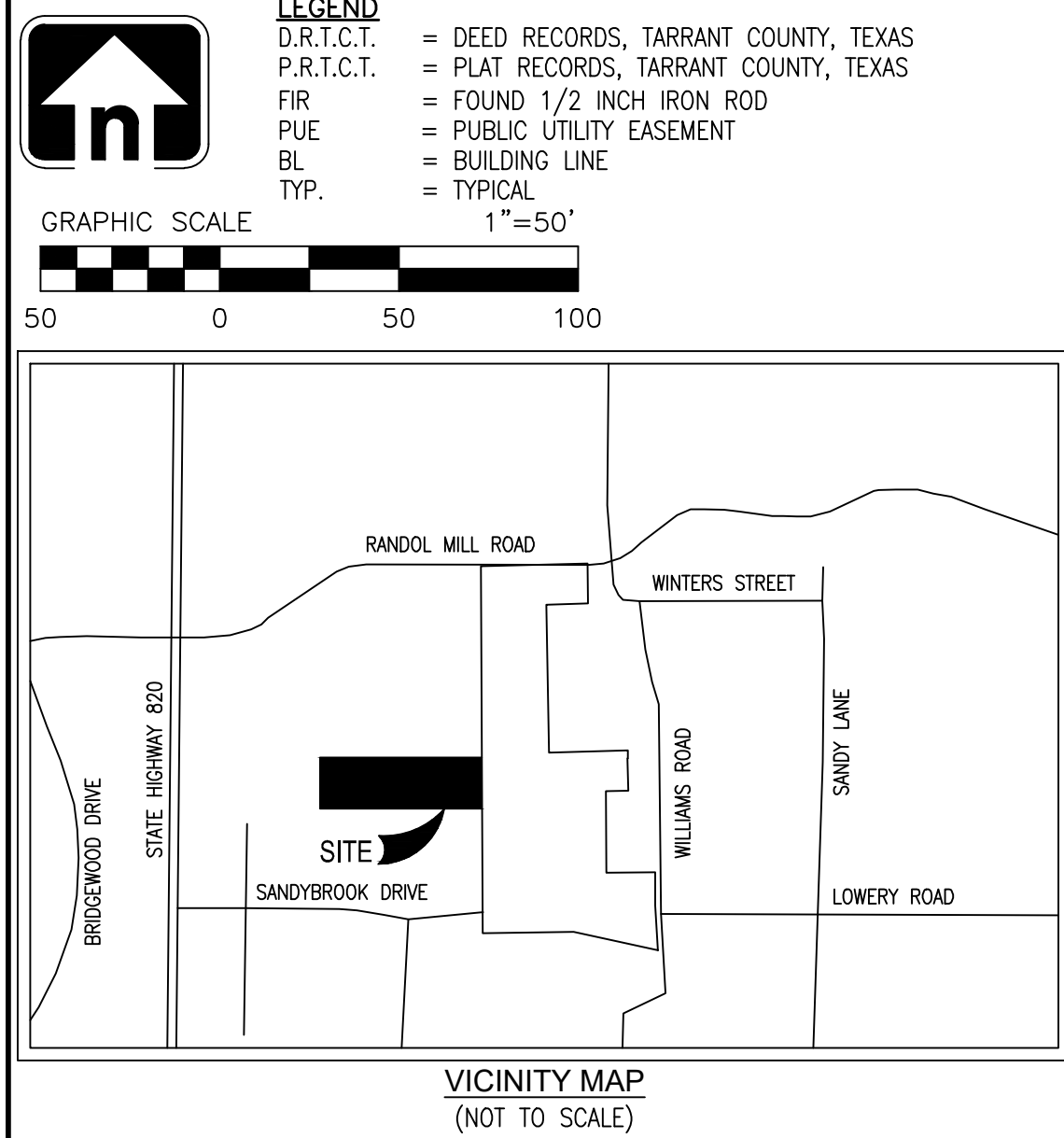
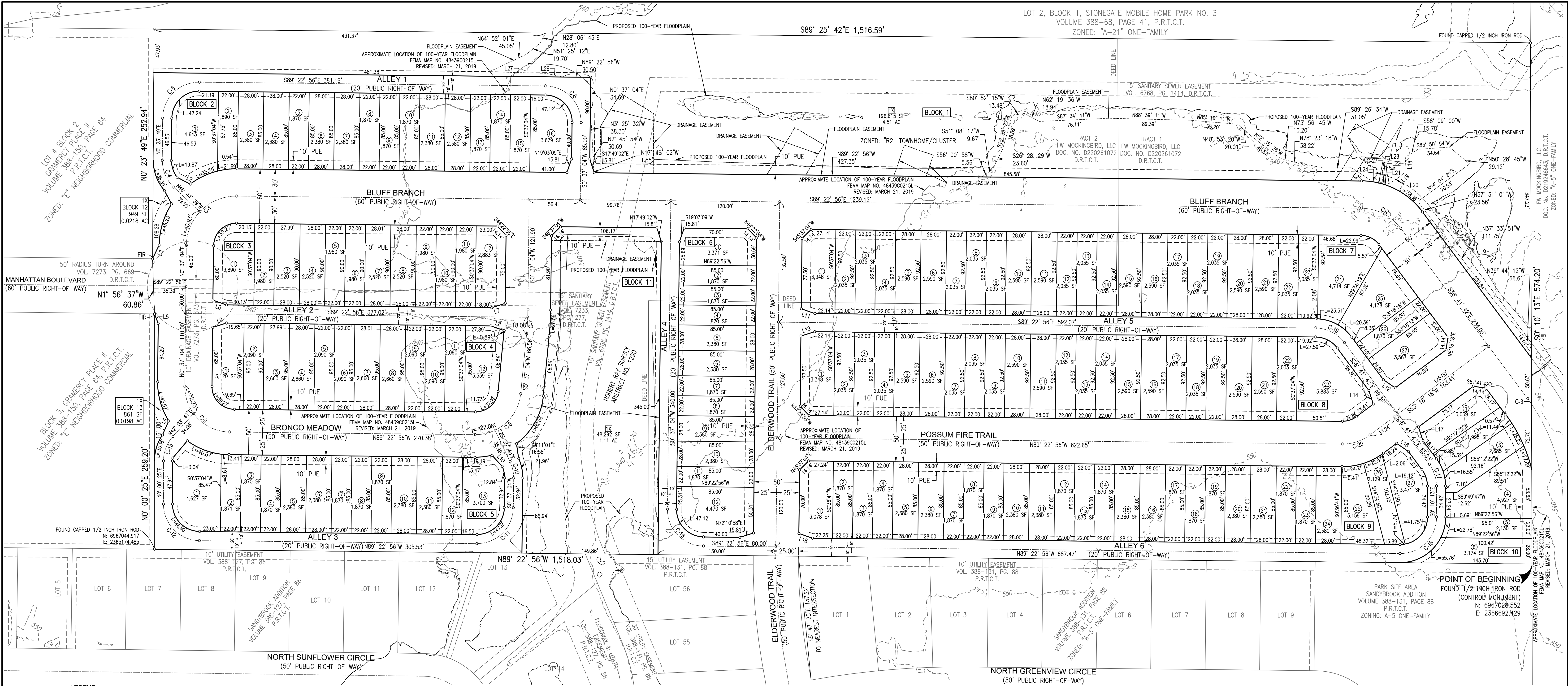




NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GRAHAM ASSOC INC" UNLESS OTHERWISE SHOWN HEREON.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL PROPOSED RIGHT-OF-WAY IS TO BE PUBLIC RIGHT-OF-WAY, AND CITY OF FORT WORTH SHALL BE WATER AND SANITARY SEWER PROVIDER.
5. EXISTING LAND USE - VACANT
6. PROPOSED LAND USE - SEE SHEET 2 FOR LAND USE.
7. "X" LOTS SHALL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES.
8. MOCKINGBIRD ESTATES WEST SHALL BE CONSTRUCTED IN A SINGLE PHASE.
9. CONNECTIVITY INDEX = 2.00
10. 10' UTILITY EASEMENT INCLUDES 20' SETBACK FOR ADEQUATE CLEARANCE AT PAD MOUNT TRANSFORMERS.
11. ALL PROPOSED RIGHT-OF-WAY IS TO BE PUBLIC RIGHT-OF-WAY, AND CITY OF FORT WORTH SHALL BE WATER AND SANITARY SEWER PROVIDER.
12. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE UNPLATTED PROPERTY INTO 148 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS.
13. "X" LOTS SHALL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.
14. LOT 1X, BLOCK 1, LOT 1X, BLOCK 11, LOT 1X, BLOCK 12, AND LOT 1X, BLOCK 13 ARE ALL DESIGNATED AS AN UTILITY AND DRAINAGE EASEMENT. ALSO LOT 1X, BLOCK 11 IS DESIGNATED AS A FLOODPLAIN EASEMENT.
15. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS OTHERWISE SHOWN.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48439C0215L, DATED MARCH 21, 2019 A PORTION OF THIS PROPERTY LIES IN ZONE AE.

CURVE TABLE						
CURVE#	Δ	RADIUS	TAN.	LENGTH	LCB	LCD
C-1	90° 00' 00"	55.00'	55.00'	86.39'	N45° 37' 04"E	77.78'
C-2	52° 41' 14"	55.00'	27.23'	50.58'	S63° 02' 19"E	48.81'
C-3	2° 07' 25"	198.00'	3.67'	7.34'	S35° 37' 59"E	7.34'
C-4	47° 08' 28"	40.00'	17.45'	32.91'	N23° 10' 25"W	31.99'
C-5	90° 13' 15"	40.00'	40.00'	62.99'	N45° 30' 26"E	56.68'
C-6	90° 00' 00"	40.00'	40.00'	62.83'	S44° 22' 56"E	56.57'
C-7	5° 00' 00"	300.00'	13.10'	26.18'	S3° 07' 04"W	26.17'
C-8	85° 00' 00"	50.00'	45.82'	74.18'	S48° 07' 04"W	67.56'
C-9	90° 00' 00"	50.00'	50.00'	78.54'	N44° 22' 56"W	70.71'
C-10	26° 07' 48"	40.00'	9.28'	18.24'	S12° 26' 50"E	18.08'

LINE TABLE			LINE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
L1	16.54'	S28° 29' 26"E	L6	15.81'	N70° 56' 51"W
L2	16.32'	S62° 58' 29"E	L7	15.81'	S72° 10' 58"W
L3	16.57'	S25° 46' 14"W	L8	15.45'	N70° 33' 27"W
L4	16.97'	N24° 04' 11"E	L9	15.81'	S72° 10' 58"W
L5	11.30'	N21° 53' 12"W	L10	16.57'	N42° 43' 19"W

CURVE TABLE						
CURVE#	Δ	RADIUS	TAN.	LENGTH	LCB	LCD
C-11	90° 00' 00"	40.00'	40.00'	62.83'	S45° 37' 04"W	56.57'
C-12	89° 23' 21"	40.00'	39.58'	62.41'	N44° 41' 16"W	56.27'
C-13	42° 08' 16"	40.00'	15.41'	29.42'	N21° 04' 33"E	28.76'
C-16	90° 00' 00"	40.00'	40.00'	62.83'	S44° 22' 56"E	56.57'
C-17	36° 31' 29"	40.00'	13.20'	25.50'	S18° 25' 57"E	25.07'
C-18	90° 47' 16"	40.00'	40.55'	63.38'	S45° 13' 25"W	56.96'
C-19	52° 41' 14"	40.00'	19.81'	36.78'	S63° 02' 19"E	35.50'
C-20	37° 18' 46"	50.00'	16.88'	32.56'	S71° 57' 41"W	31.99'

LINE TABLE			LINE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
L11	15.81'	S70° 56' 51"E	L16	15.81'	S55° 07' 48"E
L12	15.81'	S55° 07' 48"E	L17	15.81'	N18° 15' 36"W
L13	15.81'	N72° 10' 58"E	L18	16.97'	S3° 32' 18"W
L14	15.81'	S18° 15' 36"E	L19	7.71'	S49° 12' 50"W
L15	15.81'	N70° 56' 51"W	L20	10.27'	S56° 36' 49"W

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.

Plot Approved Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PRELIMINARY PLAT
MOCKINGBIRD WEST

LOTS 1X, BLOCK 1, LOTS 1-16, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 1-12, BLOCK 4, LOTS 1-13, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 1-27, BLOCK 7, LOTS 1-23, BLOCK 8, LOTS 1-27, BLOCK 9, LOTS 1-6, BLOCK 10, LOTS 1X, BLOCK 11, LOTS 1X, BLOCK 12, LOTS 1X, BLOCK 13

A 19.984 ACRE ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ROBERT RAY SURVEY, ABSTRACT 1290
RECORDED IN DOCUMENT NO. D220261072 & D220261072, D.R.T.C.T.

148 SINGLE-FAMILY LOTS, 4 OPEN SPACE LOTS

August 2023

OWNER
FW MOCKINGBIRD, LLC
800 SIX PLAINS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011 (817) 940-8535 TPE FIRM: F-1191/TPPLS FIRM: 101538-00

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
78011 (817) 940-8535 TPE FIRM: F-1191/TPPLS FIRM: 101538-00

CASE NO. PP-23-029

SITE

LEGAL DESCRIPTION

Being a 19.984 acre tract of land situated in the Robert Ray Survey, Abstract No. 1290, Tarrant County, Texas and being all of that certain parcel conveyed to Rey-Bar I Holdings LP by the deed recorded in Instrument D212046292, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the northeast corner of a tract of land conveyed to the City of Fort Worth by the deed recorded in Volume 7070, Page 1716, Deed Records, Tarrant County, Texas, said tract of land also being the Park Site as shown on the plat for Sandbrook Addition, Phase Two, an addition to the City of Fort Worth, Tarrant County, Texas and recorded in Volume 388-131, Page 88, Plat Records, Tarrant County, Texas, said rod also being in the west line of that tract of land conveyed to FW Mockingbird LLC in Instrument No. D219246643, Deed Records, Tarrant County, Texas, and also being the southeast corner of the herein described tract;

THENCE North 89°22'56" West, along the northerly line of said Sandbrook Addition Phase Two, passing at 1,043.20 feet the northwest corner of said addition, continuing a total distance of 1,518.03 feet to a found 1/2 inch iron rod in the north line of Lot 7, Block 2, Sandbrook Addition, Phase One, as recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, and being the southeast corner of Block 3, Gramercy Place II, an addition to the City of Fort Worth, as recorded in Volume 388-150, Page 64, Plat Records, Tarrant County, Texas and being the southwest corner of the herein described tract;

THENCE North 00°00'25" East, along the easterly line of said Gramercy Place II addition, a distance of 259.20 feet, to a found 1/2 inch iron rod, being in the existing south right-of-way line of Manhattan Boulevard (having a 60' Public right-of-way);

THENCE North 01°56'37" West, a distance of 60.86 feet, to a found 1/2 inch iron rod, being in the existing north right-of-way line of Manhattan Boulevard (having a 60' Public right-of-way) and being in the southeast corner of Lot 4, Block 2, of said Gramercy Place II addition;

THENCE North 00°23'49" East, a distance of 252.94 feet, along the easterly line of said Gramercy Place II addition, to a found 1/2 inch iron rod, being in the northeast corner of said Lot 4 and also being in the south line of Lot 2, Block 1, Stonegate Mobile Home Park No. 3, as recorded in Volume 388-68, Page 41, Plat Records, Tarrant County, Texas and being the northwest corner of the herein described tract;

THENCE South 89°25'42" East, a distance of 1,516.59 feet, along the south line of said Lot 2, to a found 1/2 inch iron rod being in the southeast corner of said Lot 2, the westerly line of said FW Mockingbird LLC tract and being the northeast corner of the herein described tract;

THENCE South 00°10'13" East, a distance of 574.20 feet, along the westerly line of said FW Mockingbird LLC tract, to the POINT OF BEGINNING and CONTAINING 870,510 square feet, 19.984 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Michael L. Peterson, a Registered Professional Land Surveyor in the State of Texas, do hereby state that this plat was prepared in accordance with the General Rules of Procedure and Practices as directed by the Texas Board of Professional Land Surveyors.

Michael L. Peterson, RPLS Date
Registered Professional Land Surveyor
Texas Registration No. 5999

STATE OF TEXAS }
COUNTY OF TARRANT }
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, this _____ day personally appeared before me, Michael L. Peterson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202____.

Notary Public in and for the State of Texas

My Commission Expires:_____



Block 1		
Lot#	Type	Area (SF)
1	Open Space	196,615

Block 2		
Lot#	Type	Area (SF)
1	Residential	4,643
2	Residential	1,890
3	Residential	2,380
4	Residential	2,380
5	Residential	1,870
6	Residential	2,380
7	Residential	2,380
8	Residential	1,870
9	Residential	1,870
10	Residential	1,870
11	Residential	2,380
12	Residential	2,380
13	Residential	1,870
14	Residential	1,870
15	Residential	1,870
16	Residential	3,679

Block 11		
Lot#	Type	Area (SF)
1	Open Space	48,292

Block 12		
Lot#	Type	Area (SF)
1	Open Space	949

	Total	R-O-W	Residential	Open Space
SF	870,510	267,479	356,315	246,717
Acreage	19.984	6.140	8.180	5.664

Block 3		
Lot#	Type	Area (SF)
1	Residential	3,890
2	Residential	1,980
3	Residential	2,520
4	Residential	2,520
5	Residential	1,980
6	Residential	1,980
7	Residential	2,520
8	Residential	2,520
9	Residential	1,980
10	Residential	1,980
11	Residential	1,980
12	Residential	2,883

Block 4		
Lot#	Type	Area (SF)
1	Residential	3,120
2	Residential	2,090
3	Residential	2,660
4	Residential	2,660
5	Residential	2,090
6	Residential	2,090
7	Residential	2,660
8	Residential	2,660
9	Residential	2,090
10	Residential	2,090
11	Residential	2,090
12	Residential	3,539

Block 5		
Lot#	Type	Area (SF)
1	Residential	4,627
2	Residential	1,871
3	Residential	1,870
4	Residential	1,870
5	Residential	2,380
6	Residential	2,380
7	Residential	1,870
8	Residential	1,870
9	Residential	1,870
10	Residential	2,380
11	Residential	2,380
12	Residential	1,870
13	Residential	3,700

Block 6		
Lot#	Type	Area (SF)
1	Residential	3,371
2	Residential	1,870
3	Residential	1,870
4	Residential	1,870
5	Residential	2,380
6	Residential	2,380
7	Residential	1,870
8	Residential	1,870
9	Residential	2,380
10	Residential	2,380
11	Residential	1,870
12	Residential	4,470

Block 13		
Lot#	Type	Area (SF)
1	Open Space	861

Block 7		
Lot#	Type	Area (SF)
1	Residential	3,348
2	Residential	2,035
3	Residential	2,035
4	Residential	2,035
5	Residential	2,590
6	Residential	2,590
7	Residential	2,035
8	Residential	2,035
9	Residential	2,035
10	Residential	2,590
11	Residential	2,590
12	Residential	2,035
13	Residential	2,035
14	Residential	2,035
15	Residential	2,590
16	Residential	2,590
17	Residential	2,035
18	Residential	2,035
19	Residential	2,035
20	Residential	2,590
21	Residential	2,590
22	Residential	2,035
23	Residential	2,035
24	Residential	4,714
25	Residential	4,138
26	Residential	1,870
27	Residential	3,568

Block 8		
Lot#	Type	Area (SF)
1	Residential	3,348
2	Residential	2,035
3	Residential	2,035
4	Residential	2,035
5	Residential	2,590
6	Residential	2,590
7	Residential	2,035
8	Residential	2,035
9	Residential	2,035
10	Residential	2,590
11	Residential	2,590
12	Residential	2,035
13	Residential	2,035
14	Residential	2,035
15	Residential	2,590
16	Residential	2,590
17	Residential	2,035
18	Residential	2,035
19	Residential	2,035
20	Residential	2,590
21	Residential	2,590
22	Residential	2,035
23	Residential	5,883

Block 10		
Lot#	Type	Area (SF)
1	Residential	3,039
2	Residential	1,995
3	Residential	2,685
4	Residential	4,927
5	Residential	2,130
6	Residential	3,174

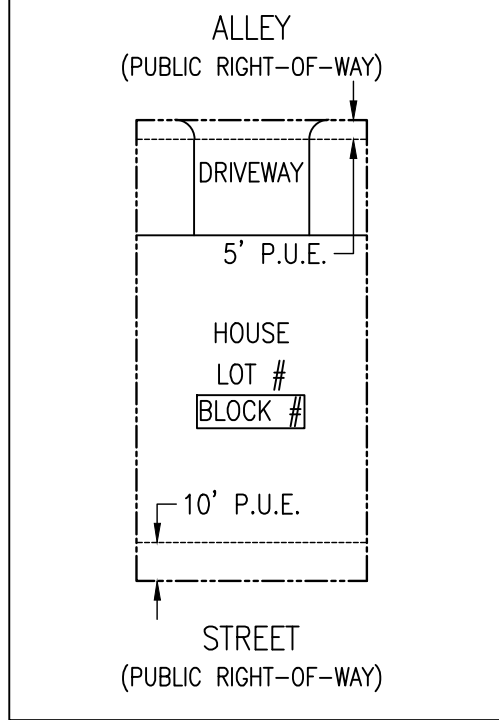
BLOCK	LOTS	STREET	LENGTH
1	1X	BLUFF BRANCH	1,124
1	1X	ALLEY 1	587
2	1 THRU 16	BLUFF BRANCH	419
2	1 THRU 16	ALLEY 1	614
3	1 THRU 12	BLUFF BRANCH	371
3	1 THRU 12	ALLEY 2	324
3	12	BRONCO MEADOW	89
3	1	BRONCO MEADOW	14
4	1 THRU 12	BRONCO MEADOW	473
4	1 THRU 12	ALLEY 2	323
5	1 THRU 13	BRONCO MEADOW	339
5	1 THRU 13	ALLEY 3	538
6	1 THRU 12	ALLEY 4	414
6	1 THRU 12	ELDERWOOD TRAIL	339
6	1	BLUFF BRANCH	70
7	1 THRU 27	BLUFF BRANCH	756
7	1 THRU 27	ALLEY 5	688
7	1	ELDERWOOD TRAIL	92
7	27	POSSUM FIRE TRAIL	92
8	1 THRU 23	ALLEY 5	670
8	1	ELDERWOOD TRAIL	78
8	1 THRU 23	POSSUM FIRE TRAIL	641
9	1 THRU 27	ALLEY 6	805
9	1	ELDERWOOD TRAIL	70
9	1 THRU 27	POSSUM FIRE TRAIL	669
10	1 THRU 6	ALLEY 6	186
10	1 THRU 6	BLUFF BRANCH	207
10	1	POSSUM FIRE TRAIL	89
11	1X	BLUFF BRANCH	106
11	1X	ALLEY 4	361
11	1X	BRONCO MEADOW	253
11	1X	ALLEY 3	121
12	1X	BLUFF BRANCH	65
12	1X	ALLEY 1	53
13	1X	BRONCO MEADOW	121
13	1X	ALLEY 3	47

LAND AREA		
TOTALS	SF	AC
BLOCK 1	196,615	4.514
BLOCK 2	37,582	0.8628
BLOCK 3	28,733	0.6596
BLOCK 4	29,839	0.6850
BLOCK 5	30,938	0.7102
BLOCK 6	28,582	0.6561
BLOCK 7	66,847	1.535
BLOCK 8	56,406	1.295
BLOCK 9	59,437	1.364
BLOCK 10	17,950	0.4121
BLOCK 11	48,292	1.109
BLOCK 12	949	0.0218
BLOCK 13	861	0.0198
TOTAL	603,031	13.84
ROW	267,479	6.140
TOTAL	870,510	19.98

OPEN SPACE SUMMARY			
XLOT	BLOCK	SF	AC
1X	1	196,615	4.514
1X	11	48,292	1.109
1X	12	949	0.0218
1X	13	861	0.0198
TOTAL		246,717	5.664

	EXISTING ZONING	No. OF LOTS	TOTAL ACREAGE (AC)	TYPICAL LOT DIMENSION	MINIMUM LOT SIZE	AVERAGE LOT SIZE(SF)	POPULATION
SINGLE-FAMILY	R2	148	8.180	22'x85'	1,870	2,408	N/A
PRIVATE OPEN SPACE ("X" LOTS)	R2	4	5.664	N/A	N/A	N/A	N/A
RIGHT-OF-WAY (PLATTED STREETS)	R2	N/A	6.140	N/A	N/A	N/A	N/A
TOTAL		152	19.984				

TYPICAL TOWNHOME LOT LAYOUT



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 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 this 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.

BUILDING PERMIT

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.

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.

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 PERMITS

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.

FLOODPLAIN RESTRICTIONS

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.

FLOODPLAIN/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 plat.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200 ft. (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.

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.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, ect., in the public open spaces easement as shown on this plat.

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.

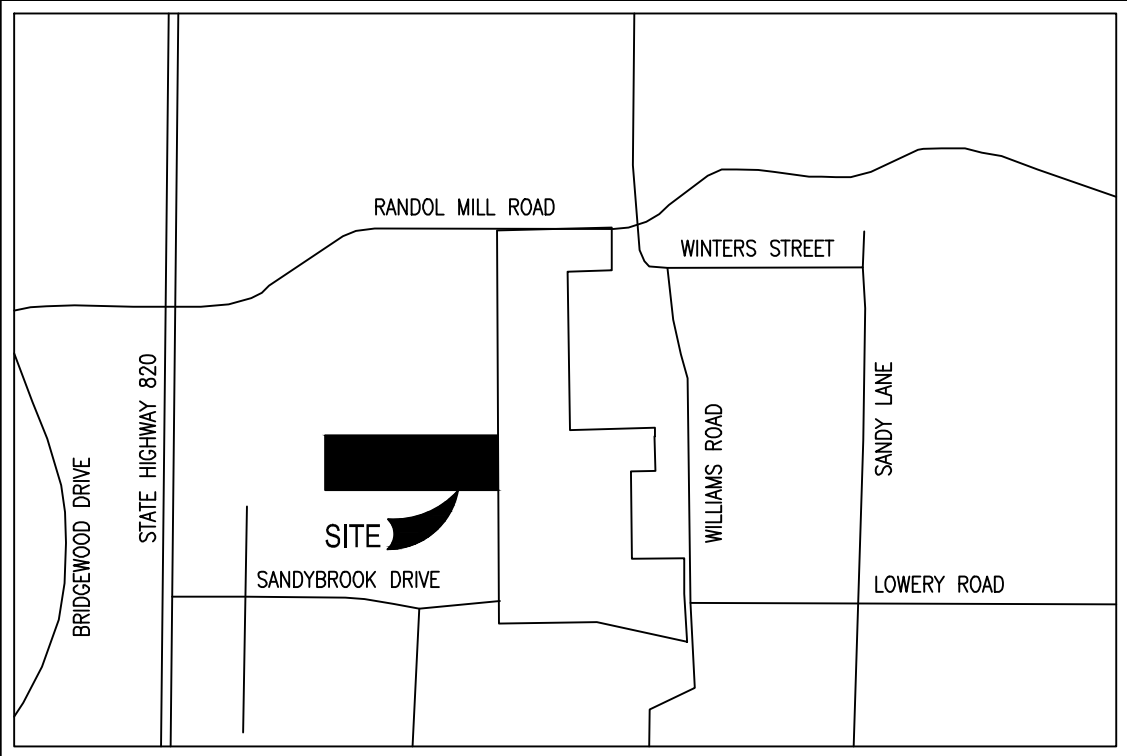
RESIDENTIAL DRIVE ACCESS LIMITATION

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:

a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

PRV NOTE

Private P.R.V.'s will be required; Water pressure exceeds 80 P.S.I.



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT
MOCKINGBIRD WEST

LOTS 1X, BLOCK 1, LOTS 1-16, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 1-12, BLOCK 4, LOTS 1-13, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 1-27, BLOCK 7, LOTS 1-23, BLOCK 8, LOTS 1-27, BLOCK 9, LOTS 1-6, BLOCK 10, LOTS 1X, BLOCK 11, LOTS 1X, BLOCK 12, LOTS 1