SURVEYOR CERTIFICATION

I hereby certify that this survey was made on the ground of the property.

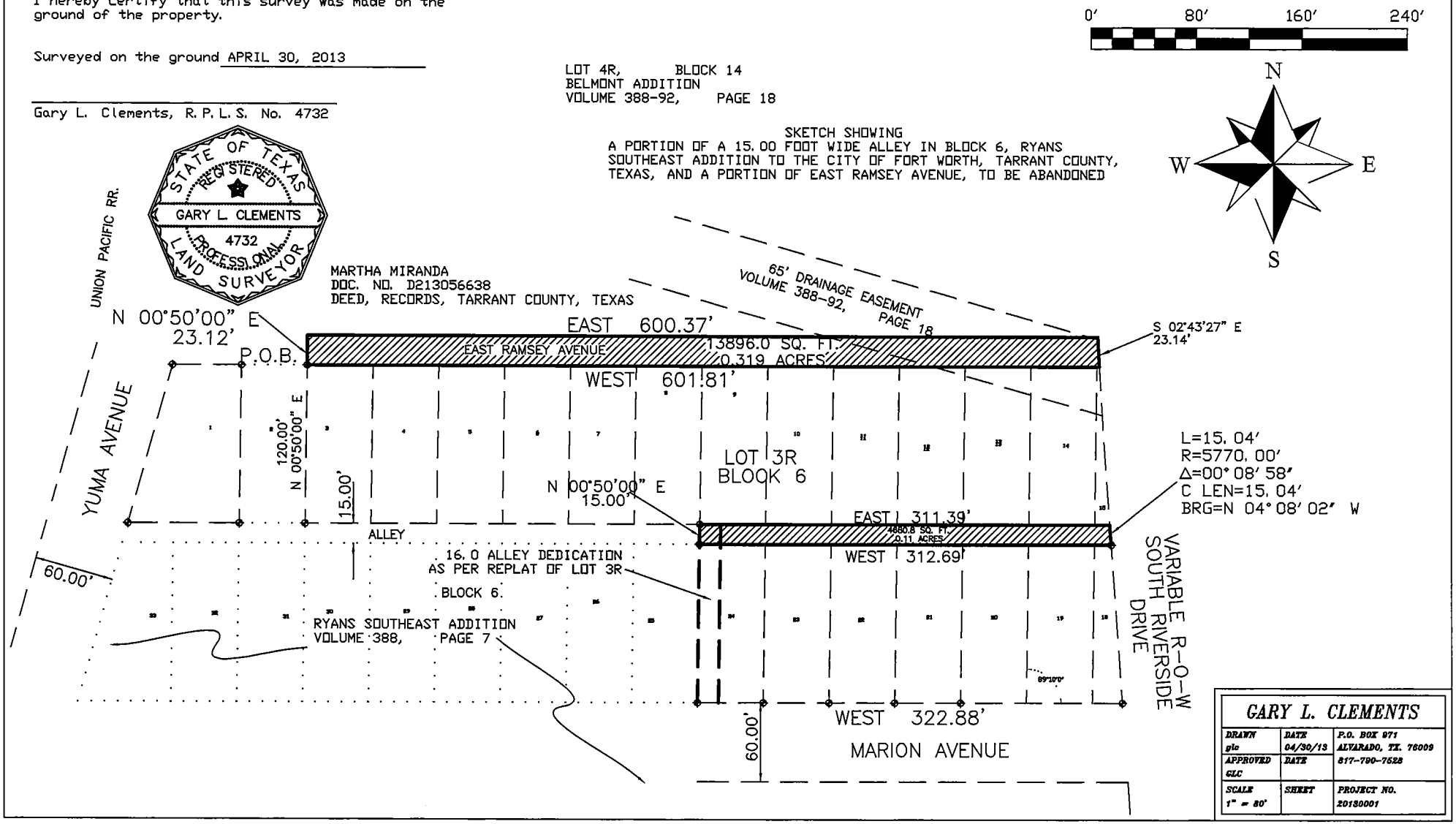
Surveyed on the ground APRIL 30, 2013

Gary L. Clements, R. P. L. S. No. 4732

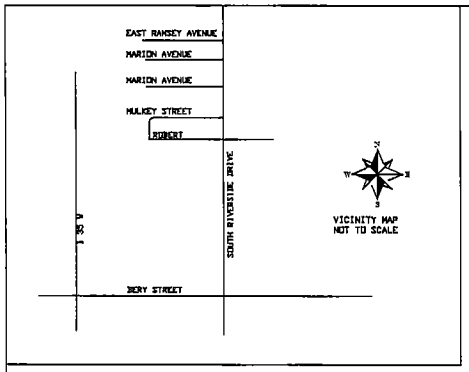
STATE OF TEXAS
REGISTERED
GARY L. CLEMENTS
4732
PROFESSIONAL
LAND SURVEYOR

LOT 4R, BLOCK 14
BELMONT ADDITION
VOLUME 388-92, PAGE 18

SKETCH SHOWING
A PORTION OF A 15.00 FOOT WIDE ALLEY IN BLOCK 6, RYANS SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND A PORTION OF EAST RAMSEY AVENUE, TO BE ABANDONED



GARY L. CLEMENTS		
DRAWN glc	DATE 04/30/13	P.O. BOX 971 ALVARADO, TX. 76009
APPROVED GLC	DATE	817-790-7528
SCALE 1" = 80'	SHEET	PROJECT NO. 20130001



UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

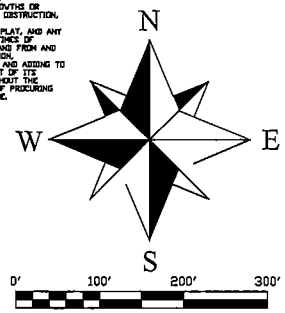
SITE DRAINAGE STUDY

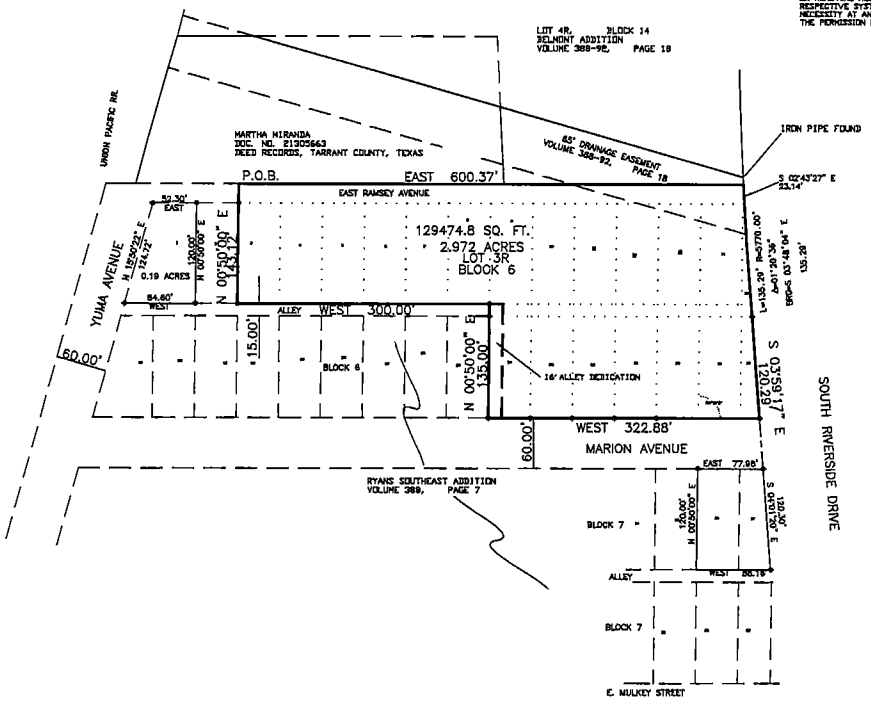
A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. A GRADING PLAN OF SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE. IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED 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.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE ASSESSED IS ESTABLISHED AS OF THE DATE OF THE FILING OF THIS PLAT BASED UPON THE THEN EXISTING SCHEDULE I TO THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS ESTABLISHED ON THE DATE THAT THE BUILDING PERMIT IS ISSUED OR THE DATE OF CONNECTION TO THE WATER AND/OR WASTEWATER SYSTEM AND IS BASED UPON THE THEN EXISTING SCHEDULE II TO THE CURRANT IMPACT FEE ORDINANCE.

NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.





STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JOAQUIN AND MARTHA MIRANDA BEING THE OWNERS LOTS 3-24, BLOCK 6, OF RYAN SOUTHEAST ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS, TARRANT COUNTY, TEXAS, AND ALSO RECORDED IN DEED DOC. NO. D213056638 AND D213293162 SAID DEED RECORDS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 6, SAID RYAN SOUTHEAST ADDITION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 6, 601.81 FEET TO THE WEST LINE OF SOUTH RIVERSIDE DRIVE A POINT AND BEING IN A NON TANGENT CURVE TO LEFT WHOSE RADIUS IS 5770.00 FEET AND WHOSE LONG CHORD BEARS S 03 44' 12" E, 135.29 FEET;

THENCE ALONG SAID CURVE AND THE SAID WEST LINE, AN ARC DISTANCE OF 120.25 FEET THROUGH A CENTRAL ANGLE OF 01 11' 38" TO THE END OF SAID CURVE A 1/2 INCH IRON ROD FOUND SET;

THENCE S 04 01' 20" E, ALONG THE SAID WEST LINE, 120.30 FEET TO A1/2 INCH IRON ROD FOUND AND BEING IN THE NORTH LINE OF MARION AVENUE AND BEING THE SOUTH LINE OF SAID AFOREMENTIONED BLOCK 6;

THENCE WEST, ALONG THE SOUTH OF SAID BLOCK 6 AND THE NORTH LINE OF SAID MARION AVENUE, 322.88 FEET TO A 1/2 INCH IRON SET AND BEING THE SOUTHWEST CORNER OF LOT 24, BLOCK 6, SAID RYAN SOUTHEAST ADDITION;

THENCE N 00 50' 00" E, ALONG THE WEST LINE OF SAID LOT 24 PASSING AT 120.00 FEET THE NORTHWEST CORNER OF SAID LOT 24, CONTINUING IN ALL 135.00 FEET TO A1/2 INCH IRON ROD FOUND AND BEING THE SOUTHEAST CORNER OF LOT 8 , AND THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 6 AND BEING IN THE NORTH LINE OF A 15.00 FOOT WIDE ALLEY;

THENCE WEST, ALONG THE SAID NORTH LINE OF SAID ALLEY, 300.00 FEET TO A1/2 INCH IRON ROD FOUND AND BEING THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 6;

THENCE N 00 50' 00" E, ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2, 143.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.972 ACRES OF LAND MORE OR LESS

DO HEREBY ADOPT THIS PLAT HEREON AS CORRECTLY REPRESENTING THE PLAN OF SUBDIVISION OF THE SAME TO BE KNOWN AS LOT 3R, BLOCK 6, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENT AS SHOWN THEREON.

WITNESS OUR HAND ON THIS THE DAY OF , 2013
JOAQUIN AND MARTHA MIRANDA
OWNERS

State of Texas
County of Tarrant
BEFORE ME, JOAQUIN AND MARTHA MIRANDA, on this day personally appeared, 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 the purposes and consideration therein expressed, in the
capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of , 2013.
Notary Public in and for the State of Texas
My Commission Expires

REPLAT OF

LOT 3R, BLOCK 6
RYAN SOUTHEAST ADDITION

TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING ALL OF
LOTS 3-24, BLOCK 6
RYAN SOUTHEAST ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 388, PAGE 7
DEED RECORDS TARRANT COUNTY, TEXAS

* IRS = IRON ROD SET
* IRF = IRON ROD FOUND

STATE OF TEXAS
REGISTERED
GARY L. CLEMENTS
4732
PROFESSIONAL
LAND SURVEYOR

SURVEYOR CERTIFICATION

I hereby certify that this survey was made on the ground of the property.

Surveyed on the ground APRIL 30, 2013

Gary L. Clements, R.P.L.S. No. 4732

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS

This plat is valid if recorded within six (6) months after date of approval.

PLAT APPROVAL DATE

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CABINET_____ , SLIDE_____
DATE: _____
TARRANT COUNTY, PLAT RECORDS

GARY L. CLEMENTS		
DRAWN glc	DATE 11/20/13	P.O. BOX 971 ALVARADO, TX. 76009
APPROVED GLC	DATE	817-790-7528
SCALE 1" = 100'	SHEET	PROJECT NO. 20130001_PLAT