

LOCATION MAP (NOT TO SCALE)

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 APPROVED DATE _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 gate 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.

Residential Driveway 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 (5) 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.

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.

NOTES:

1. Basis of Bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Zone 4202, as derived from GPS vectors obtained from Western Data Systems RTK Network.

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 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 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 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 the connection date to the municipal water and/or wastewater system.

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 site grading plan in 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 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 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.

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 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.

Private Maintenance Note

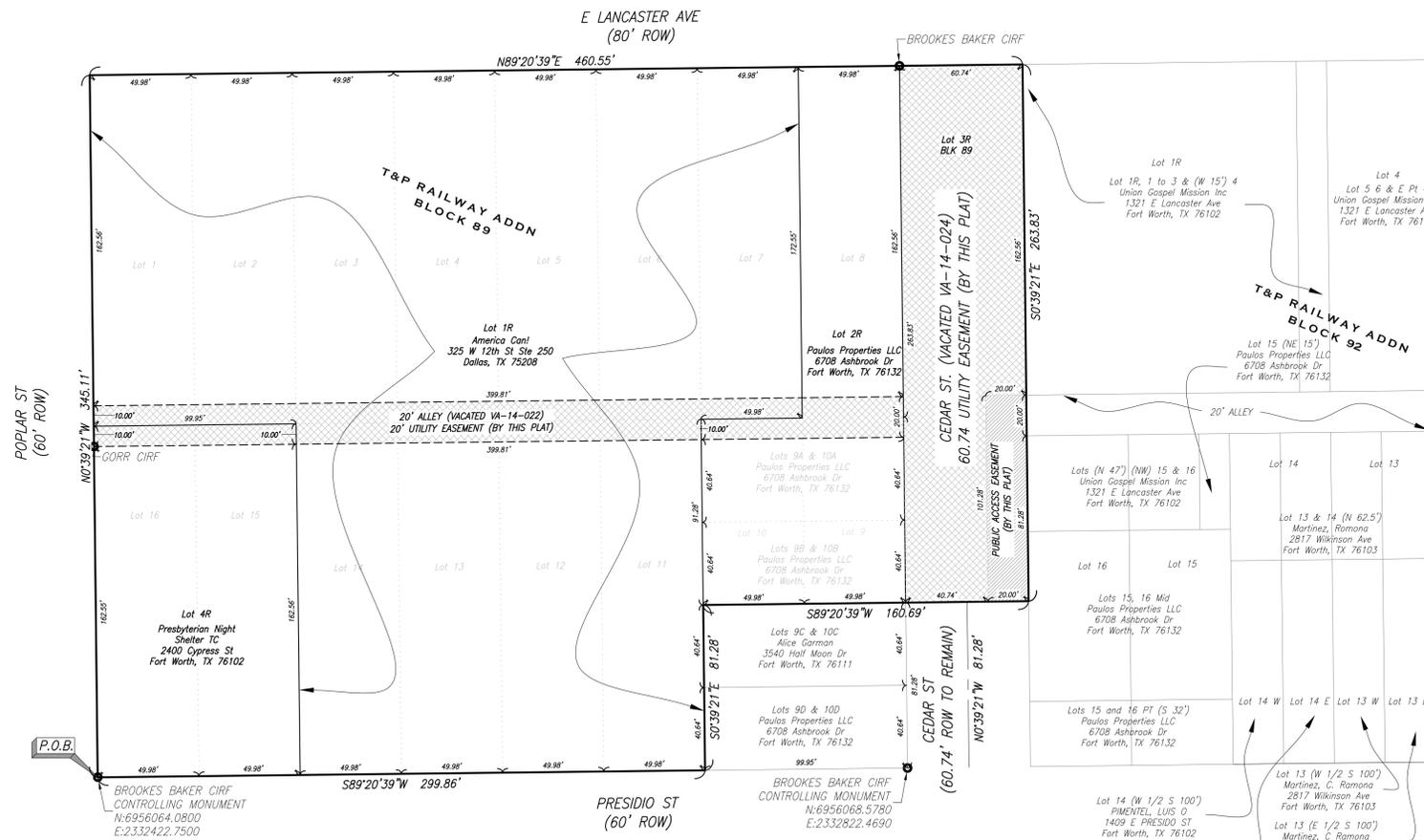
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48439C0070K, effective date September 25, 2009, by scale, no portion of this property lies within the 100 year flood zone.

P.R.V.

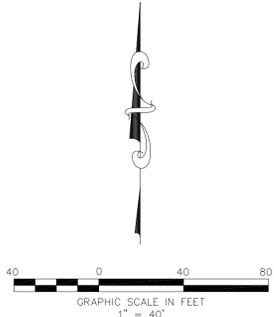
Pressure Reducing Valves will be required if water pressure exceeds 80 psi.



* LEGEND *

PROPERTY LINE ADJOINER	———
PROPOSED EASEMENT	▨▨▨▨
VACATIONS	▧▧▧▧
PREVIOUS LOT LINES MONUMENTATION	●

CIRF	CAPPED IRON ROD FOUND
IRF	CAPPED IRON ROD SET
CM	IRON ROD FOUND
D.R.T.C.T.	CONTROLLING MONUMENT
INST. NO.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	INSTRUMENT NUMBER
P.C.	VOLUME
R.O.W.	PAGE
ESMT.	RIGHT-OF-WAY
POB	EASEMENT
NTS	POINT OF COMMENCING
	POINT OF BEGINNING
	NOT TO SCALE



OWNER: Paulos Properties, LLC 6708 Ashbrook Dr. Fort Worth, TX 76132	OWNER: American Cantl 325 W 12th St Ste 250 Dallas, TX 75208	OWNER: Presbyterian Night Shelter Tc 2400 Cypress St Fort Worth, TX 76012
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I, James E. DeOtte, a Registered Professional Land Surveyor for the State of Texas, do hereby state that the Subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision.



Date: _____

James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

FINAL PLAT OF
Texas & Pacific Railway Addition
Lots 1R, 2R, 3R, 4R – Block 89
Being a Replat of Lots 1–8, 9a, 9b, 10a, 10b,
11–16 – Block 89
M A Jackson Survey Abstract No. 862
as recorded in Vol. 63 Pg. 107
3.349 acres of land
FORT WORTH,
TARRANT COUNTY, TEXAS
OCTOBER, 2014
PAGE 1 OF 2

DOCUMENT NO. _____ DATE _____

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT: LEGAL DESCRIPTION

WHEREAS, PAULOS PROPERTIES, LLC, AMERICAN CANI, PRESBYTERIAN NIGHT SHELTER TC and UNION GOSPEL MISSION, INC. are the owners of certain parcels of land situated in the M A Jackson Survey, Abstract No. 862 in Tarrant County, Texas, being a portion of Block 89, Texas & Pacific Railway Addition, recorded in Volume 63, Page 107, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and more particularly described as follows:

BEGINNING at a capped iron rod stamped "Brookes Baker" found lying at the intersection of the east right of way line of Poplar Street (60' right of way) and the north right of way line of Presidio Street (60' right of way) for the southwest corner of Block 89;

THENCE departing the north right of way line of Presidio Street and along the east right of way line of Poplar Street, North 00 degrees 39 minutes 21 seconds West, passing at a distance of 162.55 feet a capped iron rod stamped "Gorrandona" found, in all a distance of 345.11 feet to a point lying at the intersection of the east right of way line of Poplar Street and the south right of way line of east Lancaster Avenue (80' right of way) and being the northwest corner of Block 89;

THENCE departing the east right of way line of Poplar Street and along the south right of way line of E Lancaster Avenue, North 89 degrees 20 minutes 39 seconds East, passing at a distance of 399.81 feet a capped iron rod stamped "Brookes Baker" found, in all a distance of 460.55 feet to a point for the northwest corner of Block 92, Texas & Pacific Railway Addition, as shown on the replat recorded in Volume 388-195, Page 5, P.R.T.C.T.;

THENCE departing the south right of way line of E Lancaster Avenue and along the common line with Lot 1R, Block 92, and Lot 16, Block 92, South 00 degrees 39 minutes 21 seconds East, a distance of 263.83 feet to a point lying on the east right of way line of Cedar Street;

THENCE departing the east right of way line of Cedar Street, South 89 degrees 20 minutes 39 seconds West, a distance of 160.69 feet to a point lying on the common line of Lots 10 & 11, Block 89;

THENCE along the common line with Lots 10 & 11, South 00 degrees 39 minutes 21 seconds East, a distance of 81.28 feet to a point lying on the north right of way line of Presidio Street, also being the southwest corner of Lot 10, Block 89, and the southeast corner of Lot 11, Block 89;

THENCE departing the common line with Lots 10 & 11, Block 89, and along the north right of way line of Presidio Street, South 89 degees 20 minutes 39 seconds West, a distance of 299.86 feet to the POINT OF BEGINNING and containing 145,879.53 square feet or 3.349 acres of land, more or less.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas and does hereby dedicate to the public's use forever the right-of-way and easements as shown here on.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Paulos Properties LLC, does hereby adopt this plat designating the hereinabove described property as LOTS 2R, 3R, BLOCK 89, TEXAS & PACIFIC RAILWAY ADDITION, in the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

WITNESS, my hand, this the ____ day of _____, 2014.

By

Paulos Properties LLC, Owner
STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2014

NOTARY PUBLIC in and for the STATE OF _____

That, American Cani, does hereby adopt this plat designating the hereinabove described property as LOT 1R, BLOCK 89, TEXAS & PACIFIC RAILWAY ADDITION, in the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

WITNESS, my hand, this the ____ day of _____, 2014.

By

American Cani, Owner
STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2014

NOTARY PUBLIC in and for the STATE OF _____

That, Presbyterian Night Shelter Tc, does hereby adopt this plat designating the hereinabove described property as LOT 4R, BLOCK 89, TEXAS & PACIFIC RAILWAY ADDITION, in the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

WITNESS, my hand, this the ____ day of _____, 2014.

By

Presbyterian Night Shelter Tc, Owner
STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2014

NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S AFFIRMATION:

I, James E. DeOtte, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Code of Ordinances, Sec. 31.11; and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.



Date:

James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2014

NOTARY PUBLIC in and for the STATE OF _____

FINAL PLAT OF
Texas & Pacific Railway Addition
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