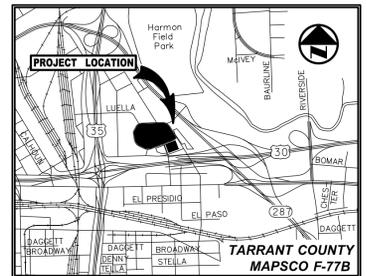


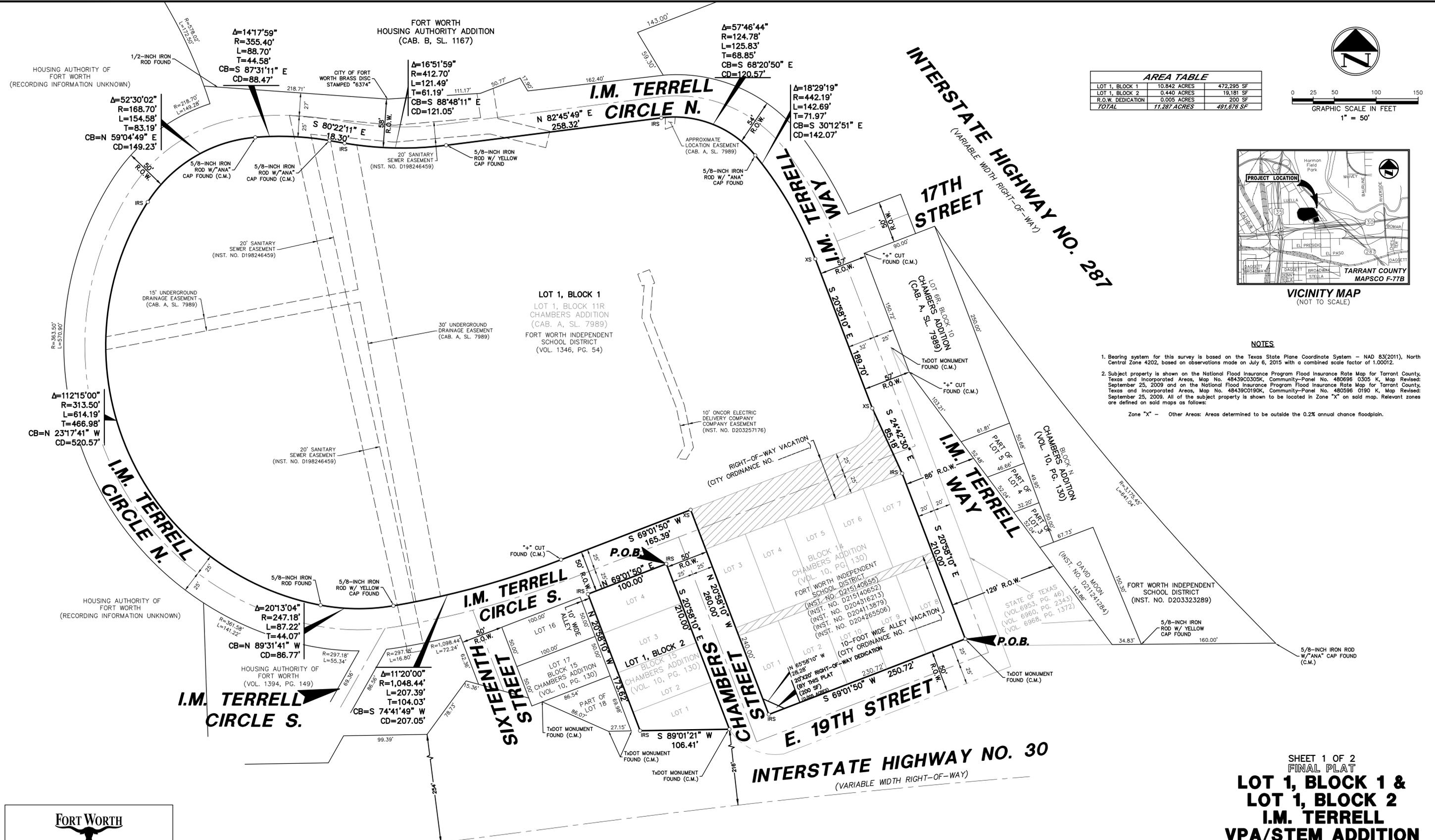
AREA TABLE		
LOT 1, BLOCK 1	10.842 ACRES	472,295 SF
LOT 1, BLOCK 2	0.440 ACRES	19,181 SF
R.O.W. DEDICATION	0.005 ACRES	200 SF
<b>TOTAL</b>	<b>11.287 ACRES</b>	<b>491,676 SF</b>



VICINITY MAP (NOT TO SCALE)

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83(2011), North Central Zone 4202, based on observations made on July 6, 2015 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0305K, Community-Panel No. 480696 0305 K, Map Revised: September 25, 2009 and on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Map Revised: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said maps as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: \_\_\_\_\_

By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Secretary

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED EASEMENT LINE
- CENTER LINE
- CONTROLLING MONUMENT
- 1/2-INCH IRON ROD
- W/PACHECO KOCH CAP SET
- IRS
- \*+ CUT IN CONCRETE SET
- RIGHT-OF-WAY AND ALLEY VACATION
- P.O.B. POINT OF BEGINNING

OWNER:  
FORT WORTH INDEPENDENT SCHOOL DISTRICT  
100 NORTH UNIVERSITY DRIVE  
FORT WORTH, TX 76107  
817-871-2000

SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS, INC.  
6100 WESTERN PLACE, STE 1001  
FORT WORTH, TX 76107  
817-412-7155  
CONTACT: PAUL DANIEL

LOT 1, BLOCK 1 & LOT 1, BLOCK 2  
I.M. TERRELL VPA/STEM ADDITION  
REF CASE NO.:  
FS-15-221  
VA-15-030

**Pacheco Koch** 6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817-412-7155  
TX REG. ENGINEERING FIRM F-465

DRAWN BY: DCP  
CHECKED BY: PMD/MLL  
SCALE: 1"=50'  
DATE: OCT. 2015  
JOB NUMBER: 3719-15.222

DPUSTEJOWSKY & PM  
15.2222.DWG SURVEY CSD 2015\1719-15.2222P.DWG

FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_, P.R.T.C.T., DATE \_\_\_\_\_

FINAL PLAT - LOT 1, BLOCK 1 & LOT 1, BLOCK 2 I.M. TERRELL VPA/STEM ADDITION

P:\C\LOVSKY\9/11/11 AM\15-2222\DWG\SURVEY CJD 2015\3719-15-2222R.DWG

STATE OF TEXAS ~  
COUNTY OF TARRANT ~  
**OWNER'S CERTIFICATION**

**LOT 1, BLOCK 1**

WHEREAS, Fort Worth Independent School District is the owner of a 10.847 acre (472,495 square foot) tract of land situated in the Moses A. Jackson Survey, Abstract No. 862, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 1, Block 11R, Chambers Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 7989, of the Plat Records of Tarrant County, Texas; said tract also being all of Block 14, Chambers Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 10, Page 130 of said Plat Records; said tract also being part of I.M. Terrell Circle S. (a 50' wide right-of-way) vacated by City Ordinance No. \_\_\_\_\_ and all of a 10-foot wide alley vacated by City Ordinance No. \_\_\_\_\_; said 10.847 acre (472,495 square foot) tract being more particularly described as follows:

BEGINNING, at a Brass disc stamped "xDOT" found for the southeast corner of said Block 14; said point being in the intersection of the north right-of-way line of 19th Street (a 50-foot wide right-of-way) and the west right-of-way line of I.M. Terrell Way (a variable width right-of-way);

THENCE, South 69 degrees, 01 minutes, 50 seconds West, along the said north line of 19th Street, a distance of 250.72 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southwest corner of said Block 14; said point being the intersection of the said north line of 19th Street and the east right-of-way line of Chambers Street (a 50-foot wide right-of-way)

THENCE, North 20 degrees, 58 minutes, 10 seconds West, along the said east line of Chambers Street and the west line of said Block 14, a distance of 260.00 feet to a "+" cut in concrete set in the north right-of-way line of I.M. Terrell Circle S. (a 50-foot wide right-of-way) and the south line of said Lot 1;

THENCE, along the said north line of I.M. Terrell Circle S. and the said south line of Lot 1, the following three (3) calls:

South 69 degrees, 01 minutes, 50 seconds West, a distance of 165.39 feet to a "+" cut in concrete found for the beginning of a curve to the right;

In a westerly direction along said curve, having a central angle of 11 degrees, 20 minutes, 00 seconds, a radius of 1,048.44 feet, a chord bearing and distance of South 74 degrees, 41 minutes, 49 seconds West, 207.05 feet, an arc distance of 207.39 feet to a 5/8-inch iron rod with yellow cap found at the end of said curve; said point being the beginning of a non-tangent curve to the right;

In a westerly direction along said curve, having a central angle of 20 degrees, 13 minutes, 04 seconds, a radius of 247.18 feet, a chord bearing and distance of North 89 degrees, 31 minutes, 41 seconds West, 86.77 feet, an arc distance of 87.22 feet to a 5/8-inch iron rod found at the end of said curve; said point being the beginning of a non-tangent curve to the right;

THENCE, along the east line of I.M. Terrell Circle N. (a variable width right-of-way) and the west line of said Lot 1, the following two (2) calls:

In a northerly direction along said curve, having a central angle of 112 degrees, 15 minutes, 00 seconds, a radius of 313.50 feet, a chord bearing and distance of North 23 degrees, 17 minutes, 41 seconds West, 520.57 feet, an arc distance of 614.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point being the beginning of a non-tangent curve to the right;

In a northeasterly direction along said curve, having a central angle of 52 degrees, 30 minutes, 02 seconds, a radius of 168.70 feet, a chord bearing and distance of North 59 degrees, 04 minutes, 49 seconds East, 149.23 feet, an arc distance of 154.58 feet to a 5/8-inch iron rod with "ANA" cap found at the end of said curve; said point being the beginning of a non-tangent curve to the right;

THENCE, with the south line of said I.M. Terrell Circle N. and the north line of said Lot 1, the following four (4) calls:

In an easterly direction along said curve, having a central angle of 14 degrees, 17 minutes, 59 seconds, a radius of 355.40 feet, a chord bearing and distance of South 87 degrees, 31 minutes, 11 seconds East, 88.47 feet, an arc distance of 88.70 feet to a 5/8-inch iron rod with "ANA" cap found at the end of said curve;

South 80 degrees, 22 minutes, 11 seconds East, a distance of 18.30 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a curve to the left;

In an easterly direction along said curve, having a central angle of 16 degrees, 51 minutes, 59 seconds, a radius of 412.70 feet, a chord bearing and distance of South 88 degrees, 48 minutes, 11 seconds East, 121.05 feet, an arc distance of 121.49 feet to a 5/8-inch iron rod with yellow cap found at the end of said curve;

North 82 degrees, 45 minutes, 49 seconds East, a distance of 258.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a curve to the right;

THENCE, with the said west line of I.M. Terrell Way and the east line of said Lot 1, the following three (3) calls:

In an easterly direction along said curve, having a central angle of 57 degrees, 46 minutes, 44 seconds, a radius of 124.78 feet, a chord bearing and distance of South 68 degrees, 20 minutes, 50 seconds East, 120.57 feet, an arc distance of 125.83 feet to a 5/8-inch iron rod with "ANA" cap found at the end of said curve; said point being the beginning of a non-tangent curve to the right;

In a southeasterly direction along said curve, having a central angle of 18 degrees, 29 minutes, 19 seconds, a radius of 442.19 feet, a chord bearing and distance of South 30 degrees, 12 minutes, 51 seconds East, 142.07 feet, an arc distance of 142.69 feet to a "+" cut in concrete set at the end of said curve;

South 20 degrees, 58 minutes, 10 seconds East, a distance of 189.70 feet to a "+" cut in concrete set for an angle point;

THENCE, South 24 degrees, 42 minutes, 30 seconds East, a distance of 85.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for an angle point; said point being the northeast corner of said Block 14;

THENCE, South 20 degrees, 58 minutes, 10 seconds East, along the said east line of Block 14 and continuing along the said west line of I.M. Terrell Way, a distance of 210.00 feet to the POINT OF BEGINNING;

CONTAINING: 472,495 square feet or 10.847 acres of land, more or less.

**LOT 1, BLOCK 2**

WHEREAS, Fort Worth Independent School District is the owner of a 19,181 square foot (0.440 acre) tract of land situated in the Moses A. Jackson Survey, Abstract No. 862, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 1, Lot 2, Lot 3, and Lot 4, Block 15, Chambers Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 10, Page 130, of the Plat Records of Tarrant County, Texas; said 19,181 square foot (0.440 acre) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the intersection of the south right-of-way line of I.M. Terrell Circle S. (a 50-foot wide right-of-way) and the west right-of-way line of Chambers Street (a 50-foot wide right-of-way);

THENCE, South 20 degrees, 58 minutes, 10 seconds East, along the said west line of Chambers Street, a distance of 210.00 feet to a Brass disc stamped "xDOT" found in the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way); said point being the southeast corner of said Block 15;

THENCE, South 89 degrees, 01 minutes, 21 seconds West, departing the said west line of Chambers Street and along the said north line of Interstate Highway No. 30, a distance of 106.41 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 20 degrees, 58 minutes, 10 seconds West, departing the said north line of Interstate Highway No. 30 and along the east line of a 10-foot wide alley, a distance of 173.62 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the said south line of I.M. Terrell Circle S.;

THENCE, North 69 degrees, 01 minutes, 50 seconds East, along the said south line of I.M. Terrell Circle S., a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING: 19,181 square feet or 0.440 acres of land, more or less.

STATE OF TEXAS ~  
COUNTY OF TARRANT ~  
**OWNER'S DEDICATION**

NOW, AND THEREFORE, know all men by these presents that, FORT WORTH INDEPENDENT SCHOOL DISTRICT does hereby adopt this plat as **LOT 1, BLOCK 1 & LOT 1, BLOCK 2, I.M. TERRELL VPA/STEM ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the \_\_\_\_ day of \_\_\_\_ 2015.

FORT WORTH INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Name: Gary Griffith  
Title: FWSD District Architect

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Gary Griffith, 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_ 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS ~  
COUNTY OF TARRANT ~

I, Paul Daniel, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on October 16, 2015, and that all corners are shown hereon.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 11/30/15.

Paul Daniel  
Registered Professional Land Surveyor  
No. 6534

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Paul Daniel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Paul Daniel and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_ 2015.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**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 current impact fee ordinance. 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.

**Utility Easements**

Any public franchised 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.

**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 and paving improvements; and approval is obtained from the City of Fort Worth.

**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.

**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".

**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.

**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 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.

**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.

**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, 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/drainageway maintenance**

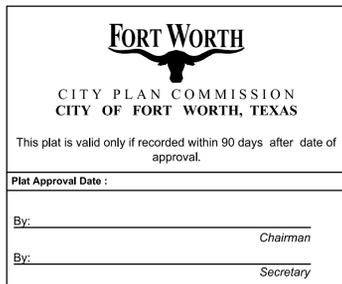
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible 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.

**Pressure Reducing Valves Required**

Pressure reducing valves will be required if water pressure exceeds 80 P.S.I.

**NOTES**

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83(2011), North Central Zone 4202, based on observations made on July 6, 2015 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0305K, Community-Panel No. 480698 0305 K, Map Revised: September 25, 2009 and on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Map Revised: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said maps as follows:
  - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.



FILED FOR RECORD AS DOCUMENT NO. \_\_\_\_\_, P.R.T.C.T., DATE \_\_\_\_\_

OWNER:  
FORT WORTH INDEPENDENT SCHOOL DISTRICT  
100 NORTH UNIVERSITY DRIVE  
FORT WORTH, TX 76107  
817-871-2000

SURVEYOR:  
PACHECO KOCH CONSULTING ENGINEERS, INC.  
6100 WESTERN PLACE, STE 1001  
FORT WORTH, TX 76107  
817-412-7155  
CONTACT: PAUL DANIEL

LOT 1, BLOCK 1 & LOT 1, BLOCK 2  
I.M. TERRELL VPA/STEM ADDITION  
REF CASE NO.:  
FS-15-221  
VA-15-030

SHEET 2 OF 2  
FINAL PLAT

## LOT 1, BLOCK 1 & LOT 1, BLOCK 2 I.M. TERRELL VPA/STEM ADDITION

BEING A REPLAT OF ALL OF BLOCK 11R, CHAMBERS ADDITION, ALL OF BLOCK 14, CHAMBERS ADDITION, PART OF BLOCK 15, CHAMBERS ADDITION AND PART OF I.M. TERRELL CIRCLE S. AND ALL OF A 10-FOOT ALLEY LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE MOSES A. JACKSON SURVEY, ABSTRACT NO. 862, TARRANT COUNTY, TEXAS

	<b>Pacheco Koch</b>		6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817-412-7155 TX REG. ENGINEERING FIRM F-469	
	DALLAS • FORT WORTH • HOUSTON		TX REG. SURVEYING FIRM LS-100080-01	
DRAWN BY DCP	CHECKED BY PMD/MLL	SCALE 1"=50'	DATE OCT. 2015	JOB NUMBER 3719-15.222

FINAL PLAT - LOT 1, BLOCK 1 & LOT 1, BLOCK 2 I.M. TERRELL VPA/STEM ADDITION