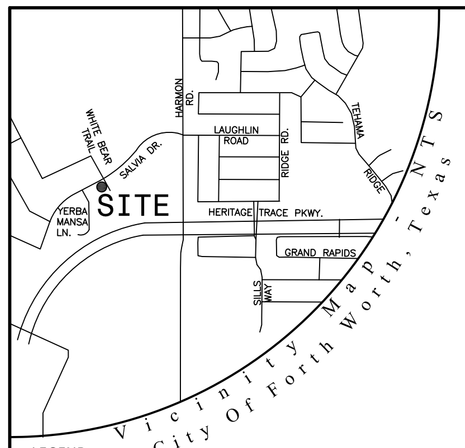
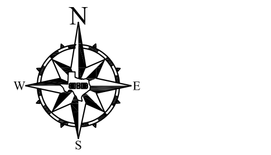
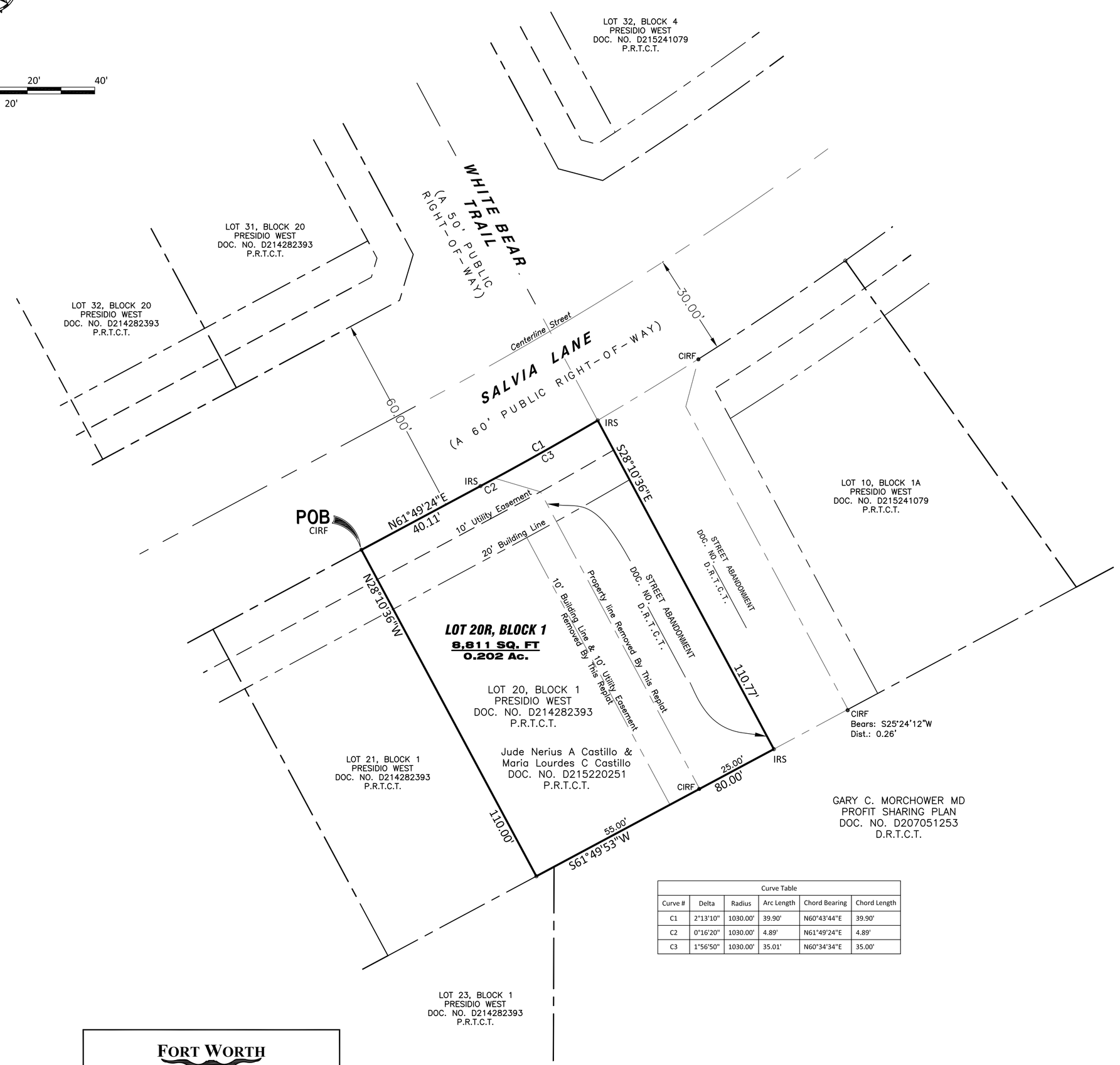




20' 10' 0 20' 40'

DRAWING SCALE: 1" = 20'



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	2°13'10"	1030.00'	39.90'	N60°43'44"E	39.90'
C2	0°16'20"	1030.00'	4.89'	N61°49'24"E	4.89'
C3	1°56'50"	1030.00'	35.01'	N60°34'34"E	35.00'

LEGEND

CIRF.....5/8 incha capped iron rod marked "JACOBS"
D.R.T.C.T.....Deed Records Tarrant County, Texas
POB.....Point Of Beginning
P.R.T.C.T.....Plat Records Tarrant County, Texas

NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.

2. All distances shown are at ground.

3. Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD88.

4. All property corner set are 5/8 inch capped iron rod stamped "BHB INC" unless otherwise noted.

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 current impact fee ordinance in effect as of the date of this 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.

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.

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"

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and 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.

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.

PRIVATE MAINTENANCE
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 idemnify 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.

SITE DRAINAGE STUDY
A site drainage study which will show 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.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

FEMA/FLOODPLAIN:
By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0065K, Map Revised September 25, 2009.

PUBLIC OPEN SPACE RESTRICTION
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, etc., in the public open space easement as shown on this plat.

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.

P.R.V. REQUIRED
P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

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.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to any soil disturbance exceeding 0.5 acres.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
This Correction Plat 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.

Owner:
Jude Nerius A Castillo and Maria Lourdes C Castillo
9660 Salvia Drive
Fort Worth, TX 76177
Land Surveyor:
BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
jmargotta@bhbinc.com 817-338-1277 www.bhbinc.com
BHB Project #2015.013.123 TBPE Firm F-44 TBPLS Firm 10011300

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 Approval Date:

By: _____

By: _____

FS-00-000

STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS Jude Nerius A Castillo and Maria Lourdes C Castillo, being the owners of a tract land situated in the City Fort Worth, Tarrant County, Texas to wit:

BEING all of Lot 20, Block 1, Presidio West, an addition to the City of Fort Worth, Tarrant County, Texas as shown on the plat recorded in Document Number D214282393, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being a portion of White Bear Trail (a 50 foot public right-of-way) as shown on the said Presidio West addition and as abandoned by Document Number _____, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 (2011) Epoch 2010.0000. All distances are at ground);

BEGINNING at a found 5/8 inch capped iron rod marked "JACOBS" (CIRF) for the northwest corner of said Lot 20, same being the northeast corner of Lot 21 of the said West Presidio addition and being in the southerly right-of-way line of Salvia Lane (a 60 foot public right-of-way);

THENCE North 61°49'24" East, with the common line between said Lot 20 and the said southerly right-of-way line, a distance of 40.11 feet to a set 5/8 inch capped iron rod marked "BHB INC" (IRS);

THENCE continuing with the said common line and along a curve to the left, at an arc distance of 4.89 feet passing the northeast corner of said Lot 20 and continuing with said arc for a total curve data of central angle of 02°13'10", a radius of 1030.00 feet, an arc length of 39.90 feet, and a chord which bears North 60°43'44" East, a distance of 39.90 feet to an IRS;

THENCE South 28°10'36" East departing the said south right-of-way line, a distance of 110.77 feet to an IRS in the common line between the aforementioned Presidio West addition and a tract of land as described by deed to Gary C. Morchower MD Profit Sharing Plan as recorded in Document Number D207051253, D.R.T.C.T.;

THENCE South 61°49'53" West, with the said common line, at a distance of 25.00 feet passing a CIRF for the southeast corner of the aforementioned Lot 20, and continuing with the said common line a total distance of 80.00 feet to an IRS for the southwest corner of said Lot 20 same being the southeast corner of the aforementioned Lot 21;

THENCE North 28°10'36" West, departing the said common line and with the common line between said Lot 20 and the aforementioned Lot 21, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 8,811 square feet or 0.202 acre of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
THAT, Jude Nerius A Castillo and Maria Lourdes C Castillo, owners do hereby adopt this final plat designating the above described property as **LOT 20R, BLOCK 1, PRESIDIO WEST**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown.

By: _____ By: _____
Jude Nerius A Castillo Maria Lourdes C Castillo

STATE OF TEXAS:
COUNTY OF TARRANT:
Before me, the undersigned, a Notary Public for the State of Texas, appeared Jude Nerius A Castillo and Maria Lourdes C Castillo known to be the persons whose names are subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2016.

_____
Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.
PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 2-24-16

_____
John G. Margotta
RPLS No. 5956
February 24, 2016

FINAL PLAT

LOT 20R, BLOCK 1

BEING A REPLAT OF
LOT 20, BLOCK 1
PRESIDIO WEST
Being a 0.202 acre tract of land situated within the
Josiah Walker Survey, Abstract Number 1600
& as shown on plat recorded in Doc. No. D214282393, P.R.T.C.T.
City of Fort Worth, Tarrant County, Texas
FEBRUARY 2016

Drawing: E:\Survey15\013\123 Heritage Trace Abandonment\Dwg\PRESIDIO-WEST-REPLAT-LOT-20R-BLK-1.dwg