



Brooks and Baileys
Subdivision
Block 2
VOLUME 32, PAGE 431,
D.R.T.C.T.

Lot 8
James & Amy Rouse
Inst# D206370797,
D.R.T.C.T.

Lot 1
College Avenue
Baptist Church
V.2277, P.285,
D.R.T.C.T.

Lot 2
College Avenue
Baptist Church
V.2277, P.285,
D.R.T.C.T.

Lot 3
College Avenue
Baptist Church
V.2277, P.285,
D.R.T.C.T.

Lot 4
College Avenue
Baptist Church
V.2586, P.574,
D.R.T.C.T.

Lot 5
College Avenue
Baptist Church
V.3188, P.481
D.R.T.C.T.

Lot 6
Lee Ann Widmer
Inst# D214058561,
D.R.T.C.T.

Lot 7
Lee Ann Widmer
Inst# D214058561,
D.R.T.C.T.

Loyd's Addition
"Block 1"
VOLUME 106, PAGE 10,
D.R.T.C.T.

Lot 1
Christopher & Anne
Yaulbee
Inst# D214045495,
D.R.T.C.T.

Lot 2
Shane & Erin
Nalenman
Inst# D213306134,
D.R.T.C.T.

Lot 3
Melissa Arnold
Inst# D214008778,
D.R.T.C.T.

Lot 1
Stan Sewell
Inst# D213098994,
D.R.T.C.T.

Lot 2
Gloria Jeffrey
Inst# D205189928,
D.R.T.C.T.

Lot 1
Hollis Sloan Trust
Inst# D211021679,
D.R.T.C.T.

J.B. Daniel Addition
"Block 2"
VOLUME 204-A, PAGE 131,
P.R.T.C.T.

Lot 2
Maria Garcia
Inst# D204255329,
D.R.T.C.T.

Lot 1 Block 1
Santiago Hernandez
V.4548, P.341,
D.R.T.C.T.

Ownership

Fort Worth I.S.D.

100 N University Drive

Fort Worth, TX 76107-1360

DETA

SURVEYING
116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766
FAX: 817-887-5275
EMAIL: deta@detasurvey.com
FIRM REGISTRATION: 101490-00
JOB# 14100216



I CERTIFY THAT THIS IS A TRUE AND
ACCURATE REPRESENTATION OF THIS
SURVEY AS MADE ON THE GROUND.
LONNIE REED
R.P.S. No. 4277
01-29-2015
REVISIONS 6-16-18

FS#16-063

West Morphy Street
N89°55'59"E
212.00'

Lot 9
KMF Properties
Inst# D214031554,
D.R.T.C.T.

Lot 8
Tyler & Christine White
Inst# D207307785,
D.R.T.C.T.

West Myrtle Street
N03°33'01"W
40.08'

10' X 10'
CORNER CLIP
DEDICATED
FOR R.O.W.

College Avenue
NORTH
349.81'

Brooks and Baileys
Subdivision
Block 4
VOLUME 32, PAGE 431,
D.R.T.C.T.

Lot 10

Lot 9

Lot 8
West Myrtle Street
Block 1
(357 ACRES OF LAND)
(155,500 SQUARE FEET OF LAND)

Lot 14

Lot 13

Lot 12

Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

William Welch
Survey, # 1644

Lot 1
George Burrola
Inst# D214208885,
D.R.T.C.T.

Lot 2
Fort Worth I.S.D.
V.16175, P.341,
D.R.T.C.T.

Lot 3
Fort Worth I.S.D.
V.16175, P.341,
D.R.T.C.T.

Lot 4
Alexander Scott Vorse
Inst# D214112472,
D.R.T.C.T.

Lot 5
Ashleigh Powell
Inst# D206013289,
D.R.T.C.T.

Lot 6
John & Brenda Pereda
Inst# D210314571,
D.R.T.C.T.

Lot 7
John & Brenda Pereda
Inst# D211002713,
D.R.T.C.T.

Lot 8
John & Brenda Pereda
Inst# D211002713,
D.R.T.C.T.

Lot 6
Jennifer Terry
Inst# D210009331,
D.R.T.C.T.

Lot 5
Alyssa Barata
Inst# D210187339,
D.R.T.C.T.

Lot 4
Hollis Sloan Trust
Inst# D211021679,
D.R.T.C.T.

Lot 3
Otha Pyralis
Inst# D207217893,
D.R.T.C.T.

Lot 2
Alexander Thieroff
Inst# D21406958,
D.R.T.C.T.

Lot 1
Jeffrey & Cynthia Nissen
Inst# D210115097,
D.R.T.C.T.

Lot 14R
John Fenner
V.5543, P.191,
D.R.T.C.T.

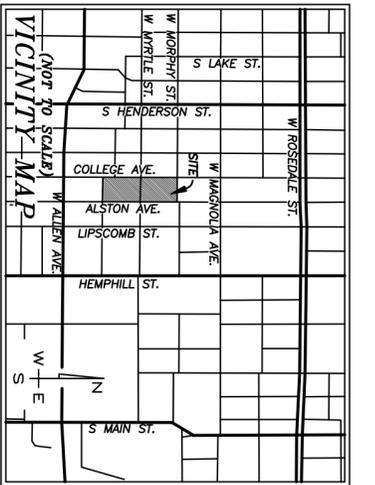
Lot 13R
Bellevue Hill
Addition, Block A
Inst# D208193604,
D.R.T.C.T.

Lot 12R
Bellevue Hill
Addition, Block A
Inst# D208193604,
D.R.T.C.T.

Lot 11R
Bellevue Hill
Addition, Block A
Inst# D208193604,
D.R.T.C.T.

Lot 10R
Bellevue Hill
Addition, Block A
Inst# D208193604,
D.R.T.C.T.

Lot 9R
Bellevue Hill
Addition, Block A
Inst# D208193604,
D.R.T.C.T.



NOTES:

P.R.V.'S REQUIRED
PRIVATE P.R.V.'S WILL BE REQUIRED: WATER PRESSURE EXCEEDS 80 P.S.I.
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 PROJECT'S GROUNDWATER REPORT. THE AMOUNT TO BE COLLECTED IS DETERMINED ON THE CURRENT MAP OF THE SUBDIVISION. THE REPORT TO BE COLLECTED IS DETERMINED BY THE SCHEDULE 1 OF THE GROUNDWATER REPORT. THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

CONVEYANTS OR RESTRICTIONS ARE UN-ALTERED UNLESS OTHERWISE NOTED. 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 PROJECT'S GROUNDWATER REPORT. THE AMOUNT TO BE COLLECTED IS DETERMINED ON THE CURRENT MAP OF THE SUBDIVISION. THE REPORT TO BE COLLECTED IS DETERMINED BY THE SCHEDULE 1 OF THE GROUNDWATER REPORT. THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

PRIVATE COMMON AREAS AND FACILITIES
THE CONVEYANTS OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT, SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECEPTION, RECREATION AREAS, LANDSCAPE AREAS AND OPEN SPACE. THE CONVEYANTS OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES. THE CONVEYANTS OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES. THE CONVEYANTS OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP ADJACENT ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE UTILITIES OR FACILITIES SHOWN ON THIS PLAT. THE CITY OF FORT WORTH SHALL HAVE THE RIGHT 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 PROVIDING THE PERMISSION OF ANYONE.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CURB OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF A PERMANENT CURB OR OTHER ACCEPTABLE PROVISIONS FOR THE CONSTRUCTION OF IMPROVEMENTS, AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS. 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 DRAINAGE STUDY SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.) THE SITE DRAINAGE STUDY SHALL BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. (A SITE DRAINAGE STUDY SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.) THE SITE DRAINAGE STUDY SHALL BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. (A SITE DRAINAGE STUDY SHALL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.)

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48493C 0305 K, DATED AUGUST 2, 2009, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE:
THIS PLAT IS VALID ONLY IF
RECORDED WITHIN (90) DAYS
AFTER DATE OF APPROVAL.
PLAT APPROVED DATE _____
BY: _____
CHAIRMAN
BY: _____
SECRETARY

City of Fort Worth, Texas
City Plan Commission
FORT WORTH

DeZavala Elementary Addition
LOT 1, BLOCK 1,
FINAL PLAT SHOWING

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A RE-PLAT OF BLOCK 4, BROOKS AND BAILEYS SUBDIVISION, RECORDED IN VOLUME 32, PAGE 431, DEED RECORDS, TARRANT COUNTY, TEXAS; BLOCK 1, BELLEVUE HILL ADDITION, RECORDED IN VOLUME 35, PAGE 243, DEED RECORDS, TARRANT COUNTY, TEXAS, AND W MYRTLE STREET, AN EXISTING 30 FEET WIDE ROAD, BEING 3.67 ACRES OF LAND, OR 159,734 SQUARE FEET OF LAND MORE OR LESS.

THIS PLAT FILED FOR RECORD IN INSTRUMENT NO. _____ DATE _____