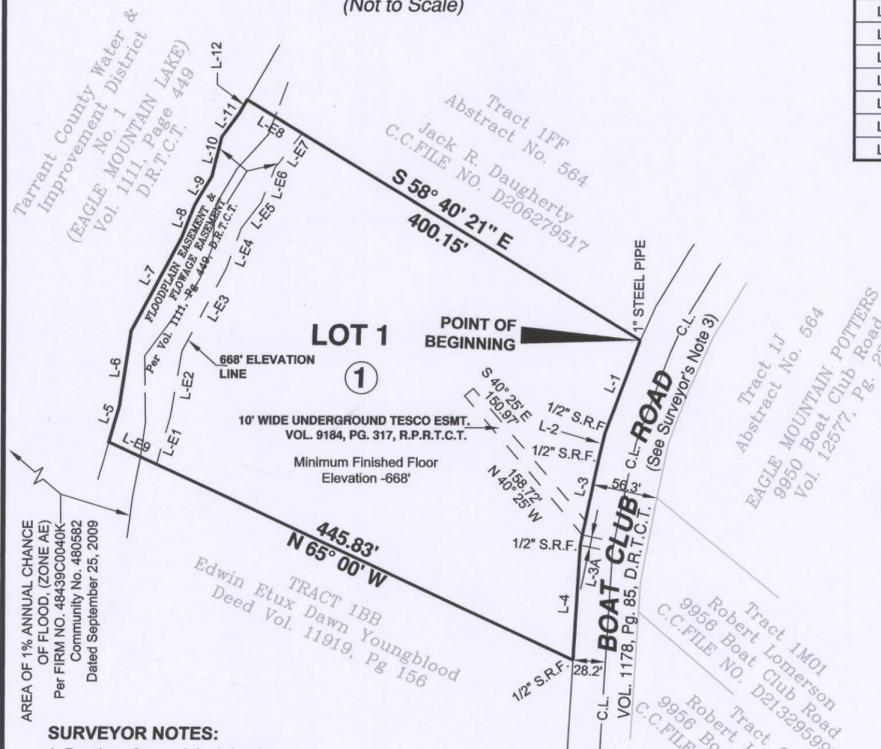


Location Map  
(FROM TAD MAP)  
(Not to Scale)

LINE DATA

LINE NO.	BEARING	DISTANCE
L-1	S20°32'34"W	86.35'
L-2	S13°08'W	24.81'
L-3	S11°49'08"W	74.93'
L-3A	S11°49'08"W	8.87'
L-4	S03°23'24"W	100.03'
L-5	N16°03'E	32.81'
L-6	N08°41'E	65.99'
L-7	N28°11'E	91.88'
L-8	N22°01'E	30.66'
L-9	N30°26'E	29.46'
L-10	N13°59'E	35.30'
L-11	N36°48'E	26.05'
L-12	N30°08'E	12.91'
L-E1	N16°03'E	42.79'
L-E2	N09°52'E	58.63'
L-E3	N28°02'E	81.46'
L-E4	N20°27'E	37.03'
L-E5	N37°07'E	28.87'
L-E6	N21°49'E	31.98'
L-E7	N38°01'E	37.97'
L-E8	N58°40'21"E	55.76'
L-E9	S65°00'E	45.55'



TARRANT  
COUNTY

NOTES

**Construction Prohibited Over Easements**  
No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**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 procuring the permission of anyone.

**Flood Plain Restriction Note**  
In the ETJ, no construction shall be allowed within the floodplain easement, without the written approval of the Proper Authority. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, shall 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 100 year flood plain.

**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 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.

**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, shall be prepared and submitted by the party(s) wishing to construct within the flood plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**Water**  
Water to be served by private water well.

**Sewer**  
Sewer to be served by private individual disposal systems.

**Flood Plain**  
According to Flood Insurance Rate Map Number 48439C0040K, dated September 25, 2009, all of the property is in Zone X except for a portion of the property that is covered by the Flowage Easement to elevation 668.

**Storm Water Management Plan**  
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.

**Impact Fee Statement**  
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. 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.

**Drainage Easements**  
All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

**Access Permit**  
An Access Permit shall be obtained from Tarrant County prior to constructing driveways and entrances onto any of the streets show on this plat.

OWNERS DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that we, Orlando P. Carvalho and Anne Maire Carvalho being the owners of the following real properties described in County Clerk's File Number D214089731, and D214125359, Official Public Records, Tarrant County, Texas, and described as follows, to wit:  
**Being** 2.869 acres of land out of the **M. GARCIA SURVEY, ABSTRACT NO. 564**, Tarrant County, Texas, described as follows:  
**BEGINNING** at a 1 inch steel pipe found at the northeast corner of the property recorded in County Clerk's File Number D214125359, Official Public Records, Tarrant County, Texas, and being the southeast corner of a tract conveyed to Jack Daugherty recorded in D206279517, Official Public Records, Tarrant County, Texas; and being in the westerly right-of-way line of Boat Club Road;  
**THENCE** along the westerly right-of-way of said Boat Club Road and the easterly line of said Carvalho tracts, SOUTH 20 degrees 32 minutes 34 seconds West, 86.35 feet to a 1/2 inch steel rod found;  
**THENCE** South 13 degrees 08 minutes West, 24.81 feet to a 1/2 inch steel rod found;  
**THENCE** South 11 degrees 49 minutes 08 seconds West, 74.93 feet to a 1/2 inch steel rod found;  
**THENCE** South 03 degrees 23 minutes 24 seconds West, 100.03 feet to a 1/2 inch steel rod found for the southeast corner of Carvalho tract conveyed in File No D214089731 and the northeast corner of a tract conveyed to Edwin etux Dawn Youngblood in Volume 11919, Page 156, Official Public Records, Tarrant County;  
**THENCE** along the common line between said Carvalho tract and Youngblood tract, North 65 degrees 00 minutes West, 445.83 feet to a point at elevation 649.0 feet  
**THENCE** continuing along said 649 contour line as follows:  
**THENCE** North 16 degrees 03 minutes East 32.81 feet;  
**THENCE** North 08 degrees 41 minutes East, 65.99 feet,  
**THENCE** North 28 degrees 11 minutes East, 91.88 feet,  
**THENCE** North 22 degrees 01 minutes East, 30.66 feet,  
**THENCE** North 30 degrees 26 minutes East, 29.46 feet,  
**THENCE** North 13 degrees 59 minutes East, 35.30 feet,  
**THENCE** North 36 degrees 48 minutes East, 26.05 feet;  
**THENCE** North 30 degrees 08 minutes East, 12.91 feet to the southwest corner of said Daugherty Tract;  
**THENCE** along the southerly line of said Daugherty Tract South 58 degrees 40 minutes 21 seconds East, 400.15 feet to the PLACE OF BEGINNING and containing 2.869 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that do hereby adopt this Plat to be known as Lots 1, Block 1, CARVALHO ADDITION, an Addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the streets, alleys and easements shown hereon.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

*Orlando P. Carvalho*  
Orlando P. Carvalho  
*Anne Maire Carvalho*  
Anne Maire Carvalho

BEFORE ME, the undersigned, a Notary Public in and for said State on this date, personally appeared Orlando P. Carvalho and Anne Maire Carvalho, known to me personally to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20<sup>th</sup> day of April, 2015.

*LETHA SMITH*  
LETHA SMITH  
My Commission Expires February 21, 2016



LT. KSC  
4-23-2015

ORIGINAL

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**CARVALHO ADDITION**  
**An Addition to**  
**Tarrant County, Texas**

**FPIA-092 OUT OF**  
**M. GARCIA SURVEY, ABSTRACT NO. 564**  
**TARRANT COUNTY, TEXAS**

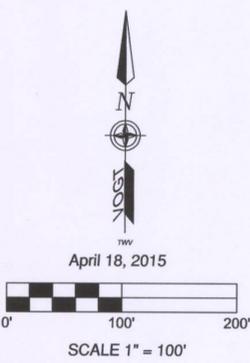
ONE RESIDENTIAL LOTS  
2.869 Acres

FT WORTH CASE NO. FP-14-092 PAGE 1 OF 1  
THIS PLAT FILED IN Document No. D215100787 DATE 5-14-15 2015

- SURVEYOR NOTES:**
- Bearings from original deeds.
  - Steel rods found at property corners were used for control.
  - Road right of way dedicated in Volume 1178, Page 85, D.R.T.C.T. DOES NOT dedicate the road where shown. The road as shown is where it was built by the County. None of the deeds nor monuments on either side of the road agree with the road dedication.

I, Thomas W. Vogt, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision.

*Thomas W. Vogt*  
Thomas W. Vogt R.P.L.S. No. 1928  
4-20-15  
DATE



CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 5/11 2015.

BY: *Orlando P. Carvalho*  
CHAIRMAN

BY: *Dana S. Sapp*  
SECRETARY

AUTHORIZED BY ORDER OF  
COMMISSIONERS COURT OF  
TARRANT COUNTY, TEXAS

THIS THE 12<sup>th</sup> DAY OF May, 2015.

BY: *Mary Ann Gorman*  
COUNTY CLERK

BY: *Debbie Gorman*  
DEPUTY

CG# 120066

**THOMAS W. VOGT**  
LAND SURVEYOR  
R.P.L.S. No 1928  
4102 Inwood Lane • Colleyville, TX 76034  
817.946.1279 • Fax 817.428.8640  
office@vogtsurveying.com

**OWNERS/DEVELOPER:**  
**Orlando P. Carvalho and Anne Maire Carvalho**  
**6837 Lahontan Drive**  
**Fort Worth, TX 76132**

ORIGINAL