

FS-22-179

F.G. MULLILOIN ADDITION
(UNRECORDED SUBDIVISION)

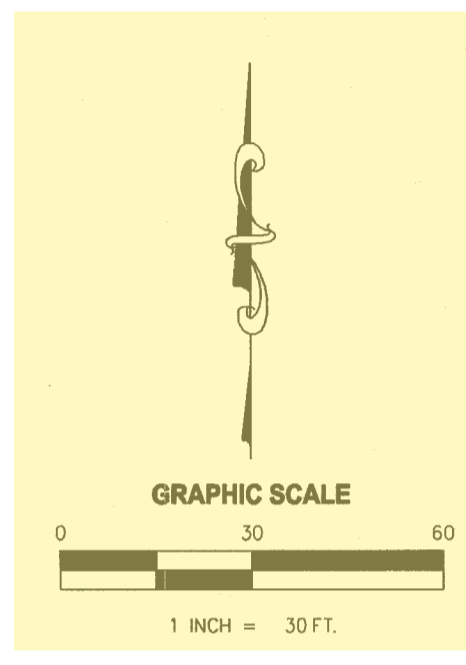
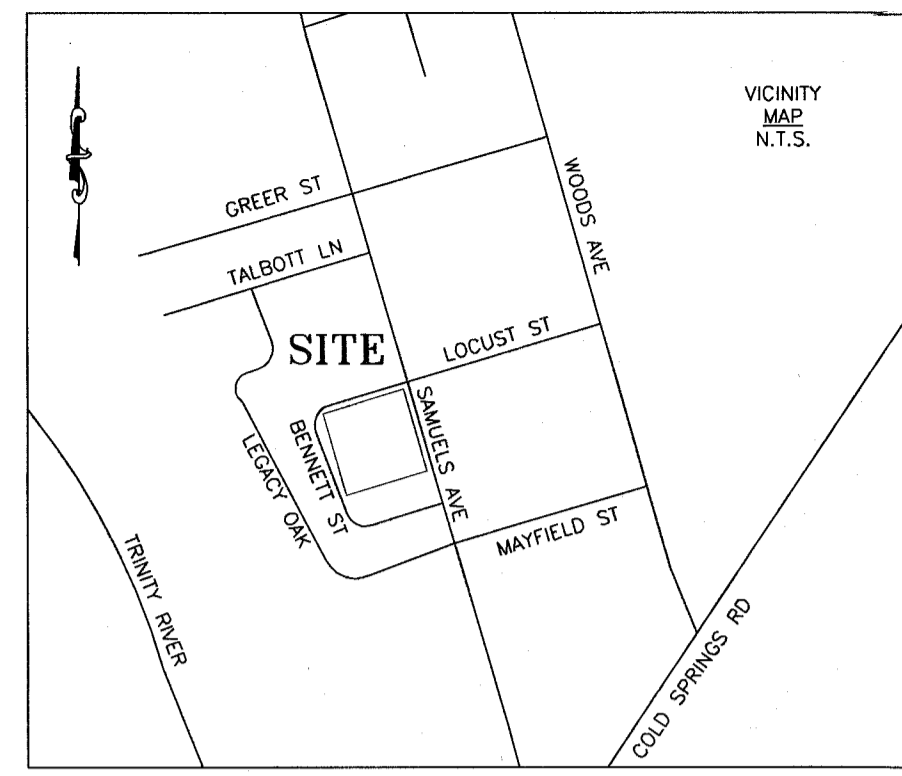
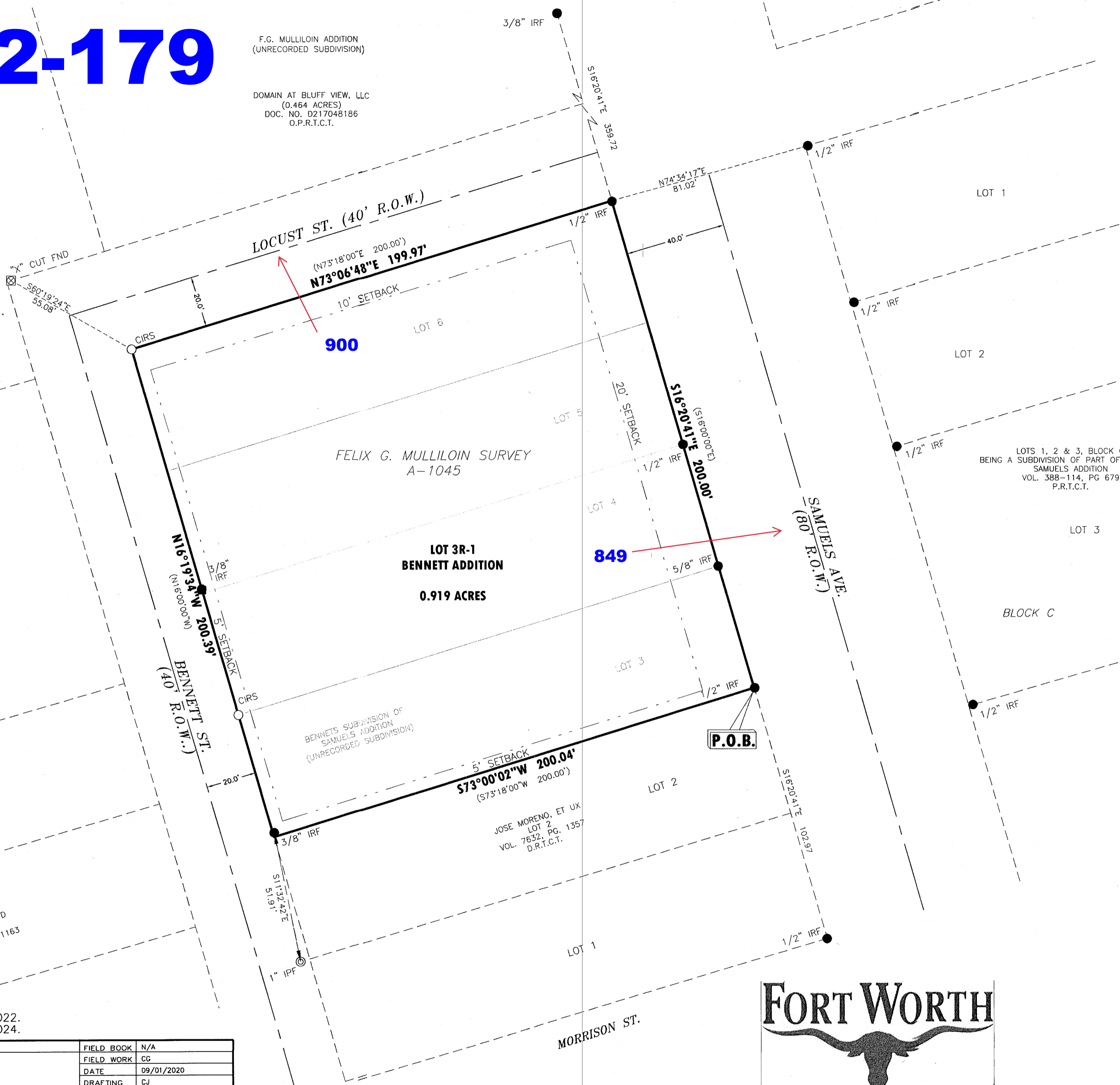
DOMAIN AT BLUFF VIEW, LLC
(0.464 ACRES)
DOC. NO. D217048186
O.P.R.T.C.T.

DOMAIN AT BLUFF VIEW LLC
(0.635 ACRES)
TRACT 3A & 4A
DOC. NO. D217048181
O.P.R.T.C.T.

DOMAIN AT BLUFF VIEW LLC
(1.069 ACRES)
TRACT 2A
DOC. NO. D217048181
O.P.R.T.C.T.

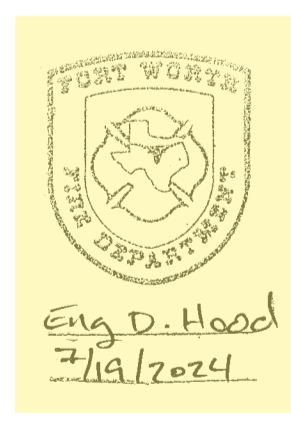
JOHN W. CORNELIEN JR.
AND ADRIENNE NELSEN
(0.247 ACRES)
DOC. NO. D209956679
O.P.R.T.C.T.

TRINITY BLUFF
DEVELOPMENT, LTD
(0.22 ACRES)
DOC. NO. D207031163
O.P.R.T.C.T.



LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- CENTERLINE
- IRON ROD FOUND
- ⊗ "X" CUT FOUND
- IRON PIPE FOUND
- CAPPED IRON ROD SET
- O.P.R.T.C.T.
- D.R.T.C.T.
- IRF
- CIRS
- OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DEED RECORDS, TARRANT COUNTY, TEXAS
- IRON ROD FOUND
- CAPPED IRON ROD SET



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TX

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

PLAT APPROVAL DATE: July 22, 2024

By: Donald R. Brown CHAIRMAN

By: Lynn Jordan SECRETARY

FINAL PLAT
LOT 3R-1

BENNETT ADDITION
BEING A REPLAT OF LOTS 3, 4, 5, & 6, BENNETT ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
(AN UNRECORDED SUBDIVISION)
BEING 0.919 ACRES IN THE
FELIX G. MULLILOIN SURVEY, A-1045
TARRANT COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/26/2024 10:47 AM

D224132023
PLAT
Pages: 5
Fees: \$68.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

OWNER:
AARN Builders LLC
8111 Lyndon B. Johnson, Ste 780
Dallas, TX 75251

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
CONTACT: ROBERT GLEN MALOY

OWNER	FIELD BOOK	N/A
ARNN Builders LLC	FIELD WORK	CG
	DATE	09/01/2020
PURCHASER	DRAFTING	CJ
N/A	DATE	01/15/21
	CHECKED	TAG
	DATE	07/01/24
ADDRESS	MTGE. CO.	N/A
8111 Lyndon B. Johnson, Ste 780	TITLE CO.	N/A
Dallas, TX 75251	G.F. NO.	N/A
	SCALE	1"=30'
	KEY MAP	N/A
	JOB. NO.	20-1193

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220



H:\2020 Download\20-1193\DATA OUT\PLAT TO CLIENT 7-3-2024\20-1193 Bennett Addition Plat Rev 07-01-2024.dwg

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 recordation date of this plat application, based upon schedule 1 of the current impact ordinance. The amount to be collected is determined under Schedule II than in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

SIDEWALKS/STREET LIGHTS

Sidewalks and street lights are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City of Fort Worth Development Design Standards". CFA required if installing street lights.

PARKWAY PERMIT

Parkway improvement such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlet may be required at time of building permit issuance via a parkway permit.

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 the 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 the Schedule 2 of said ordinance, and is due on the date a building permit is issued.

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.

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.

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 or dead covenants or restrictions.

FLOODPLAIN RESTRICTIONS

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(ies) 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 floodplain base flood elevation resulting from ultimate development of the watershed.

PLATTING PURPOSE

The purpose of this re-plat is to combine Lots 3, 4, 5, and 6 of the Bennett Addition.

GENERAL NOTES

- 1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
- 1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- 2. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- 3. This tract was surveyed on the ground on September 18, 2020.
- 4. Selling a portion of this addition by Metes and Bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5. Flood Statement: This site is situated in Non-shaded Zone "X" in the City of Fort Worth, Tarrant County, Texas according to FEMA map number 48439C0190L, having an effective date of January 06, 1993, revised March 21, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- 6. Private P.R.V'S will be required; water pressure exceeds 80 P.S.I.

METES AND BOUNDS DESCRIPTION:

BEING 0.919 ACRES OF LAND SITUATED IN THE FELIX G. MULLILOIN SURVEY, ABSTRACT NO. 1045 AND BEING THOSE SAME TRACTS OF LAND DESCRIBED AS LOT 3 AND LOT 4 BENNETTS SUBDIVISION OF BLOCK 0, (UNRECORDED SUBDIVISION), CONVEYED TO ARNN BUILDERS, LLC., BY INSTRUMENT OF RECORD IN DOCUMENT NO. D220259502 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND LOTS 5 AND 6, BENNETTS SUBDIVISION OF BLOCK 0 (UNRECORDED SUBDIVISION), CONVEYED TO ARNN BUILDERS, LLC., BY INSTRUMENT OF RECORD IN DOCUMENT NO. D22059492 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southeast corner of said Lot 3, some being the northeast corner of Lot 2, Bennett Subdivision of Block 0, and being in the west right-of-way line of Samuels Avenue (80' right-of-way) from which a 1/2" iron rod found for the southeast corner of said Lot 1, some being the intersection of the west right-of-way of Samuels Avenue and the north right-of-way of Morrison Street, bears S 16°20'41" E a distance of 102.97 feet;

THENCE S 73°00'02" W (record - S 73°18'00" W), along with the south line of Lot 3, some being the north line of said Lot 2, a distance of 200.04 feet (record - 200.00 FEET) to a found 3/8" iron rod found in the east right-of-way of Bennett Street for the southwest corner of Lot 3 some being northwest corner of said Lot 2;

THENCE N 16°19'34" W (record - N 16°00'00" W), along the west line of Lots 3, 4, 5 & 6 and the east right-of-way of said Bennett Street, a distance of 200.39 feet to a 1/2" iron rod set with plastic cap stamped "LANDPOINT" at the northwest corner of Lot 6, from which a "X" cut in found in the north right-of-way line of Locust Street (40' right-of-way), same being in the south line of a 0.635 acre tract of land described Tract 3A & 4A as conveyed to Domain at Bluff View LLC by instrument of record in Document No. 217048161 of the Official Public Records Tarrant County, Texas;

THENCE N 73°06'48" E (record - N 73°18'00" E), along the north line of Lot 6, some being the south right-of-way line of Locust Street a distance of 199.97 feet (record - 200.00 FEET) to a 1/2" iron rod found at the intersection of the west right-of-way of said Samuels Avenue and the north right-of-way line and being the northeast corner of Lot 6;

THENCE S 16°20'41" E (record - S 16°00'00" E), along the east line of Bennett Subdivision of Block 0, Samuels Addition tract, same being the west right-of-way line of said Samuels Avenue a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.919 of an acre of land more or less.

KNOWN ALL MEN BY THESE PRESENTS:

I, Ted A. Gossett, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

Ted A. Gossett
TED A. GOSSETT
RPLS NO. 5991
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ted A. Gossett, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this 3rd day of July, 2024

Christina Lynn Thompson
Christina Lynn Thompson
Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, John C. Shiflet, Debra K. Shiflet, and ARNN Builders, LLC., do hereby adopt this plat, designating herein described property as Lot 3R-1, Bennett Addition, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to public forever all streets, alley, parks, watercourses drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same, and all and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone.

WITNESS, my hand on this 05 day of July, 2024

Ashish Nayyar
Ashish Nayyar - Authorized Agent
ARNN Builders LLC.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Ashish Nayyar, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this 05 day of July, 2024

Wasim Faroz Ali
Wasim Faroz Ali
Notary Public, State of Texas

LAND USE TABLE

Development Yield	
Gross Site Area (Acreage):	0.919
Total Number Lots:	1
Total Non-Residential Lots:	1
No Public Parks Proposed	

D224132023
07/28/2024 10:47 AM Page: 1 of 5 Fees: \$68.00
PLAT
SUBMITTER: EXTOL ENGINEERING

THIS PLAT RECORDED IN DOCUMENT NO. _____

THIS PLAT WAS REVISED ON 08-24-2022.
THIS PLAT WAS REVISED ON 07-01-2024.

OWNER	FIELD BOOK	N/A
ARNN Builders LLC	FIELD WORK	CG
	DATE	09/01/2020
PURCHASER	DRAFTING	CJ
N/A	DATE	01/15/21
	CHECKED	TAG
	DATE	07/01/24
ADDRESS	MTGE. CO.	N/A
8111 Lyndon B. Johnson, Ste 780 Dallas, TX 75251	TITLE CO.	N/A
	G.F. NO.	N/A
	SCALE	1"=30'
	KEY MAP	N/A
	JOB. NO.	20-1193

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TBPELS REG. NO. 10194220

LANDPOINT

SHEET 2 OF 2

FINAL PLAT
LOT 3R-1

BENNETT ADDITION

BEING A REPLAT OF LOTS 3, 4, 5, & 6, BENNETT ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TEXAS

(AN UNRECORDED SUBDIVISION)

BEING 0.919 ACRES IN THE

FELIX G. MULLILOIN SURVEY, A-1045

TARRANT COUNTY, TEXAS



Eng. D. Head
7/19/2024

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK