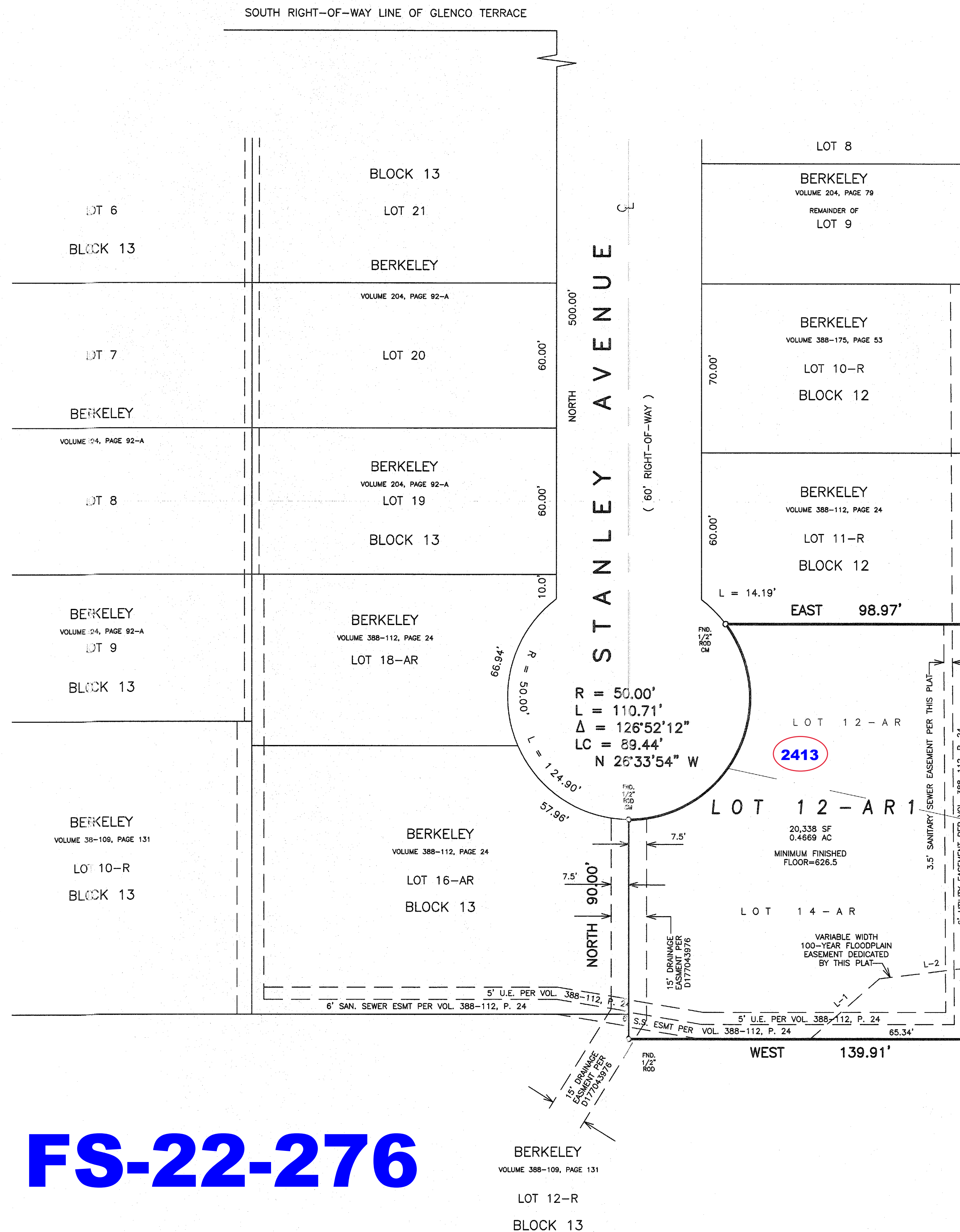
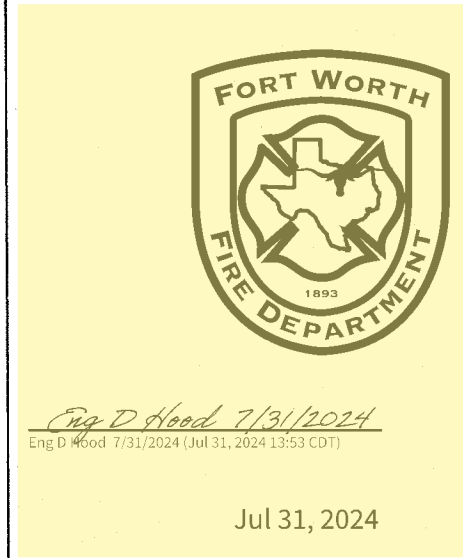


OWNER:
 WALTER DIETRICH GRACIA
 2417 STANLEY AVENUE
 FORT WORTH, TEXAS 76110
 817-480-4175 VOICE
 wdgraciamd@hotmail.com

SURVEYOR:
 GRANT ENGINEERING, INC.
 2751 PARK HILL DRIVE
 FORT WORTH, TEXAS 76109-1426
 817-923-3131 VOICE
 817-923-4141 FAX
 jagrant3@aol.com



FS-22-276

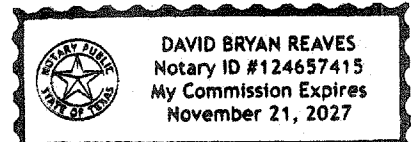


OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT I, WALTER DIETRICH GRACIA, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:
 LOTS 12-AR AND 14-AR, BLOCK 12, BERKELEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-112, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:
 LOT 12-AR-1, BLOCK 12, BERKELEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
 AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 18th DAY OF April, 2024.
Walter Dietrich Gracia
 WALTER DIETRICH GRACIA

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER DIETRICH GRACIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 18th DAY OF April, 2024.
 MY COMMISSION EXPIRES: *David Bryan Reaves*
 NOTARY PUBLIC
 STATE OF TEXAS



LINE TABLE FOR FLOODPLAIN EASEMENT

LINE	BEARING	LENGTH
L-1	N 49°00'00" E	37.76
L-2	N 83°00'00" E	36.95

THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT RECORDED IN VOLUME 388-112, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 CONTROLLING MONUMENTS DENOTED CM
 THE PURPOSE OF THIS REPLAT IS TO COMBINE 2 SINGLE FAMILY LOTS INTO 1 SINGLE FAMILY LOT

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: *Donald Boren* Jul 31, 2024
 Chairman

By: *Lynn Jordan*
 Secretary

This plat recorded in Document Number: _____
 Date: _____

Grant Engineering, Inc.

Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131
 Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2022, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant III 4-18-24
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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.
- 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.
- 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 RECORDATE DATE OF THIS PLAT APPLICABLE BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- SIDEWALKS:** SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "SIDEWALK POLICY" PER "CITY DEVELOPMENT STANDARDS".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT:** A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X & AE, COMMUNITY 480596, PANEL 0305-L, EFF. DATE 03-21-2019.
- DEED RESTRICTION NOTE:** THIS REVISED 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.
- TRANSPORTATION IMPACT FEES:** 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.
- PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE MAINTENANCE NOTE:** THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY 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.
- PRESSURE REDUCING VALVE NOTE:** PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
- FLOOD PLAIN / DRAINAGE-WAY MAINTENANCE:** THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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.
- 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(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 FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FINAL PLAT
 LOT 12-AR1, BLOCK 12
 BERKELEY
 AN ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

A REVISION OF
 LOTS 12-AR AND 14-AR, BLOCK 12
 BERKELEY ADDITION
 AS RECORDED IN
 VOLUME 388-112, PAGE 24
 PLAT RECORDS, TARRANT COUNTY, TEXAS

MARCH, 2024
 0.4669 ACRES
 1 RESIDENTIAL LOT

FS - 22 - 276

FS - 22 - 276