

VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

1. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, COMMUNITY NUMBER 480596, EFFECTIVE DATE 03-21-2019, AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 305 L OF SAID MAP.

2. THE PURPOSE OF THIS REPLAT IS TO MERGE LOTS 1 AND 2 INTO ONE LOT AND CHANGE THE LOT LINE BETWEEN LOTS 2 AND 3.

3. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE ONE-FAMILY (A-5) DISTRICT, PER CITY OF FORT WORTH ZONING.

4. WATER DEPT.  
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 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.

5. WATER SERVICE  
WATER IS SUPPLIED BY CITY OF FORT WORTH WATER SERVICE.

6. SEWER SERVICE  
SEWER IS SERVED BY CITY OF FORT WORTH

7. ELECTRIC SERVICE  
ELECTRIC SERVICE PROVIDED BY:  
JUST ENERGY

5251 WESTHEIMER ROAD #1000  
HOUSTON, TX 77056  
PHONE: 866-409-1167

8. 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.

9. 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 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.

10. 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.

11. 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.

12. CONSTRUCTION PROHIBITED OVER EASEMENTS  
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

13. 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 ANY DEED COVENANTS OR RESTRICTIONS.

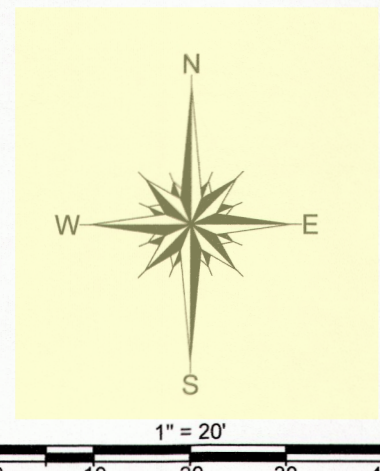
14. SIDEWALKS  
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

15. 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 THE 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.

16. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

LEGEND

R.O.W. = RIGHT-OF-WAY  
FIR = IRON ROD FOUND  
SIR = CAPPED IRON ROD SET  
FIR/CAP = CAPPED IRON ROD FOUND  
XS = CUT "X" SET IN CONCRETE  
C.M. = CONTROLLING MONUMENT  
POB = POINT OF BEGINNING  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
— = CENTERLINE  
— = SURVEY LINE  
--- = ADJOINING PROPERTY LINE

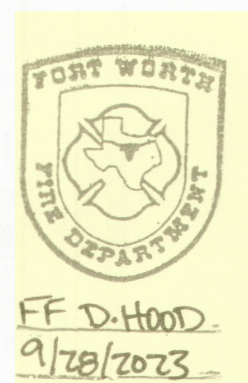
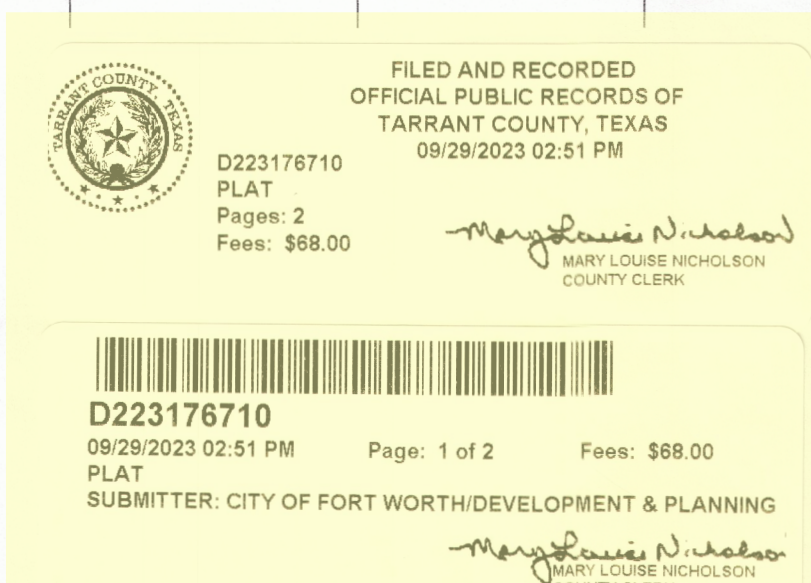


LAND USE TABLE				
LOT NUMBER	GROSS ACREAGE	NET ACREAGE	R.O.W. DEDICATION	LOT USE TYPE
1R	0.204	0.204	N/A	RESIDENTIAL
3R	0.121	0.121	N/A	RESIDENTIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 63°06'02" E	10.50'

SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: 940-382-3446  
TBPLS FIRM# 10002100

OWNER:  
ANAND PROPERTIES, LLC - SERIES M  
2405 HIGHLAND DRIVE  
COLLEYVILLE, TEXAS 76034  
PHONE: 817-988-8331  
CONTACT: ANAND KUMAR



1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446  
JOB NUMBER: 230115  
DRAWN BY: DJJ  
DATE: 06-12-2023  
R.P.L.S.  
KENNETH A. ZOLLINGER

FINAL PLAT  
LOT 1R & 3R, BLOCK 3  
SHAW HEIGHTS ADDITION  
BEING A REPLAT OF A PORTION OF LOT 1 AND ALL  
OF LOTS 2 & 3, BLOCK 3, SHAW HEIGHTS ADDITION,  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AS RECORDED IN  
VOLUME 204-A, PAGE 76, P.R.T.C.T.

THIS PLAT IS RECORDED IN  
DOCUMENT NUMBER:

DATE

OWNER'S CERTIFICATION

WHEREAS; Anand Properties, LLC - Series M, is the owner of all that certain tract of land lying and being situated in the William W. Wheat Survey, Abstract Number 1645, Tarrant County, Texas, being a portion of Lot 1 and all of Lots 2 & 3 in Block 3 of Shaw Heights Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204-A, Page 76 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a found 1/2 inch iron rod with a yellow cap in the West Right-of-Way line of Ryan Avenue, a 60 foot wide Right-of-Way per said Shaw Heights Addition, being the Southeast corner of said Lot 3, same being the Northeast corner of Lot 4 in Block 3 of said Shaw Heights Addition;

THENCE South 89 degrees 42 minutes 18 seconds West, along the South line of said Lot 3 and the North line of said Lot 4, a distance of 109.37 feet to a found 1/2 inch iron rod, being the Southwest corner of said Lot 3 and the Northwest corner of said Lot 4;

THENCE North 22 degrees 26 minutes 30 seconds East, along the Northwest line of Lots 3, 2 & 1 in said Block 3, a distance of 258.35 feet to a capped 5/8 inch iron rod stamped "BURNS" found, being the Southwest corner of a tract of land conveyed to the City of Fort Worth under Volume 969, Page 149 of the Deed Records of Tarrant County Texas;

THENCE South 63 degrees 06 minutes 02 seconds East, along the South line of said City of Fort Worth tract, a distance of 10.50 feet to a capped 5/8 inch iron rod stamped "BURNS" found in the West Right-of-Way line of Ryan Avenue, being the Southeast corner of said City of Fort Worth tract;

THENCE South 00 degrees 20 minutes 24 seconds East, along the West Right-of-Way line of Ryan Avenue and the East line of Lots 1, 2 & 3 in said Block 3, a distance of 233.48 feet to the POINT OF BEGINNING, containing 0.324 of an acre, or 14,121 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Anand Properties, LLC - Series M, does hereby adopt this Replat, designating the herein described property as LOT 1R & LOT 3R, BLOCK 3, SHAW HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Anand Kumar-owner. 8/14/2023  
Date

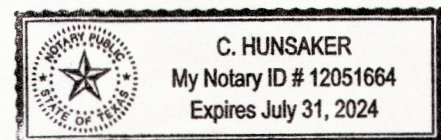
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANAND KUMAR, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 4<sup>th</sup> DAY OF Aug, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas, Tarrant COUNTY

MY COMMISSION EXPIRES ON 7-31-2024



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 1522

6/13/2023  
DATE



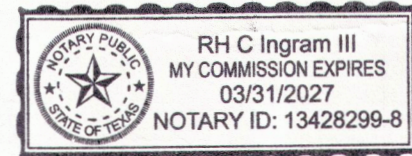
STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 AND SEAL OF THE OFFICE THIS 13 DAY OF June, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 3/31/2027



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: 9/29/2023

By: Anand Kumar

By: Mary Louise Nicholson

Chairman  
Secretary

CITY OF FORT WORTH CASE NO. FS-23-086