

PRIVATE MAINTENANCE

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.

PARKWAY PERMIT

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

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.

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

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 Development Design Standards".

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.

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.

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.

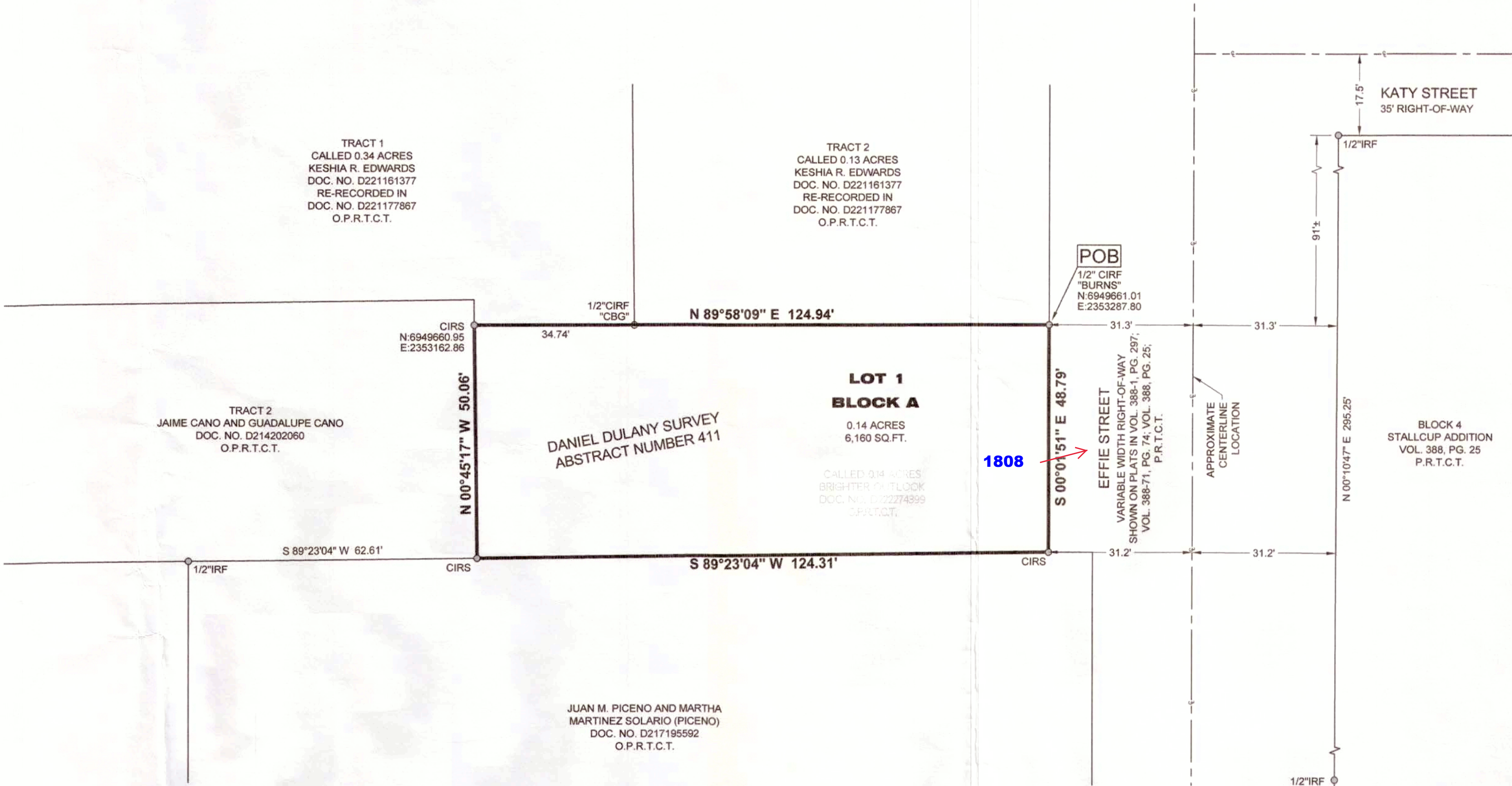
FLOODPLAIN RESTRICTION

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

FLOODPLAIN / DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed 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.

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS



GENERAL NOTES

- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 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.
- The land use of subject property is vacant at this time with a proposed land use of commercial. The property within 300 feet is currently used as residential and commercial.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480596 as shown on Map Number 48439C0330K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create a lot of record.

CASE NUMBER FS-23-107

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: 7/21/2023
By: Donald R. Brown Chairman
By: [Signature] Secretary



FINAL PLAT
1810 EFFIE ADDITION
LOT 1, BLOCK A
0.14 ACRES

DANIEL DULANEY SURVEY, ABSTRACT NO. 411,
AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

RECORDING INFORMATION

THIS PLAT RECORDED IN DOCUMENT NUMBER: 0223130438 DATE: 7/24/2023

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF TARRANT \$

WHEREAS, BRIGHTER OUTLOOK is the owner of a 0.14 acre tract of land out of the DANIEL DULANEY SURVEY, ABSTRACT NUMBER 411, situated in the City of Fort Worth, Tarrant County, Texas and being all of a called 0.14 acre tract of land conveyed to Brighter Outlook by Special Warranty Deed of record in Document Number D222274399 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with yellow plastic cap stamped "BURNS" found in the West right-of-way line of Effie Street (right-of-way varies), being the Southeast corner of a called Tract 2 - 0.13 acre tract of land conveyed to Keisha R. Edwards by deed of record in Document Number D221161377 and re-recorded in Document Number D221177867 of said Official Public Records, also being the Northeast corner of said 0.14 acre tract;

THENCE, S 00°01'51" E, along the West right-of-way line of Effie Street, being the common East line of said 0.14 acre tract, a distance of 48.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of that certain tract of land conveyed to Juan M. Piceno and Martha Martinez Solario (Piceno) by deed of record in Document Number D217195592 of said Official Public Records;

THENCE, S 89°23'04" W, along the North line of said Piceno tract, being the common South line of said 0.14 acre tract, a distance of 124.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of a called Tract 1 - 0.34 acres conveyed to Jaime Cano and Guadalupe Cano by deed of record in Document Number D214202060 of said Official Public Records, being the Southwest corner of said 0.14 acre tract, from which a 1/2 inch iron rod found bears S89°23'04"W, a distance of 62.61 feet;

THENCE, N 00°45'17" W, along the East line of said Cano tract, being the common West line of said 0.14 acre tract, a distance of 50.06 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of a called Tract 1 - 0.34 acres conveyed to Keisha R. Edwards by deed of record in Document Number D221161377 and re-recorded in Document Number D221177867 of said Official Public Records, being the Northwest corner of said 0.14 acre tract;

THENCE, N 89°58'09" E, along the North line of said 0.14 acre tract, being in part, the common South line of said Tract 1 and in part, the common South line of said Tract 2 - 0.13 acre tract, passing at a distance of 34.74 feet, a 1/2 inch iron rod with yellow plastic cap stamped "CBG" found at the Southwest corner of said Tract 2 - 0.13 acre tract, being the Southeast corner of said Tract 1, and continuing a total distance of 124.94 feet to the **POINT OF BEGINNING**, and containing an area of 0.14 acres (6,160 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIGHTER OUTLOOK does hereby adopt this plat, designating herein described property as **1810 EFFIE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

OWNER: BRIGHTER OUTLOOK

BY: FIRST STEP COMMUNITY DEVELOPMENT, a Texas non-profit corporation, its general partner

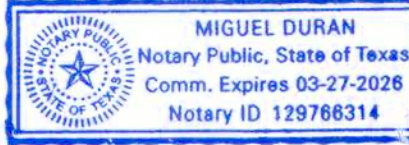
BY: Ralph Adams 7-20-2023
Ralph Adams, Ph.D., Date
Founder/Director

STATE OF Texas \$
COUNTY OF Dallas \$

BEFORE ME, the undersigned authority, on this day personally appeared Ralph Adams, 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 20th day of July, 2023.

Miguel Duran
Notary Public in and for the State of Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do 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 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. # 6402

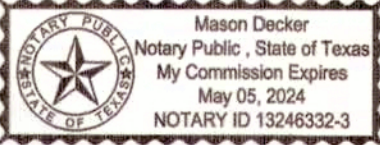


STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 20th day of July, 2023.

Mason Decker
Notary Public in and for the State of Texas



3 NUMBER
12-009-03
DATE
7/05/2023
EVISION
-
RAWN BY
EN



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Brighter Outlook
1901 Amanda Avenue
Fort Worth, TX 76105