

SUMMARY TABLE:

NUMBER OF LOTS = 2
43,561.60 SQUARE FEET
ZONING: A-10

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
Plat Approval Date: Jan 3, 2025
By: Donald R. Boren, Chairman
By: David Hill, Secretary

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, John Raymond Frazier, Niramong Kongthong and Sumalee Pipatverawat are the sole owners of a tract of a 43,561.60 square foot tract of land situated in the J.J. Roberts Survey, Abstract No. 1305, City of Fort Worth - ETJ, Tarrant County, Texas...

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Davong Chanthavong and NG Ratsamee, by deed recorded in Volume 12297, Page 2079, Deed Records, Tarrant County, Texas...

THENCE North 00 degrees 03 minutes 03 seconds East, along the East right-of-way line of said Sepahayok Road, a distance of 276.35 feet to a 1/2-inch iron rod found with yellow cap stamped 'CBG Surveying' for corner...

THENCE South 68 degrees 17 minutes 47 seconds East, along the Southwest line of said Buddhacharanaram tract, a distance of 226.15 feet to a fee post found for corner, said corner being along the Southwest line of said Buddhacharanaram tract...

THENCE South 24 degrees 36 minutes 56 seconds West, along the Northwest line of said Thiangsirivong tract, a distance of 257.98 feet to a 1/2-inch iron rod with yellow caps stamped 'CBG Surveying' found for corner...

THENCE North 68 degrees 07 minutes 41 seconds West, along the Northeast line of said Chanthavong/Ratsamee tract, a distance of 112.27 feet to the POINT OF BEGINNING and containing 43,561.60 square feet and or 1.000 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, John Raymond Frazier, Niramong Kongthong and Sumalee Pipatverawat, do hereby adopt this plat as LOTS 1 & 2, BLOCK A, FRAZIER-KONGTHONG ADDITION, an Addition to the City of Fort Worth - ETJ, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 13th day of December, 2024

By: John Raymond Frazier (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears John Raymond Frazier, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of December, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand this the 13th day of December, 2024.

By: Niramong Kongthong (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Niramong Kongthong, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of December, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand this the 22 day of November, 2024.

By: Sumalee Pipatverawat (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sumalee Pipatverawat, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of November, 2024.

Notary Public in and for the State of Texas

FS-23-140

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly 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 the monuments shown thereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

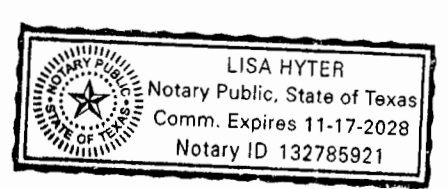
By: Bryan Connolly, Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of December, 2024.

Notary Public in and for the State of Texas



Reg. No. 202341258
Commission Expires 10/04/2026
Date of Birth: 12/02/1978

CASE NUMBER: FS-23-140

FINAL SHORT PLAT
LOTS 1 & 2, BLOCK A
FRAZIER-KONGTHONG ADDITION
A 1.000 ACRE TRACT OF LAND SITUATED IN
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
AN ADDITION TO THE CITY OF FORT WORTH-ETJ,
TARRANT COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East Loop South, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

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".

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

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.

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 necessary 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.

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.

Flood Plain Note: According to the F.I.R.M. No. 48439C0060K in Community Panel 480596, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Parkway permit Note: 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 the parkway permit.

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 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.

Stormwater Management Note: A Storm Water Management Plan (SWMP) consisting of a detailed drainage study 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 for each individual lot prior to 1.0 acre or more of land disturbance.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
7) TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
8) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR PRIVATE COMMON AREAS, INCLUDING BUT NOT LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES.
9) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10) THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHER TRINITY GROUNDWATER CONSERVATION DISTRICT.
11) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
12) LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 3797, PG. 448, VOL. 4098, PG. 559,

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 2250, PG. 256, VOL. 4859, PG. 271, VOL. 4880, PG. 919, C.C.# D202275776

THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER COURT ORDER NUMBER 42706 (SEWAGE REGULATIONS). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A LICENSE MUST BE OBTAINED BY THE OWNER OF ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK OR AEROBIC SYSTEM) TO BE CONSTRUCTED IN SUBDIVISION. A SEWAGE DISPOSAL PLAN WILL BE FILED WITH TARRANT COUNTY AND AREAS SUITABLE FOR SEPTIC TANKS OF AEROBIC SYSTEMS WILL BE DEFINED.

OWNER:
SUMALEE PIPATVERAWAT
5881 COUNTY ROAD. 488
NEVADA, TEXAS 75173

OWNER:
JOHN RAYMOND FRAZIER AND
NIRAMONG KONGTHONG
13640 SPRING GROVE AVENUE,
DALLAS, TEXAS 75240
817-845-6746