

FS-23-249

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on May 5, 2023 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0070K, Community-Panel No. 480596 0070 K, Revised Date: September 25, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "X" Shaded - Other Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 10-14-24

By: Donald R. Brown Chairman
By: Deborah R. Hill Secretary

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 fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 and paving improvements; and approval is 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 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.

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 any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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, will 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainage 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 stormwater 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.

PUBLIC OPEN SPACE EASEMENT
No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, The City of Fort Worth, Texas A Municipal Corporation is the owner of a 4.075 acre (177,508 square feet) tract of land situated in the Joseph L. Hansbrough Survey, Abstract No. 747, City of Fort Worth, Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed of the City of Fort Worth recorded in Instrument No. D223110698 of the Official Public Records of Tarrant County, Texas; said 4.075 acre (177,508 square feet) tract being more particularly described as follows:

BEGINNING, at a "4" cut in concrete set for the northwest corner of a said City of Fort Worth tract said point being at the intersection of the south right-of-way line of Golden Triangle Boulevard (a 120-Foot Wide Right-of-Way) and the east right-of-way line of Alta Vista Road (a variable width right-of-way);

THENCE, North 89 degrees 46 minutes 53 Seconds East, along the north line of said City of Fort Worth tract and said south line of Golden Triangle Boulevard, a distance of 418.07 feet to a 1/2-inch iron rod with "MANKIN" cap found for the northeast corner of said City of Fort Worth tract and the most northerly northwest corner of Lot 12X, Block 6, Remington Falls, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D217070279 of said Official Public Records;

THENCE, South 00 degrees 20 minutes 23 Seconds East, departing said south line of Golden Triangle Boulevard and along the east line of said City of Fort Worth tract and a most northerly west line of said Remington Falls, a distance of 423.41 feet to a 5/8-inch iron rod with "PELTON" cap found for the southeast corner of said City of Fort Worth tract and a most southeasterly northwest corner of said Remington Falls;

THENCE, South 89 degrees 27 minutes 28 Seconds West, along the south line of said City of Fort Worth tract and a southerly northwest of line of said Remington Falls, at a distance of 413.07 feet, passing the most westerly northwest corner of said Remington Falls, continuing in all a total distance of 418.07 feet to a 1/2-inch iron rod found for the southwest corner of said City of Fort Worth tract said point being in said east line of Alta Vista Road;

THENCE, North 00 degrees 20 minutes 33 Seconds west, along the west line of said City of Fort Worth tract and the east line of said Alta Vista Road, a distance of 425.77 feet to the POINT OF BEGINNING;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, City of Fort Worth does hereby add this plat as **LOT 1, BLOCK 1, FIRE STATION NO. 37 CITY OF FORT WORTH**, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the right-of-way and easements as shown hereon.

Executed this the 3rd day of October, 2024.

By: Dana Burghdoff
Name: DANA BURGHDOFF
Title: ASSISTANT CITY MANAGER

By: Richard McCracken
Name: Richard McCracken
Title: ASSISTANT CITY ATTORNEY

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dana Burghdoff, 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 consideration therein expressed, and in the capacity therein.

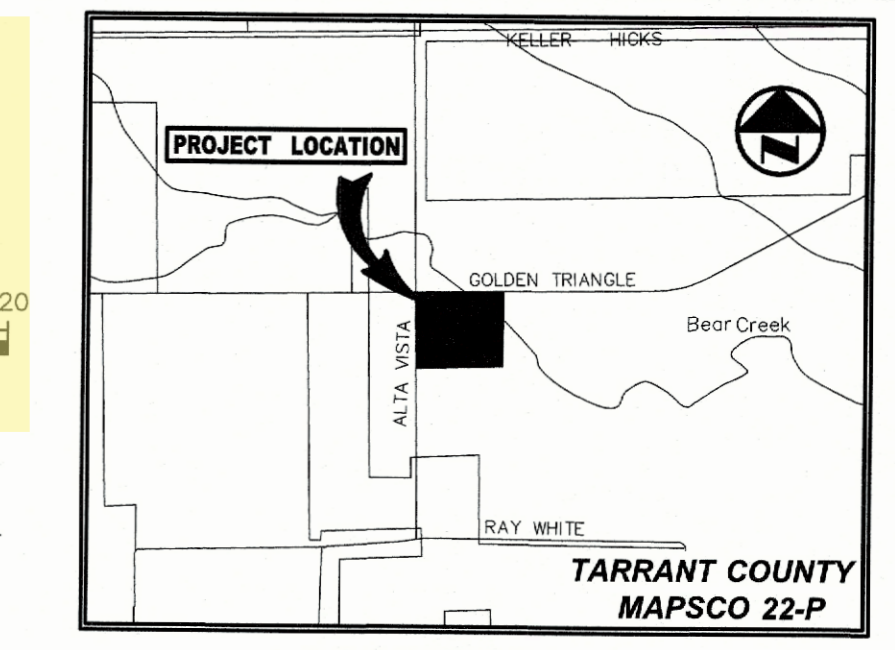
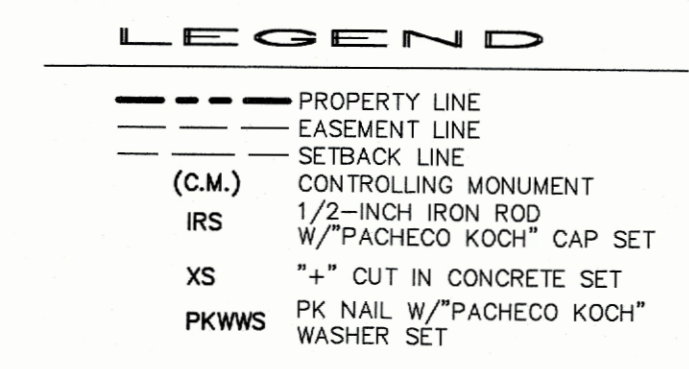
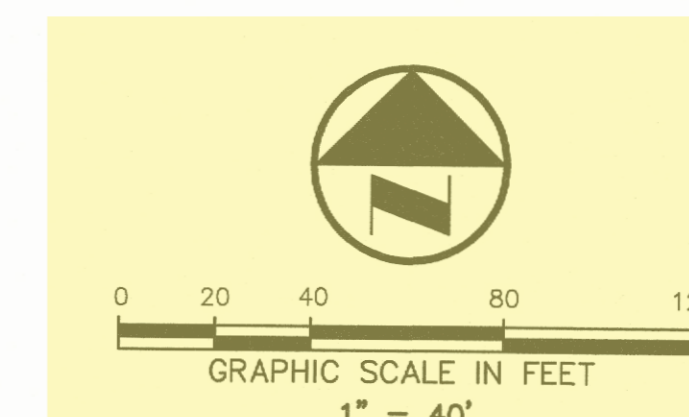
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of Oct, 2024.

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN PUSTEJOVSKY

OWNER:
CITY OF FORT WORTH
200 TEXAS STREET
FORT WORTH, TX 76102
817-392-2028
CONTACT: DANA BURGHDOFF

**LOT 1, BLOCK 1
FIRE STATION No. 37
CASE No. FS-23-249**

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown herein accurately represents the property as determined by an on the ground survey, made under my direction and supervision on March 3, 2022 and that all corners are shown hereon.

Dustin C. Pustejovsky
Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pustejovsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of October, 2024.

Sandy Dunn
Notary Public in and for the State of Texas
My Commission Expires: 1/17/26

SANDY DUNN
My Notary ID # 124122467
Expires January 17, 2026

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/15/2024 02:55 PM
D22418347
PLAT
Pages: 2
Fees: \$69.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SHEET 1 OF 1
FINAL SHORT
**LOT 1, BLOCK 1
FIRE STATION NO. 37
CITY OF FORT WORTH**
A 4.075 ACRE TRACT LOCATED
IN THE CITY OF FORT WORTH
AND BEING OUT OF THE
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 747,
TARRANT COUNTY, TEXAS

Westwood
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
817.562.3350

DRAWN BY: MMJ
CHECKED BY: DCP
SCALE: 1"=40'
DATE: OCT. 2023
JOB NUMBER: R0042490.00

THIS PLAT RECORDED IN DOCUMENT NUMBER D22418347 DATE 10/15/2024

M:\JOHNSON 4-10 PM 10/12/2024 4:40 PM WESTWOOD\LOCAL\GLOBAL PROJECTS\0042490.00\06 CAD\DWG\SURVEY C3D\0042490\DWG

FINAL SHORT - LOT 1, BLOCK 1 FIRE STATION NO. 37 CITY OF FORT WORTH