

VICINITY MAP NOT TO SCALE

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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.

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.

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.

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.

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).

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.

MAINTENANCE: FLOODPLAIN / FLOODWAY / DRAINAGEWAY 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.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT 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.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

"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."

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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.

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.

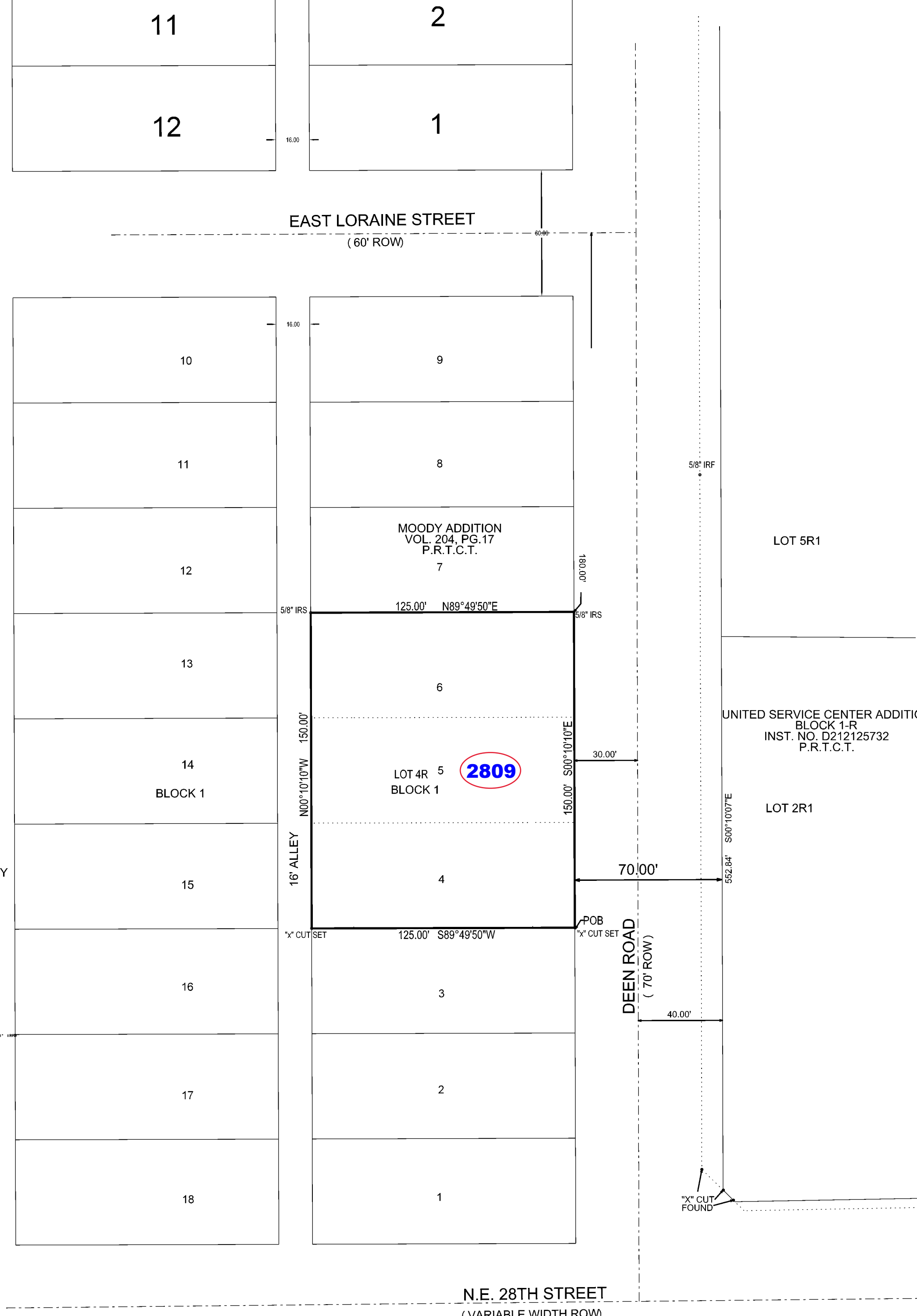
PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE -IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT"

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0190L, EFFECTIVE ON MARCH 21, 2019.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.



PURPOSE FOR RE-PLAT: COMBINE THREE LOTS INTO ONE LOT, FOR COMMERCIAL DEVELOPMENT IN A CURRENTLY UNDEVELOPED LAND.

LAND USE TABLE: "E" NEIGHBORHOOD COMMERCIAL BLOCK 1 LOTS 4, 5, 6, MOODY ADDITION. PROPOSED LAND USE TO REMAIN THE SAME AS "E" NEIGHBORHOOD COMMERCIAL FOR THE REPLAT LOT 4R, BLOCK 1.

OWNERS'S CERTIFICATE / DEDICATION

STATE OF TEXAS § COUNTY OF TARRANT §

Being all of Lots 4, 5, and lot 6, Block 1, of MOODY Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204, Page 17, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being the same land described as tract 1, in deeds to Kunwar, Incorporated, recorded in Instrument No. D202240676, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING AT A "X" CUT SET FOR THE NORTHEAST CORNER OF LOT 3, OF SAID BLOCK 1, AND THE SOUTHEAST CORNER OF SAID LOT 4, BEING IN THE WEST RIGHT-OF-WAY LINE OF DEEN ROAD (70' RIGHT OF WAY);

THENCE SOUTH 89 DEGREES 49 MINUTES 50 SECONDS WEST, 125.00 FEET WITH THE COMMON LINE OF SAID LOT 3, AND LOT 4, TO "X" CUT IN CONCRETE SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID LOT 3, IN THE EAST LINE OF A 16 FOOT WIDE ALLEY IN SAID BLOCK 1;

THENCE NORTH 00 DEGREES 10 MINUTES 10 SECONDS WEST, 150.00 FEET TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHWEST CORNER OF SAID LOT 6, AND THE SOUTHWEST CORNER OF LOT 7, OF SAID BLOCK 1;

THENCE NORTH 89 DEGREES 49 MINUTES 50 SECONDS EAST, 125.00 FEET WITH THE COMMON LINE OF SAID LOT 6, AND LOT 7, TO A 5/8 INCH IRON WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID LOT 7, IN THE WEST RIGHT-OF-WAY LINE OF SAID DEEN ROAD;

THENCE SOUTH 00 DEGREES 10 MINUTES 10 SECONDS EAST, 150.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 18,750 SQUARE FEET OR 0.4304 ACRE OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WEST KUNWAR INC., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS:

LOT 4R, BLOCK 1, MOODY ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the easements and rights-of-way as shown hereon.

Executed this 13th day of June, 2024.

KUNWAR INC. BY: Mahendra Kunwar, President

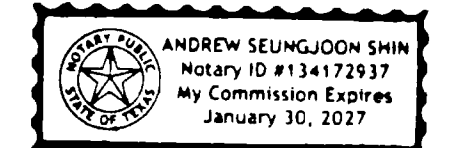
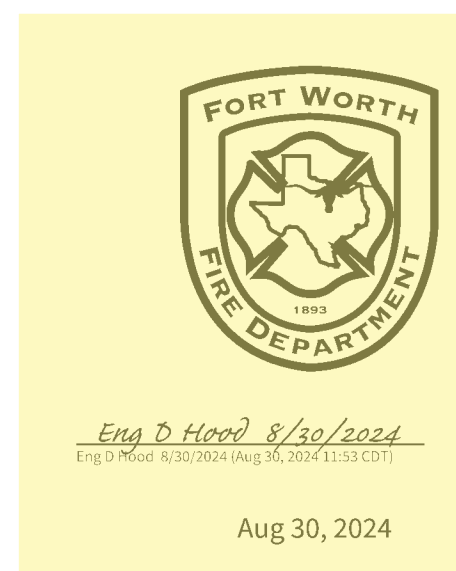
STATE OF TEXAS

Before me, Andrew Shin, a Notary Public in and for the State of Texas, on this day personally appeared Mahendra Kunwar, President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 13th day of June, 2024.

Notary Public in and for the State

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 the date of approval. Plat Approval Date: Aug 30, 2024. BY: Donald A. Breen, CHAIRMAN. BY: Derek Hull, SECRETARY.

CERTIFICATION. I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2022 AND THAT ALL CORNERS ARE AS SHOWN. EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5951. DATE SIGNED: 07/18/24.



OWNER/DEVELOPER: KUNWAR INC. 2413 NE 28TH ST., FORT WORTH, TX 76106. CONTACT: RAJ BOHORA. TEL: 703-537-6380. EMAIL: RAJBOHORA@GMAIL.COM

SURVEYOR: A.N.A. CONSULTANTS, L.L.C. 5000 THOMPSON TERRACE COLLEYVILLE, TEXAS 76034. TEL. (817) 335-9900. FAX (817) 335-9955

FINAL PLAT LOT 4R, BLOCK 1 MOODY ADDITION BEING A REPLAT OF LOTS 4,5 & 6 BLOCK 1, MOODY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 204, PAGE 17 PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED SEPTEMBER 2023

FINAL PLAT FOR MOODY ADDITION

5000 Thompson Terrace Colleyville, TX. 76034 (817) 335-9900 FAX: (817) 335-9955

