

**NOTES:**

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 48439C0310L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The minimum finished floor elevations shown hereon were provided by Carrillo Engineering in email dated 11/28/23.
- Covenants and restrictions are unaltered: 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.
- The purpose of this replat is to dedicate the necessary easements and rights-of-way for development.

**OWNER'S CERTIFICATION:**

WHEREAS Cavile Public Facility Corporation is the owner of a 4.4719 acre (194,796 square foot) tract of land situated in the George J. Ashabranner Survey, Abstract No. 7, City of Fort Worth, Tarrant County, Texas, and being a portion of Block 33, Eastwood Addition, Third Filing, an addition to the City of Fort Worth according to the plat recorded in Volume 388-Z, Page 52, Plat Records, Tarrant County, Texas, and being all of Tracts 1-4 described in Special Warranty Deed to Cavile Public Facility Corporation recorded in Instrument No. D221131212, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at 1/2-inch iron rod found at the southwest corner of Lot 1, Block 32, said Eastwood Addition, Third Filing, and being at the intersection of the east right-of-way line of South Hughes Avenue, a 50-foot right-of-way, and the north right-of-way line of Little John Avenue, a 50-foot right-of-way;

THENCE North 0°14'14" West, along the west line of said Lot 1, and along the said east right-of-way line, a distance of 118.00 feet to a chain link fence corner found for the POINT OF BEGINNING, being at the northwest corner of said Lot 1, and being at the southwest corner of said Block 33;

THENCE North 0°14'14" West, along the west line of said Block 33, and continuing along the said east right-of-way line, a distance of 399.64 feet to a mag nail with washer stamped "KHA" set for corner, being the northwest corner of said Tract 4, and being at the intersection of the said east right-of-way line, and the south right-of-way line of Ramey Avenue, a variable width right-of-way;

THENCE North 89°52'35" East, along the north lines of said Tracts 1-4, and along the said south right-of-way line, a distance of 487.03 feet to a mag nail with washer stamped "KHA" set for corner, being the northeast corner of said Tract 1, and being at the intersection of the said south right-of-way line and the west right-of-way line of South Edgewood Avenue, a 60-foot right-of-way, and being in the east line of said Block 33;

THENCE South 0°14'14" East, along the east line of said Block 33, and along the said west right-of-way line, a distance of 399.64 feet to a mag nail with washer stamped "KHA" set for corner, being at the southeast corner of said Block 33, and being at the northeast corner of Lot 8, Block 32, said Eastwood Addition, Third Filing;

THENCE South 89°45'46" West, departing the said west right-of-way line, along the south line of said Block 33, at a distance of 64.01 feet passing a 1/2-inch iron rod found at the northwest corner of said Lot 8, and continuing in all a total distance of 489.01 feet to the POINT OF BEGINNING and containing 4.4719 acres or 194,796 square feet of land, more or less.

**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.

**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.

**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 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.

**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 assurance that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**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.

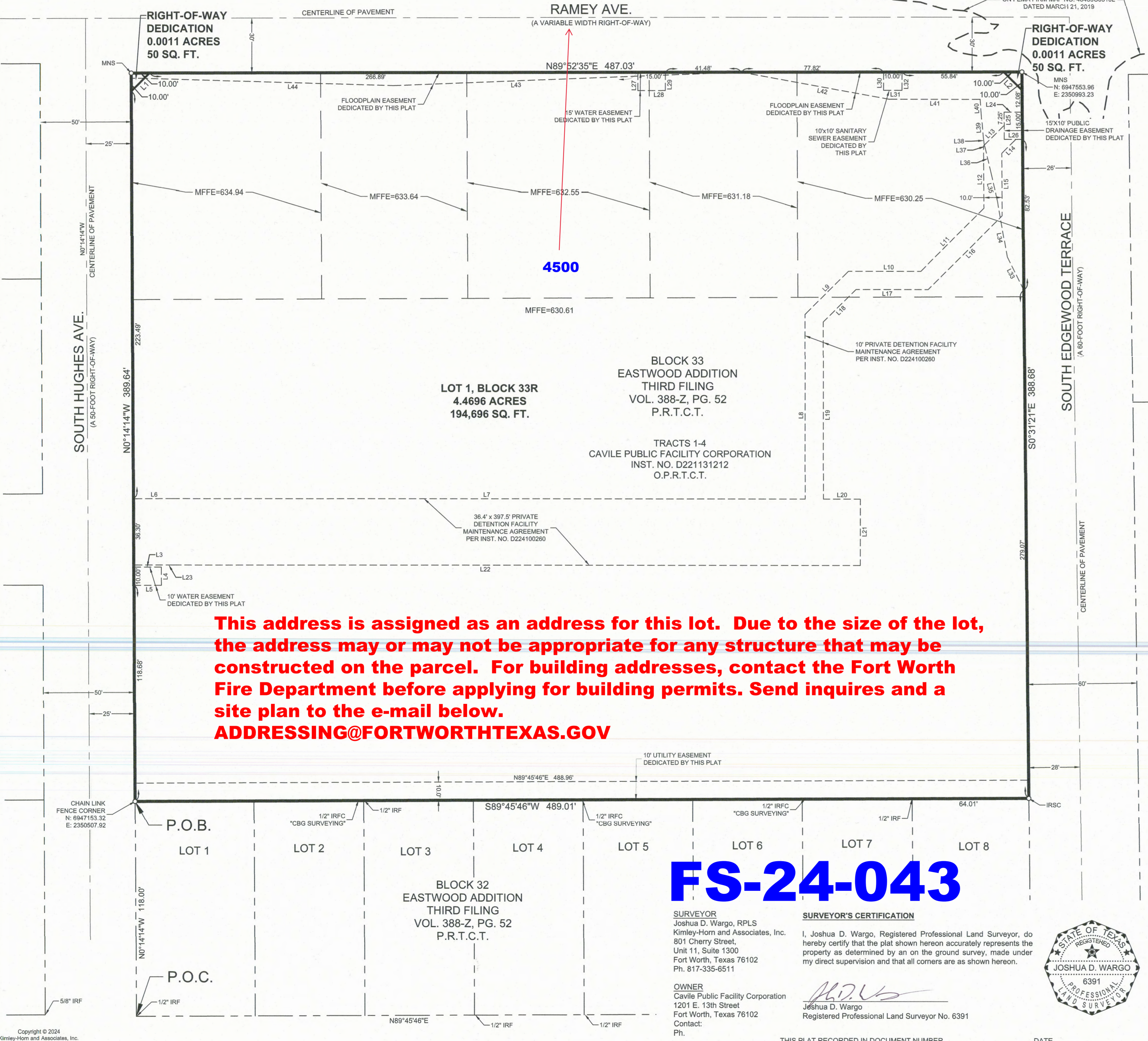
**SIDEWALKS**  
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**STORM DRAINAGE EASEMENTS**  
Easements for storm drainage facilities shall be provided at locations containing proposed or existing drainage ways. The width of the easements shall be substantiated by a drainage study and drainage calculations or other criteria submitted to and approved by the city engineer.

**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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 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.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N90°00'00"E	15.05'	L25	N00°00'00"E	15.00'
L2	N45°19'17"W	14.19'	L26	N90°00'00"W	10.00'
L3	N90°00'00"E	15.05'	L27	N00°00'00"E	10.00'
L4	S00°14'14"E	10.00'	L28	S89°43'42"W	15.00'
L5	N90°00'00"W	15.05'	L29	S00°00'00"E	10.00'
L6	N89°45'58"E	22.23'	L30	N00°05'10"E	10.00'
L7	N90°00'00"E	345.16'	L31	S89°52'35"W	10.00'
L8	N00°00'06"W	101.37'	L32	S00°00'00"E	10.00'
L9	N45°00'00"E	33.54'	L33	N28°19'05"W	20.34'
L10	N90°00'00"E	39.51'	L34	N10°08'25"W	30.85'
L11	N45°00'00"E	49.08'	L35	N12°49'49"W	16.81'
L12	N00°31'21"W	34.07'	L36	N13°23'39"W	12.94'
L13	N45°19'15"E	16.03'	L37	N16°08'43"W	2.15'
L14	S45°19'15"W	10.88'	L38	N07°25'40"W	3.93'
L15	S00°31'21"E	34.04'	L39	N04°56'45"W	12.81'
L16	S45°00'00"W	57.42'	L40	N03°59'27"W	8.29'
L17	N90°00'00"W	39.51'	L41	N90°00'00"W	50.02'
L18	S45°00'00"W	25.25'	L42	N79°40'31"W	82.09'
L19	S00°00'06"E	97.23'	L43	S87°43'35"W	190.13'
L20	N90°00'00"E	20.10'	L44	N88°20'53"W	137.64'
L21	S00°00'00"E	36.39'			
L22	N90°00'00"W	375.26'			



**This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires and a site plan to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV**

# FS-24-043

**SURVEYOR'S CERTIFICATION**  
I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision and that all corners are as shown hereon.

**SURVEYOR**  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-335-6511

**OWNER**  
Cavile Public Facility Corporation  
1201 E. 13th Street  
Fort Worth, Texas 76102  
Contact:  
Ph.

**Notary Public in and for the State of Texas**  
Mary-Margaret Lemons  
Secretary/Treasurer



**OWNER'S DEDICATION**

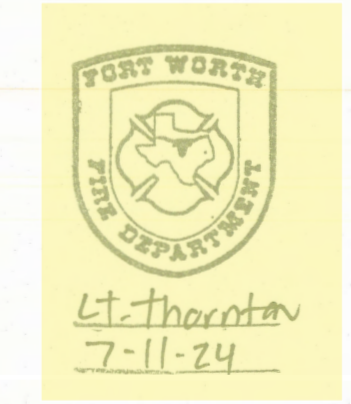
STATE OF TEXAS  
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that Cavile Public Facility Corporation, hereby adopts this plat as EASTWOOD ADDITION, LOT 1, BLOCK 33R, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this 9th day of July, 2024.

Cavile Public Facility Corporation,  
a Texas public facility corporation

By: *Mary-Margaret Lemons*  
Mary-Margaret Lemons  
Secretary/Treasurer



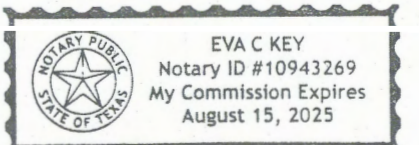
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Mary-Margaret Lemons, 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 9th day of July, 2024.

Notary Public in and for the State of Texas

My Commission expires: 08-15-2025



**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: July 11, 2024

By: *Samuel R. Brown*  
Chairman

By: *Ryan Green*  
Secretary

**FINAL PLAT**  
**LOT 1, BLOCK 33R**  
**EASTWOOD ADDITION**  
**BEING A REPLAT OF A**  
**PORTION OF BLOCK 33**  
**EASTWOOD ADDITION, THIRD FILING**  
**GEORGE J. ASHABRANNER SURVEY**  
**ABSTRACT NO. 7**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

**Kimley»Horn**  
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Fort Worth, Texas 76102  
FIRM # 10194040  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DMD/CRG	JDW	7/9/2024	061310307	1 OF 1