

**GENERAL PLAT NOTES**

- The purpose of this plat is to one lot of record from an unplatted tract of land. This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0435K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Private Sewer Note: Sewer to be served by private individual disposal system. System: Aerobic/Spray, CCN Number: TC11393, and Holder Name: Helton-Ingram Septic Inc. / Property owner: Lee & Gladys Scott.
- Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth 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. 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 for all public and private streets and public access easements as per City of Fort Worth 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.

**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, 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.

**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.

**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.

**SITE DRAINAGE STUDY**

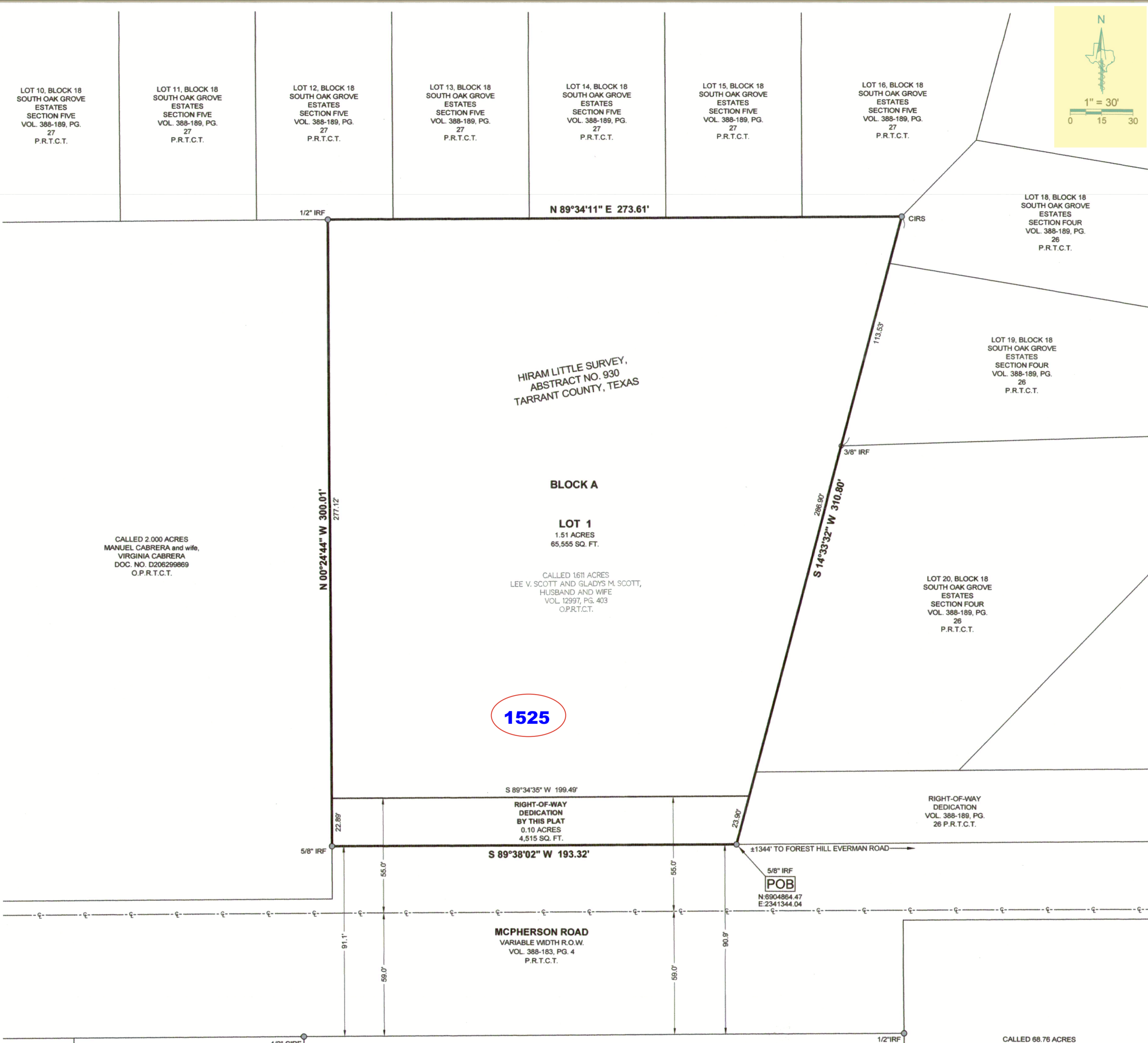
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required 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.

**COVENANTS AND 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.

**FLOODPLAIN/FLOODWAY/DRAINAGEWAY 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.



CALLED 2.000 ACRES  
MANUEL CABRERA and wife,  
VIRGINIA CABRERA  
DOC. NO. D20629869  
O.P.R.T.C.T.

1525

MCHPERSON ROAD  
VARIABLE WIDTH R.O.W.  
VOL. 388-183, PG. 4  
P.R.T.C.T.

LOT 4B, BLOCK 14  
SOUTH OAK GROVE ESTATES  
SECTION 3A  
DOC. NO. D223067436  
P.R.T.C.T.

LOT 1X, BLOCK 14  
SOUTH OAK GROVE ESTATES  
SECTION 3A  
DOC. NO. D223067436  
P.R.T.C.T.

CALLED 66.76 ACRES  
MEI INVESTMENTS, L.P.  
DOC. NO. D218243662  
O.P.R.T.C.T.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
10/08/2024 02:58 PM  
D224180272  
PLAT  
SUBMITTER: GLADYS SCOTT  
Pages: 2  
Fees: \$89.00

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
10/08/2024 02:58 PM  
D224180272  
PLAT  
Fees: \$89.00

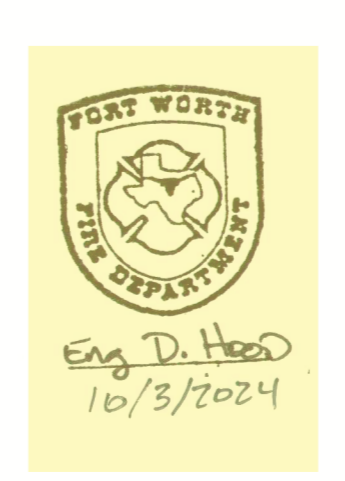
**FS-24-051**

**LAND USE TABLE**

LOT 1  
AREA: 1.61 ACRES (70,070 SQ. FT.)  
ROW DEDICATION: 0.10 ACRES (4,515 SQ. FT.)  
NET AREA: 1.51 ACRES (65,555 SQ. FT.)  
ZONING: "A-5" - One Family

**LEGEND**

- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- c — = CENTER LINE OF ROAD



**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: 10-3-24  
By: *Samuel R. Brown* Chairman  
By: *Barck R. Hupp* Secretary

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, LEE V. SCOTT and GLADYS M. SCOTT are the owners of a 1.61 acre tract of land out of the HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, situated in the City of Fort Worth, Tarrant County, Texas, said tract being the same called 1.611 acre tract of land conveyed to Lee V. Scott and Gladys M. Scott, husband and wife, as recorded in Volume 12997, Page 403, of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found in the North right of way line of McPherson Road (variable width public right of way), being the Southwest corner of that certain right-of-way dedication of record in South Oak Grove Estates, Section Four, a subdivision of record in Volume 388-189, Page 26 of the Plat Records of Tarrant County, Texas, also being the Southeast corner of said 1.611 acre tract;

**THENCE**, S 89°38'02" W, along said North right of way line of McPherson Road and the common South line of said 1.611 acre tract, a distance of 193.32 feet to a 5/8 inch iron rod found in the East line of a 2.000 acre tract of land conveyed to Manuel Cabrera and wife, Virginia Cabrera by deed of record in Document Number D20629869 of said Official Public Records, being the Southwest corner of said 1.611 acre tract;

**THENCE**, N 00°24'44" W, along the East line of said 2.000 acre tract, being the common West line of said 1.611 acre tract, a distance of 300.01 feet to a 1/2 inch iron rod found in the South line of Lot 12, Block 18 of South Oak Grove Estates, Section Five, a subdivision of record in Volume 388-189, Page 27 of said Plat Records, being the Northeast corner of said 2.000 acre tract, also being the Northwest corner of said 1.611 acre tract;

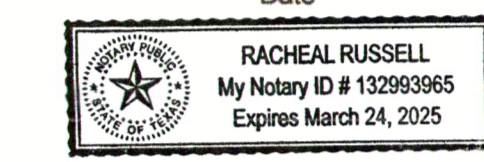
**THENCE**, N 89°34'11" E, along the South line of Lots 12-16 of said Block 18 of South Oak Grove Estates Section Five, being the common North line of said 1.611 acre tract, a distance of 273.61 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" in the West line of Lot 18, Block 18 of said South Oak Grove Estates Section Four, being the Southeast corner of Lot 16, Block 18 of said South Oak Grove Estates, Section Five, also being the Northeast corner of said 1.611 acre tract;

**THENCE**, S 14°33'32" W, along the West line of Lots 18-20 of said Block 18 of South Oak Grove Estates, Section Four, being the common East line of said 1.611 acre tract, a distance of 310.80 feet to the POINT OF BEGINNING and containing an area of 70,070 square feet or 1.61 acres of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, LEE V. SCOTT and GLADYS M. SCOTT do hereby adopt this plat, designating herein described property as G.L. SCOTT ADDITION, LOT 1, BLOCK A, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: LEE V. SCOTT  
BY: *Lee V. Scott*  
Lee V. Scott  
Date: 9-25-24



STATE OF Texas §  
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Lee V. Scott, 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 25 day of September, 2024.

*Rachael Russell*  
Notary Public in and for the State of Texas

OWNER: GLADYS M. SCOTT  
BY: *Gladys M. Scott*  
Gladys M. Scott  
Date: 9/25/2024



STATE OF Texas §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Gladys M. Scott, 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 25 day of September, 2024.

*Rachael Russell*  
Notary Public in and for the State of Texas

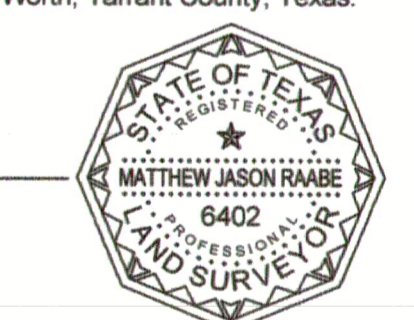


**CERTIFICATE OF SURVEYOR**

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-inch iron rods with green plastic caps stamped "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.

*Math Raabe*  
Matthew Raabe, R.P.L.S. #6402  
Date: 09-23-24

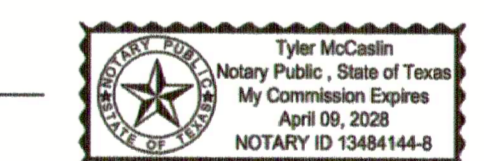


STATE OF TEXAS §  
COUNTY OF DENTON §

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 23rd day of September, 2024.

*Tyler McCallin*  
Tyler McCallin  
Notary Public, State of Texas  
My Commission Expires  
April 09, 2028  
NOTARY ID 13484144-8



**FINAL PLAT**  
**G.L. SCOTT ADDITION**  
LOT 1, BLOCK A  
1.61 ACRES

OUT OF THE HIRAM LITTLE SURVEY, ABSTRACT NO. 930  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: SEPTEMBER 16, 2024

JOB NUMBER 2401.052  
DATE 09/16/2024  
REVISION  
DRAWN BY TAR

**EAGLE SURVEYING**

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**  
Lee V. Scott  
Gladys M. Scott  
1525 McPherson Road  
Fort Worth, TX 76140