

BLOCK 19
LINWOOD ADDITION
VOL. 388-B, PG. 181
P.R.T.C.T.

FOUND 5/8 INCH
CAPPED IRON ROD
"DUNAWAY ASSOC. LP"
N: 6,959,351.66
E: 2,319,629.65

LOT 9R-1, BLOCK 15
LINWOOD ADDITION
DOC. NO. D215078533
D.R.T.C.T.

FOUND 3/4 INCH
IRON ROD
N: 6,959,328.83
E: 2,319,609.19

FOUND 5/8 INCH
CAPPED IRON ROD
"DUNAWAY ASSOC. LP"
N: 6,959,332.42
E: 2,319,768.05

LOT 8R, BLOCK 15,
10,662 SQUARE FEET
0.245 ACRE

LOT 8, BLOCK 15,
LINWOOD ADDITION
VOL. 388-B, PAGE 181
P.R.T.C.T.

LOT 6R-1, BLOCK 15
LINWOOD ADDITION
DOC. NO. D214194785
P.R.T.C.T.

LOT 6R-2, BLOCK 15
LINWOOD ADDITION
DOC. NO. D214194785
P.R.T.C.T.

LOT 7R1, BLOCK 15
LINWOOD ADDITION
DOC. NO. D214080303
P.R.T.C.T.

LOT 7R2, BLOCK 15
LINWOOD ADDITION
DOC. NO. D214080303
P.R.T.C.T.

EASEMENT CALLS		
TAC NO.	BEARING	DISTANCE
L1	S84°26'45"W	12.52'
L2	N05°33'15"W	8.88'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, SIMON KIEFER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

SIMON KIEFER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5906
STATE OF TEXAS

DATE: JULY 30th, 2024



STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SIMON KIEFER, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 30th DAY OF JULY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-25-2026



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/02/2024 10:49 AM

D224136966
PLAT
Pages: 2
Fees: \$69.00

Margaret Nicholas
COUNTY CLERK

PROJECT NUMBER: 3074966 DATE: MAY 24, 2024
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

PLAT NOTES

1) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0190L, MAP REVISED MARCH 21, 2019.

2) THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

3) ONLY PLATTED EASEMENTS ARE SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

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.

BUILDING SETBACKS FOR SIDE AND REAR LOT LINES WILL REMAIN AS DESIGNATED BY NOTE "C" OF THE ORIGINAL SUBDIVISION PLAT FOR LINWOOD ADDITION, AS RECORDED IN VOLUME 388-B, PAGES 181 & 182 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. THE PREVIOUS FRONT BUILDING SETBACK OF TWENTY-FIVE (25) FEET IS TO BE ABANDONED BY THIS PLAT.

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".

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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:

a. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR
b. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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

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, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

PRIVATE MAINTENANCE

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."

CONVEYANCE PLAT LIMITATIONS

THIS CONVEYANCE PLAT SHALL NOT CONVEY ANY RIGHTS TO DEVELOPMENT, OR GUARANTEE OF PUBLIC UTILITIES, PUBLIC OR PRIVATE ACCESS, OR ISSUANCE OF ADDRESSING AND PERMITS, WITHOUT COMPLIANCE WITH ALL SUBDIVISION RULES AND REGULATIONS AND THE APPROVAL AND RECORDING OF A FINAL PLAT.

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(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

FLOOD PLAIN/DRAINAGE-WAY 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. 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.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS 408 FOCH ST, LLC, A PROTECTED SERIES OF QUALITY CRE HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF A 0.245 ACRE TRACT OF LAND LOCATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS;

BEING A 0.245 ACRE TRACT OF LAND LOCATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 15, OF THE LINWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-B, PAGE 181, PLAT RECORDS, TARRANT COUNTY TEXAS (P.R.T.C.T.), SAID 0.245 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8, SAME BEING THE WESTERN RIGHT-OF-WAY LINE OF FOCH STREET, A 50 FEET WIDE RIGHT-OF-WAY, AND BEING THE NORTHEAST CORNER OF LOT 7R2, BLOCK 15, LINWOOD ADDITION, RECORDED IN DOCUMENT NO. D214080303, P.R.T.C.T., SAID BEGINNING POINT HAVING A GRID COORDINATE OF N:6,959,252.96 E:2,319,757.71 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM (GRID) - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK);

THENCE NORTH 82 DEGREES 04 MINUTES 46 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE SOUTHERN LINE OF SAID LOT BAND NORTHERN LINE OF SAID LOT 7R-2, A DISTANCE OF 94.82 FEET, TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 8, SAME BEING THE NORTHWEST CORNER OF LOT 7R-1, BLOCK 15, LINWOOD ADDITION, RECORDED IN DOCUMENT NO. D214080303, P.R.T.C.T., AND BEING THE NORTHEAST CORNER OF LOT 6R-2, BLOCK 15, LINWOOD ADDITION, RECORDED IN DOCUMENT NO. D214194785, P.R.T.C.T.;

THENCE NORTH 41 DEGREES 00 MINUTES 20 SECONDS WEST, CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 8 AND NORTHERN LINE OF SAID LOT 6R-2, A DISTANCE OF 83.23 FEET, TO A 3/4-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 8, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 6R-1, BLOCK 15, LINWOOD ADDITION, RECORDED IN DOCUMENT NO. D214194785, P.R.T.C.T., AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF BLOCK 19, LINWOOD ADDITION, RECORDED IN VOLUME 388-B, PAGE 181, P.R.T.C.T.;

THENCE NORTH 41 DEGREES 52 MINUTES 09 SECONDS EAST, AND ALONG THE NORTHWEST LINE OF SAID LOT 8 AND SOUTHEAST LINE OF SAID BLOCK 19, A DISTANCE OF 30.66 FEET, TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "DUNAWAY ASSOC. LP" FOR THE NORTHWEST CORNER OF SAID LOT 8, AND BEING ON THE SOUTHWEST CORNER OF LOT 9R-1, BLOCK 15, LINWOOD ADDITION, RECORDED IN DOCUMENT NO. D215078533, P.R.T.C.T.;

THENCE SOUTH 82 DEGREES 05 MINUTES 03 SECONDS EAST, ALONG SAID NORTHERN LINE OF LOT 8 AND SOUTHERN LINE OF SAID LOT 9R-1, A DISTANCE OF 139.73 FEET, TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "DUNAWAY ASSOC. LP" FOR THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 9R-1, AND BEING IN THE SAID WESTERN RIGHT-OF-WAY LINE OF FOCH STREET;

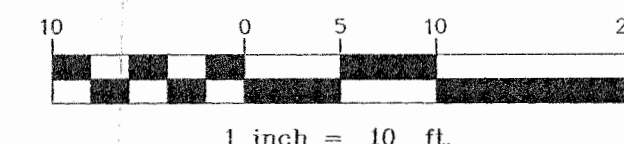
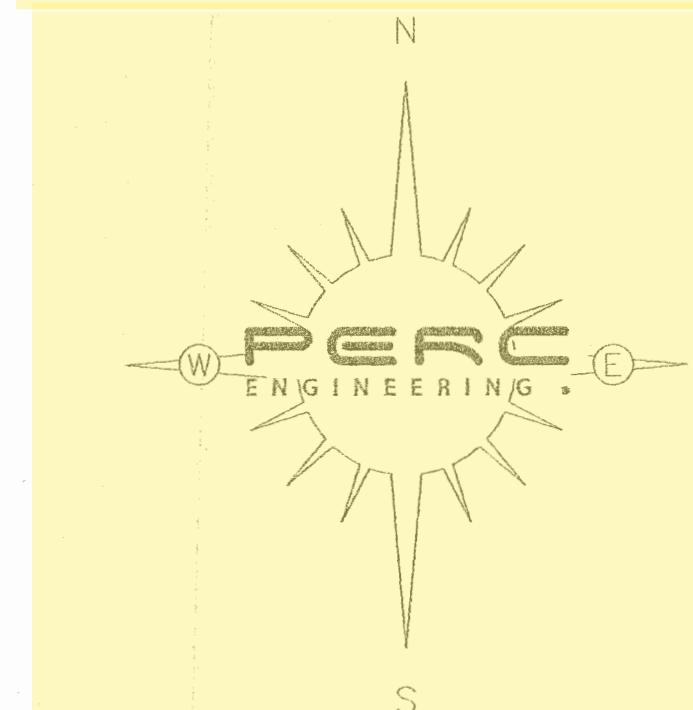
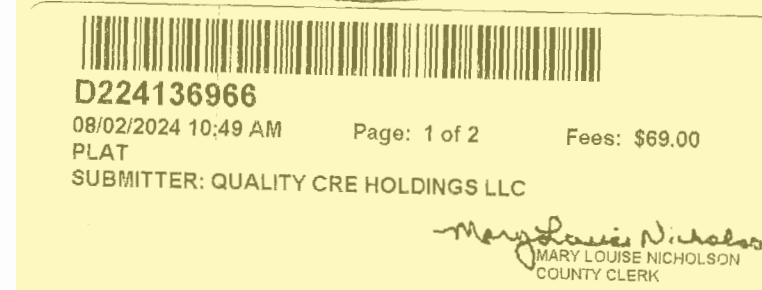
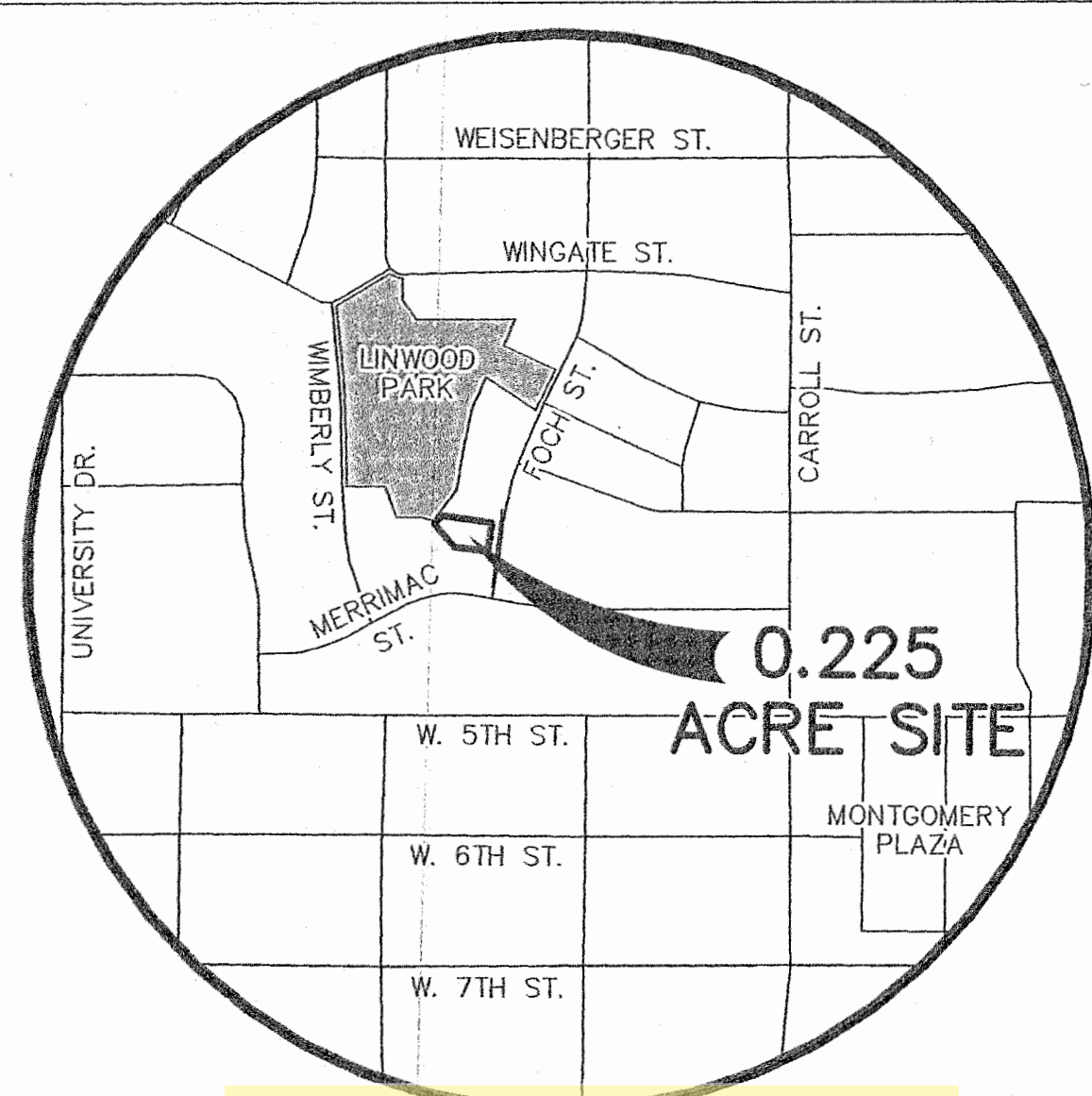
THENCE SOUTH 07 DEGREES 24 MINUTES 57 WEST, ALONG THE EASTERN LINE OF SAID LOT 8 AND SAID WESTERN RIGHT-OF-WAY LINE OF FOCH STREET, A DISTANCE OF 80.13 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.245 ACRE (10,662 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER:

408 FOCH ST, LLC
A PROTECTED SERIES OF
QUALITY CRE HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: KIRANKUMAR SURAM &
JYOTSNA KOSUNA
408 FOCH ST
FORT WORTH, TX 76107

ABBREVIATIONS

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
P.O.B. = POINT OF BEGINNING
(****) = RECORD CALLS NTS = NOT TO SCALE



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: 8-2-24	
By: <u>Ronald R. Boone</u>	Chairman
By: <u>Deborah R. Healy</u>	Secretary

APPLICATION FILE NUMBER:
CASE NUMBER FS 24 130

REPLAT
LOT 8R, BLOCK 15
LINWOOD ADDITION
BEING A REPLAT OF LOT 8, BLOCK 15,
LINWOOD, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 388-B, PAGE 181, PLAT RECORDS,
TARRANT COUNTY, TEXAS

SURVEYOR:

PERC
ENGINEERING

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