

DEVELOPMENT YIELD: Gross Site Area (Acres): 1.464 Total Number Lots: 2
 Residential Lots: 0 Total Number Dwelling Units: 0
 Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0
 Non-Residential Lots: 0 Zoning: "C1" - Intensive Commercial (I-35 Overlay)
 Acreage: Commercial Lots 2 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.00

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.

NOTE:
 ALL "IRRS" ARE 1/2" IRON RODS MARKED "BRITTAIN & CRAWFORD" SET

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.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

Private Pressure Reducing Valves:
 Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

OWNER: WESTOVER BASSWOOD DOS, LLC
 ADDRESS: 556 8TH AVENUE
 FORT WORTH, TEXAS 76104
 PHONE: (817) 336-7245
 EMAIL: sbrou@westoverdos.com
 CONTACT: SAM BROUS

BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREeway
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com
 FIRM CERTIFICATION# 1019000

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, WESTOVER BASSWOOD DOS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, IS THE SOLE OWNERS OF 1.464 ACRES OF LAND SITUATED IN THE MILLY GILBERT SURVEY, ABSTRACT NO. 565, FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D224194039, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING ALL OF LOT 2R3-2, BLOCK 1, SOUTHWEST BASSWOOD, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D221074167, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTHWEST BASSWOOD DOS, LP, DOES HEREBY DESIGNATE THE FOREGOING PROPERTY AS LOTS 3 AND 4, BLOCK 1, SOUTHWEST BASSWOOD, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE, THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS, THIS 20th DAY OF December, 2024.

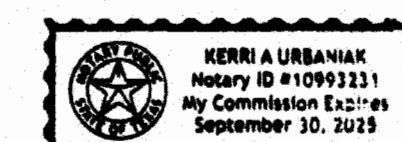
WESTOVER BASSWOOD DOS, LLC

Sam Brous
 BY: SAM BROUS, MANAGER

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SAM BROUS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF December, 2024.

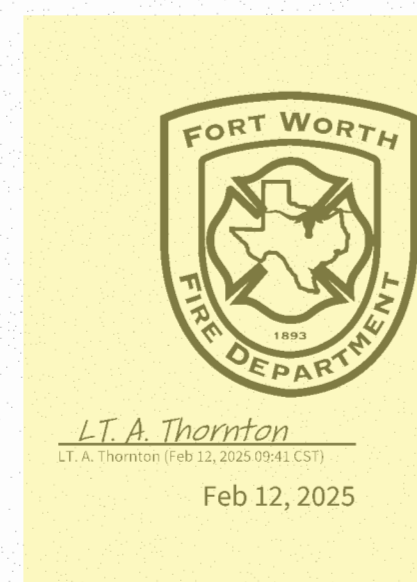
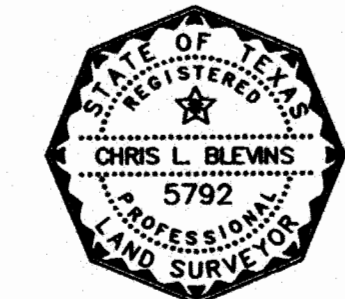


Keri Urbanak
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF TARRANT

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PERFORMED, FOR THIS PLAT, AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.

Chris L. Blevins
 CHRIS L. BLEVINS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO. 5792



FS-24-255

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: _____

By: Donald R. Egan Feb 11, 2025
 Chairman

By: Deak Hill
 Secretary

FINAL PLAT
 OF
**LOTS 3 AND 4, BLOCK 1
 SOUTHWEST BASSWOOD**
 BEING A REPLAT OF LOT 2R3-2, BLOCK 1, SOUTHWEST BASSWOOD, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER D221074167 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 2024
 1.464 ACRES GROSS, 2 LOTS

Private Maintenance Note
 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.

Public Open Space Easement (P.O.S.E.)
 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.

Sidewalks
 Sidewalks and street lights are required for all public and private streets as per City of Fort Worth 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.

