

NOTES:
1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO U.S. STATE PLANE GRID 1983-Texas North Central Zone (4202) NAD83/AS ESTABLISHED USING GPS TECHNOLOGY IN CONJUNCTION WITH THE RTK COOPERATIVE.
2. DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.

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.

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.

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".

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."

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.

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.

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 2 of said ordinance, and is due on the date a building permit is issued.

Covenants or Restrictions are Un-altered

This Plat 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.

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.

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.

Floodplain Statement

The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0285 L, revised March 21, 2019.

Flood Plain/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

NUMBER	DIRECTION	DISTANCE
L1	S 00°03'25" W	14.00'
L2	N 89°15'00" W	47.84'
L3	N 00°05'25" E	34.53'
L4	S 89°54'35" E	12.49'

LOT AREA
0.4018 ACRES/17,504 SF. - LOT 1R
0.0011 ACRES/50 SF. - 10'X10' DEDICATION
0.4030 ACRES/17,554 SF. - TOTAL

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 06/09/2026

By: *Caroline Cooney*
Chairman

By: *Stephan Burt*
Secretary

FORT WORTH
FIRE DEPARTMENT

Lt. D York #533
LTD York #533 (Jan 9, 2008 12:10:30 CDT)

06/09/2026

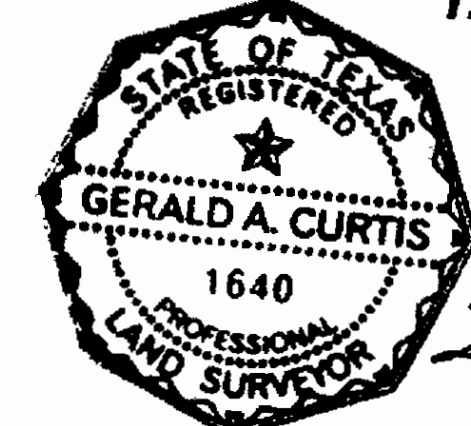
PLAT OF
LOT 1R, BLOCK 32,
CHAMBERLIN ARLINGTON HEIGHTS
an Addition in the City of Fort Worth,
Tarrant County, Texas.

being a revision of Lots 1, 2, 3, 4, and a portion of Lots 5, 36, 37, 38, 39, 40, Block 32, Chamberlin Arlington Heights, according to the plat recorded in Volume 63, Page 21, Tarrant County Plat Records, and a portion of Lot 7A, Block 32, recorded in Cabinet B, Side 3539, Tarrant County, Plat Records, together with a portion of the alley closed by Commissioner's Court of Tarrant County Texas, a copy of which is recorded in Volume 16659, Page 40, Deed Records of Tarrant County, Texas.

FS-26-078

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



Gerald A. Curtis
17 May 2026
Gerald A. Curtis, RPLS
Texas Registration No. 1640

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT §

THAT, George Thomasson and Paula Ann Perrone, husband and wife, being the owners of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all that same tract conveyed to Paula Ann Perrone, a Married Person, by deed recorded under County Clerk's File No. 215262478, and being all of LOTS 1, 2, 3, 4, and portions of LOTS 5, 36, 37, 38, 39, 40, and portions of the included alley closed by Tarrant County Commissioners Court as evidenced by a certified copy of said Courts Minutes, recorded in Volume 16659, Page 40, of the Tarrant County Deed Records, all being in BLOCK 32, CHAMBERLIN ARLINGTON HEIGHTS, as shown on plat thereof recorded in Volume 63, Page 21, of the Tarrant County Plat Records, and being more fully described as follows:

BEGINNING at a "BHB,INC" capped 1/2"iron rod found for the northeast corner of said Block 32, at the intersection of the south line of Bryce Avenue (variable width right-of-way at this point) with the west line of Neville Street (60 foot wide right-of-way);

THENCE South 0 degrees, 05 minutes, 25 seconds West with said west line of Neville Street and the east line of said Block 32, 143.80 feet to a "BHB,INC" capped 1/2"iron rod found for the southeast corner of said Perrone portions and the northeast corner of that certain portion of Lots 38, 39, and 40, of said Block 32 conveyed to Roy E. Easley and Diane L. Easley by deed recorded as Clerk's File No. D226023021;

THENCE North 89 degrees, 54 minutes, 35 seconds West with the common line between said Perrone and Easley portions of Block 32, across said Lots 38,39, and 40, 75.0 feet to a "BHB,INC" capped 1/2"iron rod found in place for the northwest corner of said Easley and an "L" corner in a south line of said Perrone tract;

THENCE South 0 degrees, 05,minutes, 25 seconds West with a common line between said Perrone and Easley portions of said Block 32, 14.0 feet to a 1" iron rod found in place for the most southerly southeast corner of said Perrone tract at the most easterly northeast corner of Lot 35R, in said Block 32, as shown on plat thereof recorded in Cabinet B, Slide 3555, of said Plat Records;

THENCE North 89 degrees, 15 minutes West with the common line between said Perrone portion and said Lot 35R, and across said Lots 36 and 37 as defined by Boundary Line Agreement recorded as Clerk's File No.D211083958, 47.84 feet to a "BHB,INC" capped 1/2"iron rod found for the southwest of said Perrone tract and an "L" corner in said Lot 35R;

THENCE North 0 degrees, 05 minutes, 25 seconds East with the most westerly line of said Perrone tract and the most northerly east line of said Lot 35R passing the common corner between said Lot 35R and Lot 7A in said Block 32, as shown on plat thereof recorded in Cabinet B, Slide 3539, of said Plat Records, continuing along a line defined by Boundary Line and Conveyance Agreement recorded as Clerk's File No. D211202436, crossing into said closed alley, in all 34.53 feet to a "BHB,INC" capped 1/2"iron rod found in place for the most westerly northwest corner of said Perrone portion and an "L" corner in said Lot 7A in said closed alley;

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Lt. D York #533
06/09/2026

perrone page 2

THENCE South 89 degrees, 54 minutes, 35 seconds East in said alley with the most southerly north line of Perrone tract and a south line of said Lot 7A, 12.49 feet to an "X" found cut in concrete for an "L" corner in said Perrone tract westerly lines and the most northerly southeast corner of said Lot 7A;

THENCE North 2 degrees, 05 minutes, 25 seconds East with a common line between said Perrone tract and said Lot 7A, 132.8 feet to a 1" iron pipe found in place in the north line of Block 32 and said south line of Bryce Avenue for the common north line of said Perrone tract and said Lot 7A;

THENCE South 89 degrees, 54 minutes, 35 seconds East with said north line of Block 32 and south line of Bryce Avenue, 95.70 feet to the PLACE OF BEGINNING.

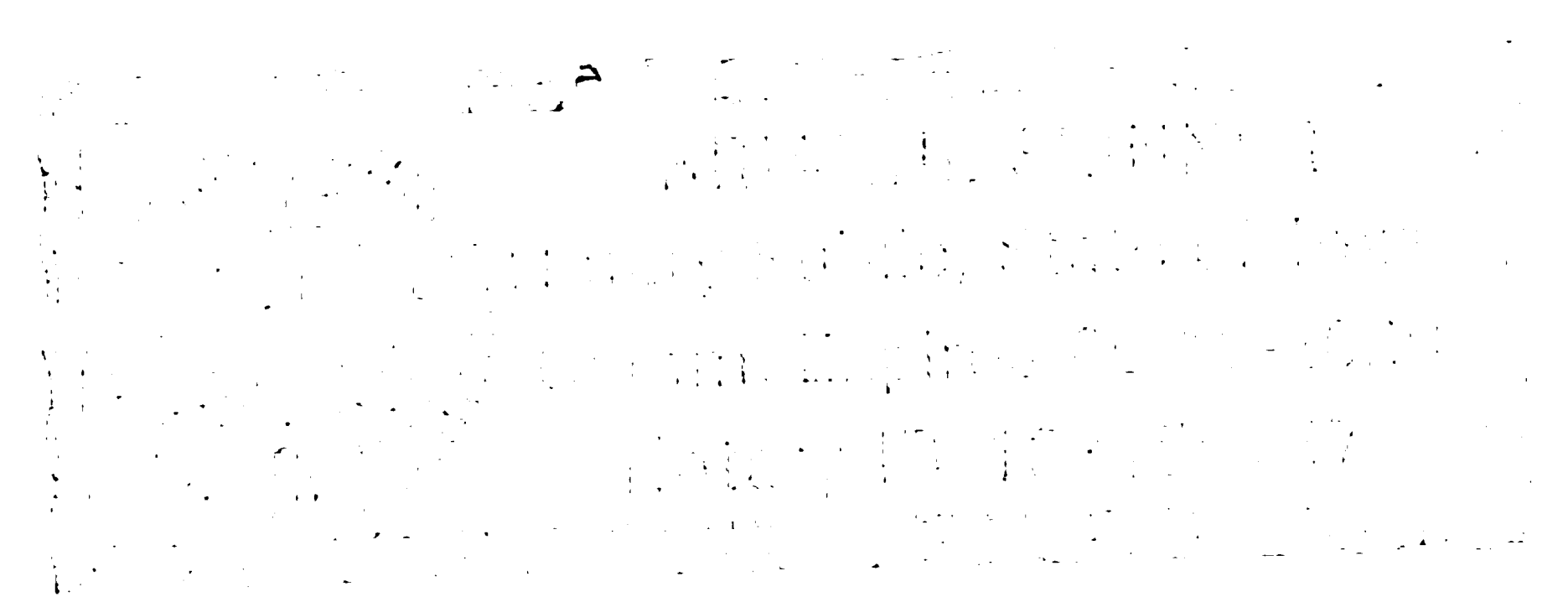
DO HEREBY ADOPT THE PLAT ACCOMPANYING HEREWITH as their plan for revising same, to be known as LOT 1R, BLOCK 32, CHAMBERLIN ARLINGTON HEIGHTS, and do hereby dedicate to the use of the public the street right-of-way parcel shown thereon.

George Thomasson
George Thomasson

Paula Ann Perrone
Paula Ann Perrone

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument acknowledged before me on May 4th, 2026, by _____
George Thomasson and Paula Ann Perrone, Husband and Wife



Buileme Gleissen
Notary Public, State of Texas

My commission expires 06/10/2029

