BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 — METRO (817) 429-5112
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FORT WORTH, TEXAS 76110
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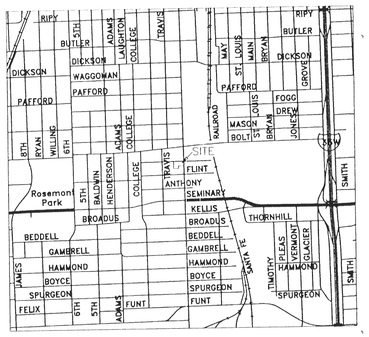
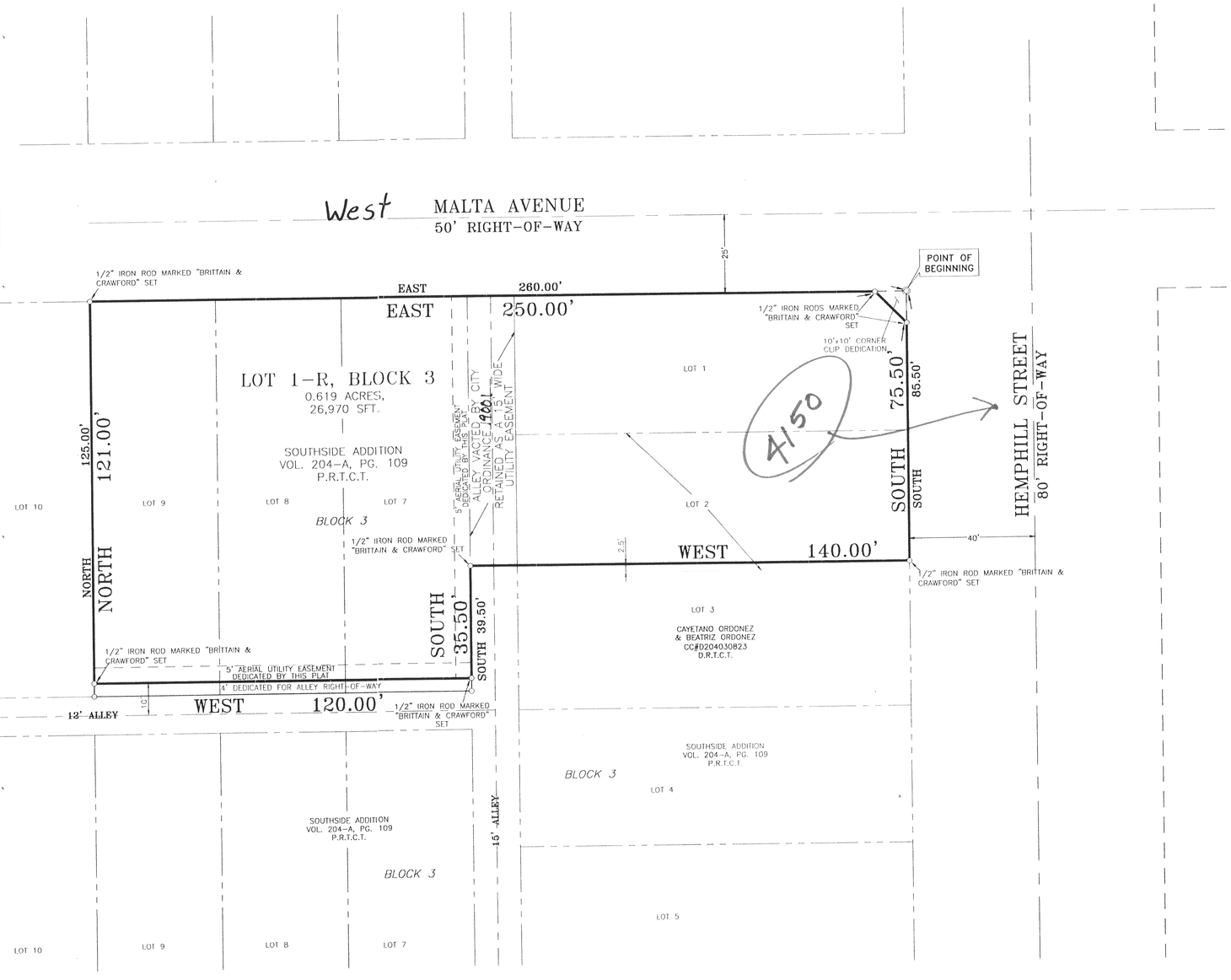
VICINITY MAP
NOT TO SCALE





PRIVATE MAINTENANCE NOTE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTAENANCE 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.

TRANSPORTATION IMPACT FEES NOTE:

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.

OWNERS DEDICATION
STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, **SACRAMENTO JIMENEZ and wife BERTHA JIMENEZ** are the sole owners of a 0.619 acre tract of land located in the E.P. PARRIS SURVEY, Abstract No. 1222, Tarrant County, Texas, known as Lots 1,7,8,& 9, and the Northern 41.5 feet of Lot 2, Block 3, SOUTHSIDE ADDITION, according to the deeds recorded in County Clerk's file Number D199313866, Number D209026927, and Number D206104751, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.619 acres of land located comprised of all of Lot 1, 7, 8, and 9, and the North 41.5 feet of Lot 2, Block 3, SOUTHSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 109 of the Plat Records of Tarrant County, Texas, and a portion of a the fifteen foot (15') wide alley that lies between said Lots 1,2, & 7. Said 0.619 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, at the Northeast corner of said Lot 1, Block 3;

THENCE SOUTH 85.50 feet, along the East boundary line of said Lots 1 and 2, to a ½" iron rod marked "Brittain & Crawford" set;

THENCE WEST 140.00 feet, to a ½" iron rod marked "Brittain & Crawford" set, in the East boundary line of said Lot 7;

THENCE SOUTH 39.50 feet, along the East boundary line of said Lot 7 to a ½" iron rod marked Brittain& Crawford" set at the Southeast corner of said Lot 7;

THENCE WEST 120.00 feet, along the South boundary line of said Lots 7,8, & 9, to a ½" iron rod marked "Brittain & Crawford" set, at the Southwest corner said Lot 9;

THENCE NORTH 125.00 feet, along the West boundary line of said Lot 9, to a ½" iron rod marked "Brittain & Crawford" set, at the Northwest corner of said Lot 9;

THENCE EAST 260.00 feet, along the North boundary line of said Lots 1,7,8, and 9, to the POINT OF BEGINNING, containing 0.619 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **SACRAMENTO JIMENEZ and wife BERTHA JIMENEZ** do hereby adopt this plat designating the hereinabove described property as **LOT 1-R, BLOCK 3, SOUTHSIDE ADDITION** to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this 3RD day of DECEMBER, 2009.

Sacramento Jimenez
SACRAMENTO JIMENEZ

Bertha Jimenez
BERTHA JIMENEZ

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared **SACRANENTO JIMENEZ and wife BERTHA JIMENEZ**, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3RD day of DECEMBER, 2009.

Kerri A. Urbaniak
Notary Public in and for The State of Texas
Commission Expires:

KERRI A. URBANIAK
My Commission Expires
September 30, 2013

THIS IS TO CERTIFY THAT I, JAMES L. BRITTAIN, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.

STATE OF TEXAS
REGISTERED
JAMES L. BRITTAIN
1674
PROFESSIONAL
LAND SURVEYOR

James L. Brittain
JAMES L. BRITTAIN, R.P.L.S.
State of Texas No. 1674

2010 FEB -5 AM 10:25

NORTH

SCALE 1"= 20'

20 0 20 40 60
GRAPHIC SCALE FEET

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 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.

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 FILING 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 OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

PARKWAY PERMIT NOTE:

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

BUILDING PERMITS:

NO BUILDING PERMIT 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 IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

UTILITY EASEMENTS:

ANY PUBLIC FRANCHISED 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.

TREE ORDINANCE:

COMPLIANCE WITH TREE ORDINANCE #17228-10-2006 WILL BE REQUIRED.

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.

COVENANTS OR RESTRICTIONS 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.

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".

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439c0415H, MAP REVISED AUGUST 2, 1995

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: 2/5/2010
BY: _____ CHAIRMAN
BY: _____ SECRETARY

FINAL PLAT
OF
LOT 1R, BLOCK 3
SOUTHSIDE ADDITION
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOTS 1, 7, 8 & 9 AND THE NORTHERN 41.5 FEET OF LOT 2 BLOCK 3, SOUTHSIDE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 109 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: JULY 28, 2009,
REVISED: NOVEMBER 24, 2009

FORT WORTH FIRE DEPARTMENT
H. BAH
01-28-10

THIS PLAT FILED IN INSTRUMENT # D210027042, DATE 02/05/2010.

F.S.-009-113