

NOTES:

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

BASIS OF BEARING IS THE PLAT RECORDED IN VOLUME 2388-11, PAGE 79, PLAT RECORDS, TARRANT COUNTY, TEXAS.

OVERALL AREA: 0.999 ACRE

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 484390310K AND 484390320K, EFFECTIVE DATE: 9-25-09, THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

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 IMPROVEMENTS 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.

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 ON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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.

SITE DRAINAGE STUDY

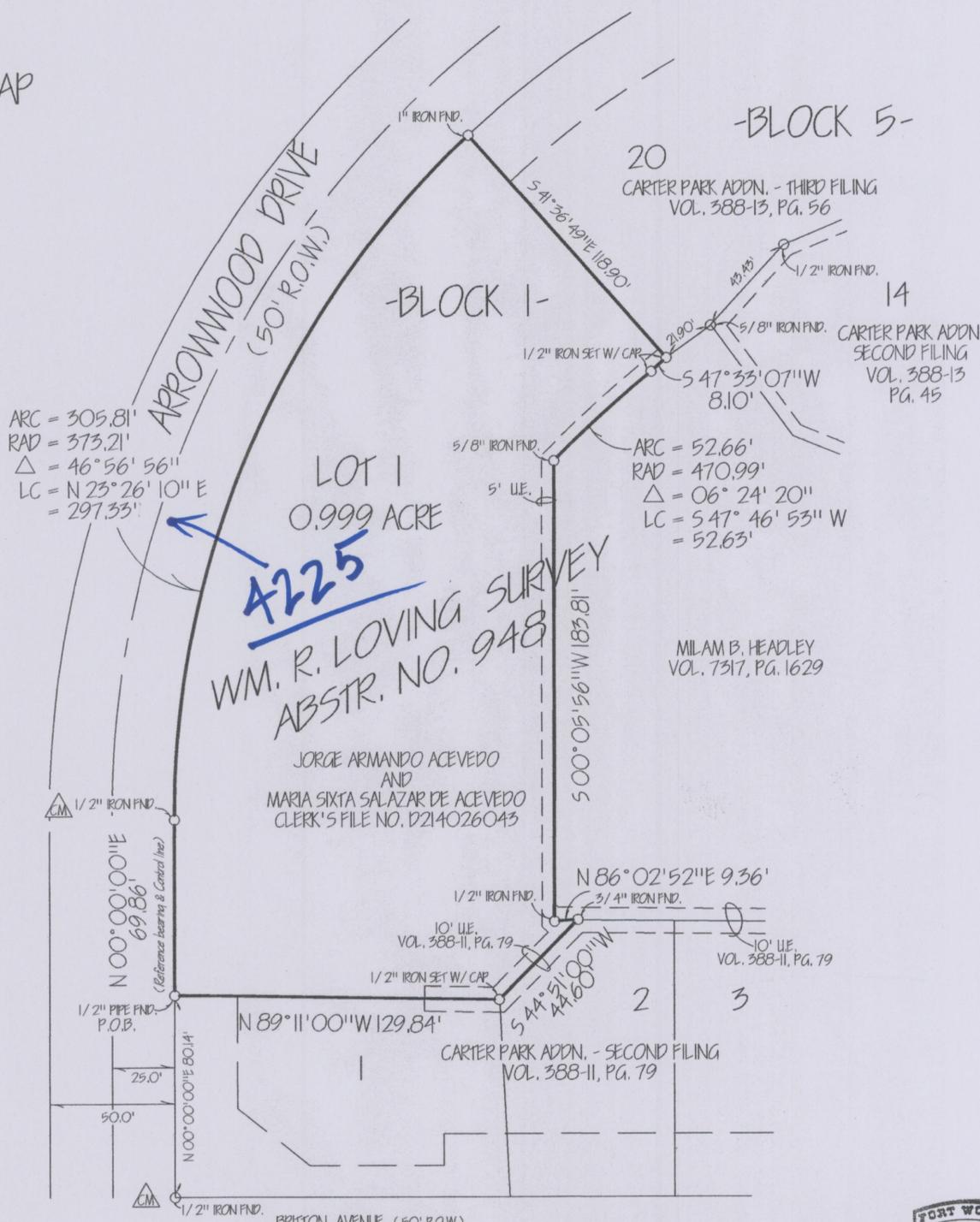
A SITE DRAINAGE STUDY, WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

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.

PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES OR INCREASE OF LOT YIELD.

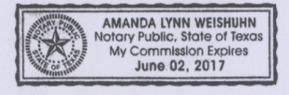


STATE OF TEXAS;
 COUNTY OF TARRANT;
 WHEREAS Jorge Armando Acevedo and Maria Sixta Salazar De Acevedo are the sole owners of a 0.999 acre tract of land situated in the WILLIAM R. LOVING SURVEY, ABSTRACT NO. 948, City of Fort Worth, Tarrant County, Texas, and being all that certain tract of land conveyed to Jamie Saucedo by deed recorded in Clerk's Instrument No. D213277505, Deed Records, Tarrant County, Texas, said 0.999 acre being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2" pipe found at the Southwest corner of said Saucedo tract and the Northwest corner of Lot 1, Block 5, CARTER PARK ADDITION, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-II, Page 79, Plat Records, Tarrant County, Texas, said iron being in the East line of Arrowwood Drive (50' R.O.W.), said iron also being N 00° 00' 00" E, 80.14 feet from a 1/2" iron found at the Southwest corner of said Lot 1;
 THENCE along the East line of said Arrowwood Drive as follows:
 N 00° 00' 00" E, 69.86 feet to a 1/2" iron found at the beginning of a curve to the right whose radius is 373.21 feet and whose long chord bears N 23° 26' 10" E, 297.33 feet;
 ALONG said curve in a Northeasterly direction, thru a central angle of 46° 56' 56", a distance of 305.81 feet to a 1/2" iron found at the end of said curve and the Northwest corner of Lot 20, Block 5, CARTER PARK ADDITION, THIRD FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-13, Page 56, Plat Records, Tarrant County, Texas;
 THENCE 5 41° 36' 49" E, along the common line of said Saucedo tract and said Lot 20, a distance of 118.90 feet to a 1/2" iron set with Fulton Surveying cap in the North line of a tract of land conveyed to Milan B. Headley by deed recorded in Volume 7317, Page 1629, Deed Records, Tarrant County, Texas;
 THENCE along the common line of said Saucedo and Headley tracts as follows:
 5 47° 33' 07" W, 8.10 feet to a 1/2" iron set with Fulton Surveying cap at the beginning of a curve to the left whose radius is 470.99' and whose long chord bears 5 47° 46' 53" W, 52.63 feet;
 ALONG said curve in a Southwesterly direction, thru a central angle of 06° 24' 20", a distance of 52.66 feet to a 5/8" iron found at the end of said curve;
 S 00° 44' 05" W, 183.81 feet to a 1/2" iron found;
 N 86° 02' 52" E, 9.36 feet to a 3/4" iron found at the most Northerly Northwest corner of Lot 2, Block 5, said CARTER PARK ADDITION, SECOND FILING;
 THENCE 5 44° 51' 00" W, along the common line of said Saucedo tract and said Lot 2, a distance of 44.60 feet to a 1/2" iron set with Fulton Surveying cap at the most Westerly Northwest corner of said Lot 2 and the Northeast corner of said Lot 1;
 THENCE N 89° 11' 00" W, along the common line of said Saucedo tract and said Lot 1, a distance of 129.84 feet to the POINT OF BEGINNING and containing 0.999 acre of land.
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT Jorge Armando Acevedo and Maria Sixta Salazar De Acevedo, do hereby adopt this plat designating the hereinafter described property as Lot 1, Block 1, DURANGO ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys and easements shown hereon.
 WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 9th day of January, 2015.

Jorge Armando Acevedo
 Maria Sixta Salazar De Acevedo

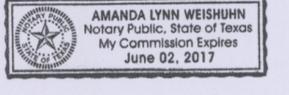
STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jorge Armando Acevedo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of January, 2015.

Notary Public in and for
 The State of Texas
 My Commission Expires: 6-2-17
 STATE OF TEXAS
 COUNTY OF TARRANT



BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Maria Sixta Salazar De Acevedo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of January, 2015.

Notary Public in and for
 The State of Texas
 My Commission Expires: 6-2-17



CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: January 29, 2015

BY: Charles R. Roof CHAIRMAN

BY: Mary Elliott SECRETARY



OWNER:
 JORGE ARMANDO ACEVEDO AND
 MARIA SIXTA SALAZAR DE ACEVEDO
 4217 ARROWWOOD DRIVE
 FORT WORTH, TX. 76115

SURVEYOR:
 SUSAN L. STEWART, R.P.L.S.
 FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 817-335-3625 OFFICE
 817-335-3629 FAX

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

DATE: 4.9.14



L7.Rsc
 1-15-15

FINAL PLAT
FS14-095

Lot 1, Block 1
 DURANGO ADDITION
 Being
 0.999 Acre Situated in the
 WILLIAM R. LOVING SURVEY
 ABSTRACT NO. 948
 City of Fort Worth
 Tarrant County, Texas

PLAT FILED January 20th 2015
 INSTRUMENT NO. D215012074
 TARRANT COUNTY PLAT RECORDS

FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 (817) 335-3625
 FAX (817) 335-3629
 TX. FIRM REG./LIC. NO. 10053600

