

FORT WORTH

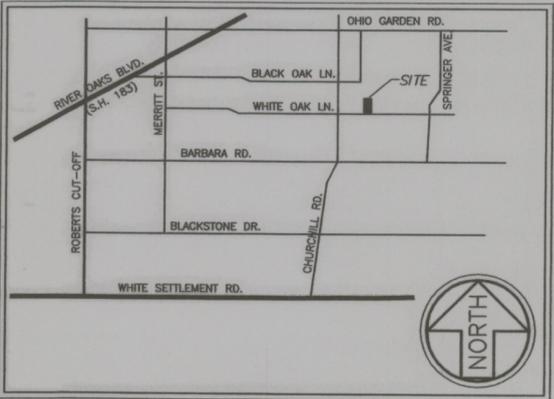


CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 9/12/2014
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY



VICINITY MAP NOT TO SCALE

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 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.\*

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 1 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.\*

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.\*

PRIVATE MAINTENANCE
\*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.\*

FLOOD PLAIN
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0170 K, MAP REVISED SEPTEMBER 25, 2009

BUILDING PERMITS
\*NO BUILDING PERMITS SHAN 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 COLLECTION OF WATER AND WASTE ASSESSMENT AND FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE 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.\*

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.\*

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.\*

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.\*

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

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET



Coombs Land Surveying, Inc.

P. O. Box 11370 Fort Worth, Texas 76110

(817) 920-7600 (817) 920-7617 FAX

CLS JOB No. 05-0502

GF No. 05R22308

BASIS OF BEARINGS: WEST BOUNDARY LINE OF SUBJECT PROPERTY PER DEED RECORDED IN VOL. 10226, PG. 1603, D.R.T.C.T.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, JORGE and NORMA MEZA, are the sole owners of that certain tract of land located in the E. S. ELLIS SURVEY, ABSTRACT No. 462, City of Fort Worth, Tarrant County, Texas according to the deed recorded in Instrument No. D206015106, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found in the West boundary line of said Meza Tract being the Southeast corner of that certain tract of land described in deed to Rogelio Rios recorded in Instrument No. D206083521, Tarrant County, Texas and lying in the North right-of-way line of White Oak Lane (a 50-foot wide right-of-way);

THENCE NORTH, 154.35 feet along the common boundary line between said Meza Tract and said Rios Tract to a 3/4-inch iron rod found at the Northwest corner of said Meza Tract lying in the South boundary line of that certain tract of land described in deed to H. S. Churchill recorded in Volume 13981, Page 294 of the Deed Records of Tarrant County, Texas;

THENCE N 89° 41' 43" E, 60.61 feet along the common boundary line between said Meza Tract and said Churchill Tract to a 1/2-inch iron rod set at the Northeast corner of said Meza Tract being the Northwest corner of that certain tract of land described in deed to Robert L. Lockhart and wife, Shirley A. Lockhart recorded in Volume 6216, Page 548 of the Deed Records of Tarrant County, Texas;

THENCE SOUTH, 154.54 feet along the common boundary line between said Meza Tract and said Lockhart Tract to a Mag nail set in the remains of a concrete runner in the aforesaid North right-of-way line of White Oak Lane;

THENCE S 89° 52' 29" W, 60.61 feet along said right-of-way line to the PLACE OF BEGINNING, containing 0.215 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JORGE and NORMA MEZA do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, MEZA ADDITION to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this

the 3 day of September, 2014.

[Signature] JORGE MEZA

[Signature] NORMA MEZA

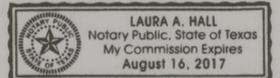
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JORGE and NORMA MEZA, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of September, 2014.

[Signature] LAURA A. HALL
NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, 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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature] RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



Lt RSC
9-11-14

FS14-123

FINAL PLAT

LOT 1, BLOCK 1
MEZA ADDITION

TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 0.215 ACRE OF LAND LOCATED IN THE
E. S. ELLIS SURVEY, ABSTRACT No. 462,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYOR:

COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(831) 920-7617 FAX
e-mail: ron.coombs@sbcglobal.net

OWNER:

JORGE & NORMA MEZA
4620 WHITE OAK LANE
FORT WORTH, TEXAS 76114
(817) 653-0927

THIS PLAT RECORDED IN INSTRUMENT # D214201030 DATE 09/12/2014

1 LOT 0.215 ACRE

FS-14-123

SEPTEMBER 3, 2014

