

TRIANGLE surveying company
P.O. Box 546
Burleson, Texas 76097
817-295-1148

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".

Urban Forestry Plant Note
Compliance with Tree Ordinance #18615 05 2009 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.

Floodplain Restriction
No construction shall be allowed within the flood plain 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(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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 approval date of the 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 the connection date to the municipal water and/or wastewater system.

Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessments and collection of transportation impact fees. The total amount assessed is established on the approval date of the 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.

Building Permits
No building permits shall be issued for any lot in this Subdivision until 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.

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 deed covenants or restrictions.

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.

2.21 Acre Tract
Roiana & Gordon Albert
Instrument # D207245622

SURVEY 930

Lot 6
Smallwood Estates
(Unrecorded Plat)
Judith Roe Penn

OAK GROVE ROAD EAST
W.B. EDWARDS
GARDENS ACRES ADDITION
Lot 21
Vol. 388-L, Pg. 9
P.R.T.C.T.
BROWNFIELD DRIVE
STELLA MAE DRIVE

50.0'
1540'
3/4" Iron Pin Found
N 00°02'16" E 189.95'

11001

S 89°27'48" E 506.56'
5' Utility Easement 446.56'

11009

LOT 1
(1.94 ACRES)

LITTLE NO.

BLOCK 1

20' Building Line
5' Utility Easement
189.64'

1/2" Iron Pin Found

60' RIGHT-OF-WAY dedicated by this plat.
60' Reserved for future street Right-of-way

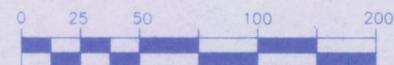
(0.26 ACRES)
S 00°24'50" W 189.60'

Lot 7
Smallwood Estates
Block 3
Vol. 388-197, Pg. 69
P.R.T.C.T.

John Allard
Vol. 14712, Pg. 457
D.R.T.C.T.

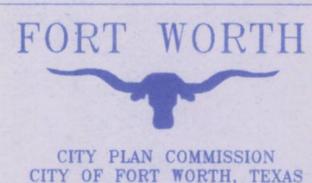
Lot 58
Vol. 388-L, Pg. 9
P.R.T.C.T.
POINT OF BEGINNING
25'
25'

SCALE: 1" = 50'



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.

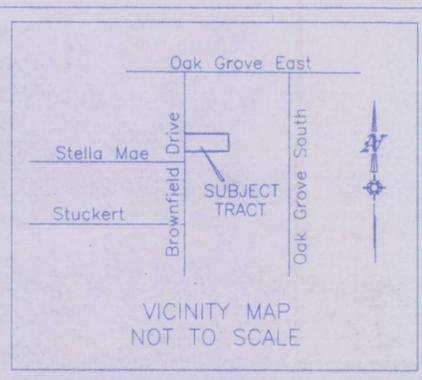
Private Common Areas and Facilities
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.
The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF
Plat Approval Date: 6/17/2016
By: *Ronald R. Borne*
By: *Mary Elliott*
Secretary

FS-14-161

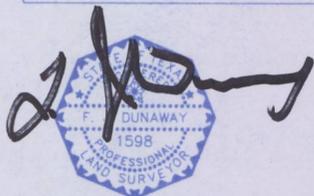


Plat recorded, Date: 6-24-16
Cabinet _____, Slide _____
Plat Records, Tarrant County, Texas.
D216137958

OWNER:
Juan Gandara
11009 Brownfield Drive
Burleson, Texas, 76028
PH. 817-966-1282

SURVEYOR:
Triangle Surveying
P.O. Box 546
Burleson, Texas 76028
Contact: F. J. Dunaway
PHONE: (817) 295-1148

I, F. J. Dunaway, Registered Professional Land Surveyor No. 1598, do hereby certify this plat is a true and correct representation of a survey made on the ground and the corner monuments are as shown.



Date: 6/16

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS I, Juan M. Grandara, being the owner of the following described tract of land, to wit;

Being a 2.20 acre tract of land out of the HIRAM LITTLE SURVEY, ABSTRACT NO. 930, in Tarrant County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron pin found in the east line of Brownfield Drive and at the northwest corner of a tract of land conveyed to Patrick Martchenke, et ux, by deed recorded in Volume 9320, Page 1734, Deed Records, Johnson County, Texas;

THENCE North 00 degrees, 02 minutes, 16 seconds East, along said east line of Brownfield Drive, a distance of 189.95 feet to a 3/4 inch iron pin found for corner at the southwest corner of a tract of land conveyed to Ruth Melton by deed recorded in Volume 6104, Page 838, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees, 27 minutes, 48 seconds East, along the south line of said Melton tract, a distance of 506.56 feet to a 1/2 inch iron pin found for corner at the northwest corner of tract of land reserved for street right-of-way as shown on plat of Lot 7, Block 3, Smallwood Estates, an Addition in Tarrant County, Texas, according to the plat recorded in Volume 388-197, Page 69, Plat Records, Tarrant County, Texas, said pin also being the southwest corner of ;

THENCE South 00 degrees, 24 minutes, 50 seconds West, along the west line of said tract reserved for street right-of-way, a distance of 189.60 feet to a 1/2 inch iron pin found for corner at the southwest corner of said tract, said pin also being the northwest corner of a tract of land conveyed to Barbara H. Ray;

THENCE North 89 degrees, 30 minutes, 00 seconds West, along the north line of said Martchenke tract, a distance of 505.31 feet to the POINT OF BEGINNING and containing 2.20 acres of land.

and do hereby adopt the attached plat depicting the above described tract of land to be known as Lot 7, Block 4, SMALLWOOD ESTATES, an Addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate for public use the streets and easements shown thereon.

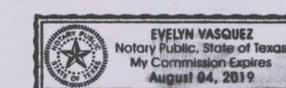
Juan Gandara
Juan Gandara, owner

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Juan Gandara, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office, this the 13th day of June 2016

[Signature]
Public Notary, State of Texas.



FS14-161
FINAL PLAT SHOWING

LOT 1, BLOCK 1,
DURANGO ESTATES,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING 2.20 ACRES OUT OF THE HIRAM LITTLE SURVEY, ABSTRACT NO. 930, TARRANT COUNTY, TEXAS.

SCALE: 1 INCH = 50 FEET

Private Pressure Reducing Valves will Required. Water pressure exceeds 80 P.S.I.