

According to the Flood Insurance Rate Map for Tarrant County and Incorporated Areas No. 48439 C 0385 K, revised September 25, 2009, this lot appears to be in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) THIS SURVEYOR OR COMPANY MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

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.

THE STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS I, Christian J. Baez, being the owner of the following described real property, to wit,

LOTS 144 and 145, PYRAMID ACRES, UNIT NO. 2, an addition in Tarrant County, Texas, according to the plat recorded in Volume 388-67, Page 49, Plat Records, Tarrant County, Texas.

and do hereby adopt the attached plat depicting the above described real property to be known as Lot 144R, PYRAMID ACRES, an Addition in Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

Christian J. Baez, owner.

THE STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Christian J. Baez, 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 considerations therein expressed.

Notary Public, State of Texas.

My commission expires 11-4-2015

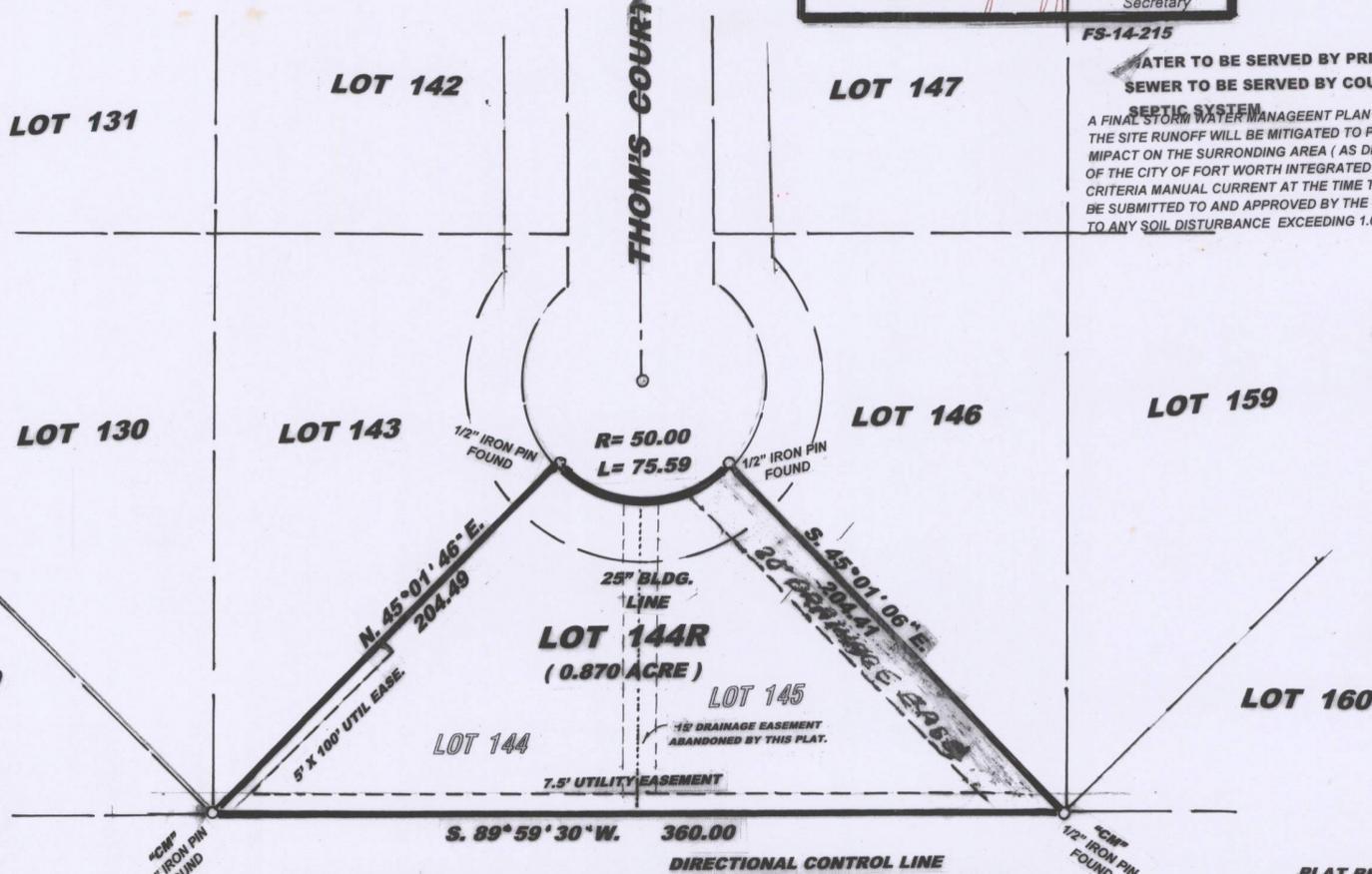
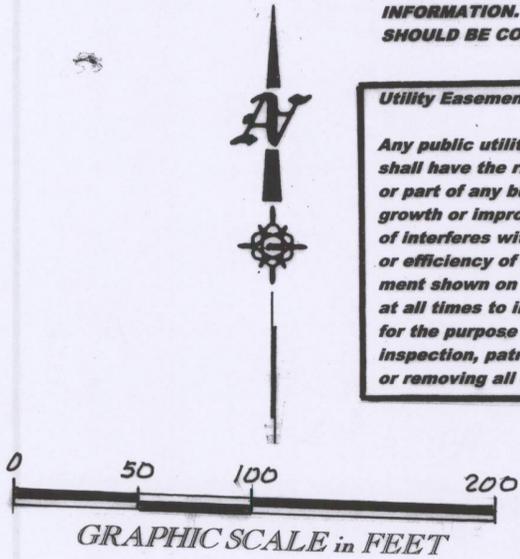


Utility Easements Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, or other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any easement 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

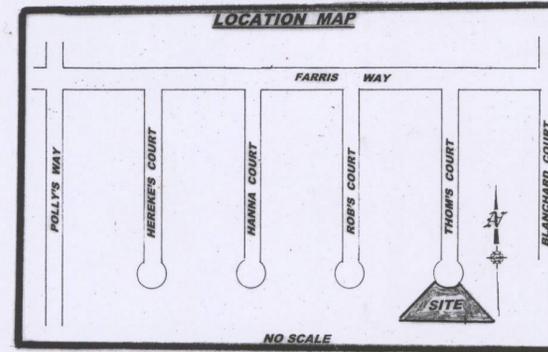
Construction Prohibited Over Easements. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easements of any type.

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: 10/23/2015 By: [Signature] Chairman By: [Signature] Secretary

TARRANT COUNTY PLAT



FS-14-215 WATER TO BE SERVED BY PRIVATE WELL. SEWER TO BE SERVED BY COUTY APPROVED SEPTIC SYSTEM A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW THE SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE MIPACT ON 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 1.0 ACRE.



FS14-215



10-22-2015

FINAL PLAT LOT 144R, PYRAMID ACRES, UNIT NO. 2, being a replat of Lots 144 and 145. Pyramid Acres, Unit No. 2, an addition to Tarrant County, Texas, as recorded in Volume 388-67, Page 49, Plat Records, Tarrant County, Texas.

PLAT RECORDED D215241068 Document No. Date 10-23-15 PLAT RECORDS OF TARRANT COUNTY.

FS-14-215 FINAL PLAT PHASE 1 SECTION 1 Scale: 1 Inch = 50 Feet

TRIANGLE SURVEYING COMPANY P. O. Box 546, Burleson, Texas, 76097 Phone: 817-295-1148 REGISTERED FIRM NO. 10094100



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 under my personal supervision and that the corner monuments are as shown. Date: 10/28/14

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, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

OWNER: CHRISTIAN J. BAZE 5729 BONNIE WAYNE STREET HALTOM CITY, TEXAS, 76117 PHONE: 682-556-0029

"CM" DENOTES CONTROLLING MONUMENT. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NO SHOWN

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.