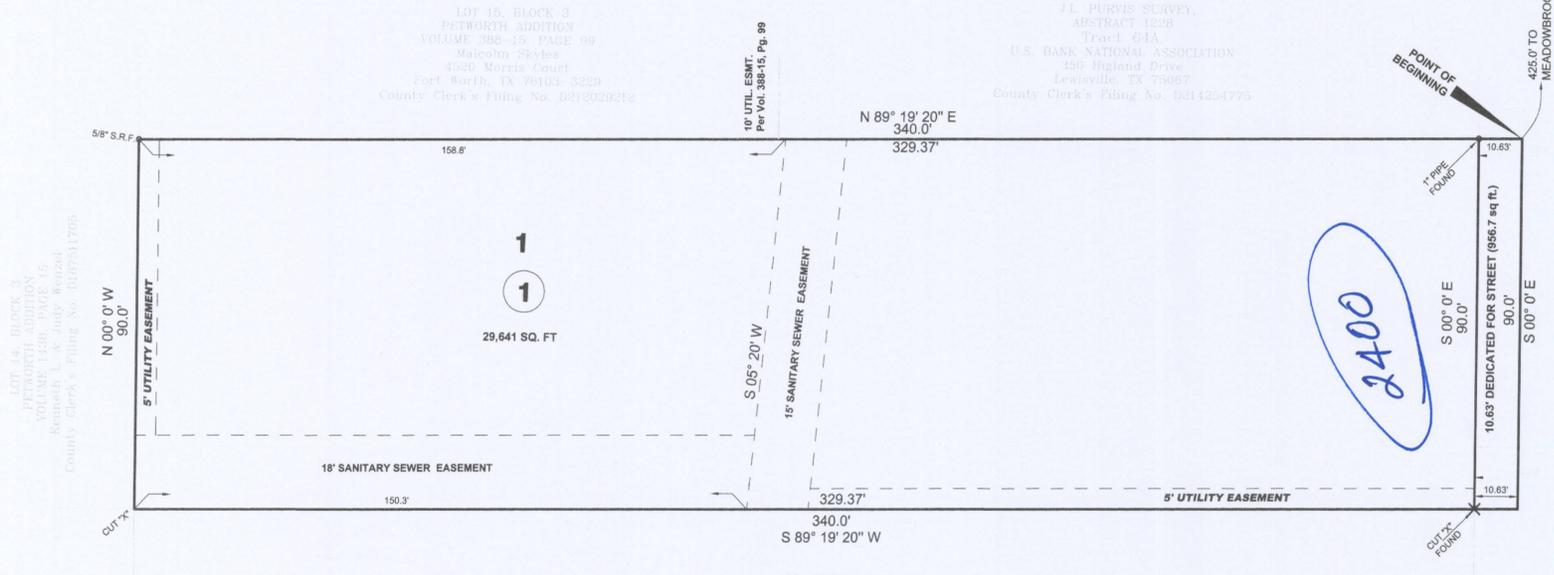




Location Map
(FROM TAD MAP)
N.T.S.



NORTH EDGEWOOD TERRACE

J.L. PURVIS SURVEY, ABSTRACT 1228, Tract 64A, U.S. BANK NATIONAL ASSOCIATION, 450 Highland Drive, Lewisville, TX 75067, County Clerk's Filing No. D214254775

J.L. PURVIS SURVEY, ABSTRACT 1228, Tract 66, Jose & Anna Lopez, 2408 N. Edgewood Terrace, Fort Worth, Texas 76103-3404, Volume 12639, Page 1717, Real Property Records

DYESS SUBDIVISION, LOT 17A, Volume 388-29, Page 389, Shari J. Mayo, 600 Bell Drive, Euless, TX 76039-5302, D21013190, COUNTY CLERK'S RECORDS

NOTES

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

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 file 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 connection date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 procuring the permission of anyone.

Building Permits
No building permits shall be issued for any lot in this Subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

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 Plat Note
Compliance with Tree Ordinance #118615-05-2009 will be required.

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 Note
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.

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 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.

Floodplain Restriction
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, 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.

Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat or Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS, that we, Edgar F. Tovar Uresti and Sandra V. Gutierrez, being the owners of the following real property described in County Clerk's File No. D213207328, Official Public Records, Tarrant County, Texas, and described as follows, to wit:
Being a tract of land situated in the J.L. PURVIS SURVEY, ABSTRACT No. 1228, in the City of Fort Worth, Tarrant County, Texas, and being all that certain tract of land described in deed to William K. Martin, recorded in Volume 13691, Page 234, Deed Records, Tarrant County, Texas and more particularly described by metes and bounds:
BEGINNING at a point at the northeast corner of said Martin Tract, with the west right-of-way line of North Edgewood Terrace (a variable width right-of-way);
THENCE South 00 degrees 00 minutes East, 90.0 feet along the east boundary line of said Martin Tract, with said North Edgewood Terrace right-of-way line to a point at the southeast corner of said Martin Tract;
THENCE South 89 degrees 19 minutes 20 seconds West, along the south boundary line of said Martin Tract at 10.63 feet passing an X-cut found at the northeast corner of a tract of land described in deed to Jose & Anna Lopez, recorded in Volume 12639, Page 1717, Real Property Records, Tarrant County, Texas; and continuing in all a distance of 340.00 feet to a cut "X" for the southwest corner of said Martin Tract, being the northeast corner of a tract of land described in deed to Edward Sandoval III, recorded in Volume 18489, Page 2275, Real Property Records, Tarrant County, Texas; also being the southeast corner of Lot 14, Block 3, Petworth Addition, Revised Filing, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 1438, Page 99, Real Property Records, Tarrant County, Texas;
THENCE North 00 degrees 00 minutes West, 90.0 feet along the common boundary line between said Martin Tract and said Petworth Addition to a 5/8 inch steel rod at the northwest corner of said Martin Tract, being the southwest corner of Lot 15, Block 3, Petworth Addition, an addition to the City of Fort Worth, Tarrant County, as recorded in Volume 388-15, Page 99, Plat Records, Tarrant County, Texas;
THENCE North 89 degrees 19 minutes 20 seconds East, along the north boundary line of said Martin Tract at 329.37 feet passing a 1-inch steel pipe found at the southeast corner of a tract of land described in deed to U.S. Bank National Association as recorded in County Clerk's Filing No. D214254555, and continuing for a total distance of 340.00 feet to the POINT OF BEGINNING;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we, Edgar F. Tovar Uresti and Sandra V. Gutierrez, do hereby adopt this plat as Lot 1, Block 1, Uresti and Gutierrez Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the streets, alleys and easements shown hereon.

EXECUTED this the 27th day of March, 2015.
Edgar Tovar Uresti
Edgar F. Tovar Uresti
Sandra V. Gutierrez
Sandra V. Gutierrez

BEFORE ME, the undersigned, a Notary Public in and for said State on this date, personally appeared Edgar F. Tovar Uresti and Sandra V. Gutierrez, known to me personally to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of March, 2015.
Ashley Cardona
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY PUBLIC
STATE OF TEXAS

OWNERS/DEVELOPER:
Edgar J. Tovar Uresti &
Sandra V. Gutierrez
2400 N. Edgewood Terrace
Fort Worth, TX 76103-3404
(214) 298-2182
gutierrezsandra@yahoo.com



SURVEYOR NOTES:

- Bearings from original plat.
- Steel rods found capped Brittan at northeast corner of Lot 13, Blk. 33 and southeast corner of Lot 15, Blk. 33 used for control.
- Street right of way and alley right of way dedicated with original plats.
- Lot corners will be staked with 1/2 inch steel rods capped T. Vogt once the plat is approved.
- This property is not affected by the 100 year floodplain, per FLOOD INSURANCE RATE MAP, Tarrant County, Texas, and Incorporated Areas, (Panel 230 of 495), Map Number 48439C0230K, dated September 25, 2009.

I, Thomas W. Vogt, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision.
Thomas W. Vogt
Thomas W. Vogt R.P.L.S. No. 1928
March 26, 2015



THOMAS W. VOGT
LAND SURVEYOR
R.P.L.S. No. 1928
4102 Inwood Lane • Colleyville, TX 76034
817.946.1279 • Fax 817.428.8640
office@vogtsurveying.com

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
PLAT APPROVAL DATE: 4-27-2015.
BY: *Charles P. Ruff*
CHAIRMAN
BY: *Dana R. Smith*
SECRETARY

LAND USE TABLE	
RESIDENTIAL LOTS - 1 - 29,641 SQ. FT. (0.68 ACRES)	
STREET DEDICATION - 1 - (966.7 SQ. FT.)	

FS15-017

FINAL PLAT
Lot 1, Block 1,
URESTI & GUTIERREZ ADDITION,
an Addition to the City of Fort
Worth, Tarrant County, Texas,
OUT OF THE
J.L. PURVIS SURVEY,
ABSTRACT NO. 1328

ONE RESIDENTIAL LOTS
0.702 ACRES

FT WORTH CASE NO. FS-15-017
THIS PLAT FILED IN Document No. D215047115 DATE April 2nd 2015