

CITY PLANNING COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL
PLAT APPROVAL DATE: Aug. 26, 2016
BY: Arnold M. Mullins
CHAIRMAN
BY: Mary Elliott
SECRETARY

LOT 2 BLOCK 1-R
BRIARWOOD ADDITION
VOL 388-176 PG 92
P.R.T.C.T.



SURVEYOR
STD LAND SURVEYING
5740 NEWT PATTERSON RD
MANSFIELD, TEXAS 76063
817-247-6307

OWNER / APPLICANT
A 1 ALARM & SERVICE CORP.
5716 VALLEY STREAM WAY
KELLER, TEXAS
817-501-1644

SUMMARY
GROSS AREA: 0.375 ACRES
ONE LOT

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.

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to remove and keep removed 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 this 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.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

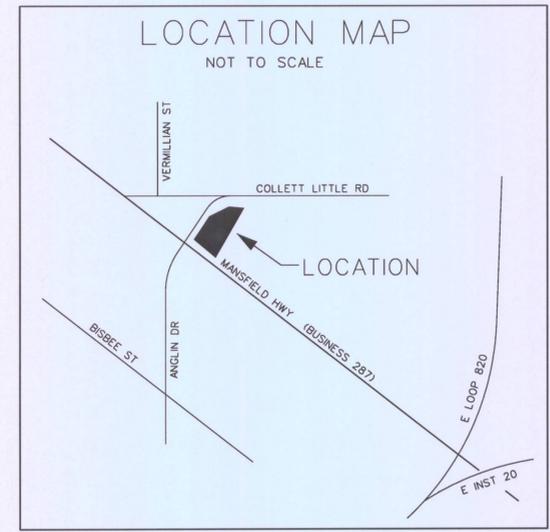
PRIVATE MAINTENANCE NOTE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save 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.

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".

BUILDING PERMITS
No building permit 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 filing 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 becomes effective on the date a building permit is issued.

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 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 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.



DATE: 04-13-16
That I, David M. Mullins, Registered Professional Land Surveyor No. 3437, licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

STD LAND SURVEYING
5740 Newt Patterson Rd
Mansfield, Texas 76063
Office 817-247-6307
Fax 682-518-9197
E-Mail us at: stdlandsurveying@yahoo.com

THE PROPERTY SHOWN APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP MAP NO. 48439C0320K REVISED ON SEPTEMBER 25, 2009.

This Plat Filed as Document No. D216198905, Date 08/24/16 in the Plat Records of Tarrant County, Texas

STATE OF TEXAS § **OWNERS DEDICATION STATEMENT**

COUNTY OF TARRANT §

WHEREAS A-1 Alarm & Service Corp. is the owner of a tract of land described below in the City of Fort Worth, Tarrant County Texas, and surveyed by STD Land Surveying, in February 2015, :

Being a 0.375 acre tract of land situated in the John Collett Survey, Abstract No. 261 and the David Strickland Survey, Abstract No. 1376, Tarrant County, Texas, Being all that certain Lot, Tract or Parcel of land conveyed by deed to A1 Alarm & Service Corp. as recorded under Tarrant County Instrument No. D214166203, and being more particularity described by metes and bounds as follows:

BEGINNING at an iron rod found for corner at the Northeast corner of said A 1 Alarm tract, said iron rod being in the South line of Collett Little Road and being in the West line of Poppy Acres Addition, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 331, Plat Records of Tarrant County, Texas;

THENCE South 06 deg 51 min 00 sec West, with the West line of said Poppy Acres, and with the East line of said A 1 Alarm tract, a distance of 178.16 feet to an iron rod found for corner in the North line of Mansfield Highway;

THENCE North 60 deg 13 min 35 sec West, with the North line of said Highway, and with the South line of said A 1 Alarm tract, a distance of 144.32 feet to an iron rod found for corner at the intersection of the North line of said Mansfield Highway and the East line of said Collett Little Road and being the Southwest corner of said A 1 Alarm tract;

THENCE North 27 deg 51 min 40 sec East, with the East line of said Collett Little Road, and with the West line of said A 1 Alarm tract, a distance of 81.99 feet to a point at the beginning of a curve to the right having a radius of 59.23 feet;

THENCE along said curve to the right an arc distance of 63.01 feet and along a chord of North 58 deg 19 min 34 sec East, a distance of 60.08 feet and along the Southerly line of said Collett Little Road, to an iron rod found for corner;

THENCE North 88 deg 48 min 27 sec East, with the North line of said A 1 Alarm tract, and with the South line of said Collett Little Road, a distance of 57.08 feet to the POINT OF BEGINNING, and containing 0.375 of an acre of land, more or less.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That A1 Alarm & Service Corp., owner does hereby adopt this plat designating the hereinbefore described property as LOT 1 BLOCK 1 OF A1 ACRES, an addition to the CITY OF FORT WORTH, Tarrant County, Texas, and do hereby dedicate to the public's use forever all rights-of-way and easements shown hereon. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 18 day of August, 2016.

Abdul...

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Julia P. Barth know 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16 day of August, 2016.

Julie J. Barth
Notary Public for the State of Texas



FS15-069

FINAL PLAT OF LOT 1 BLOCK 1

A1 ACRES

BEING A 0.375 OF AN ACRE TRACT OF LAND IN THE DAVID STRICKLAND SURVEY ABSTRACT NO. 1376 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



A-1 ACRES
PHASE 1 SECTION 1
CASE NO. FS-15-069

