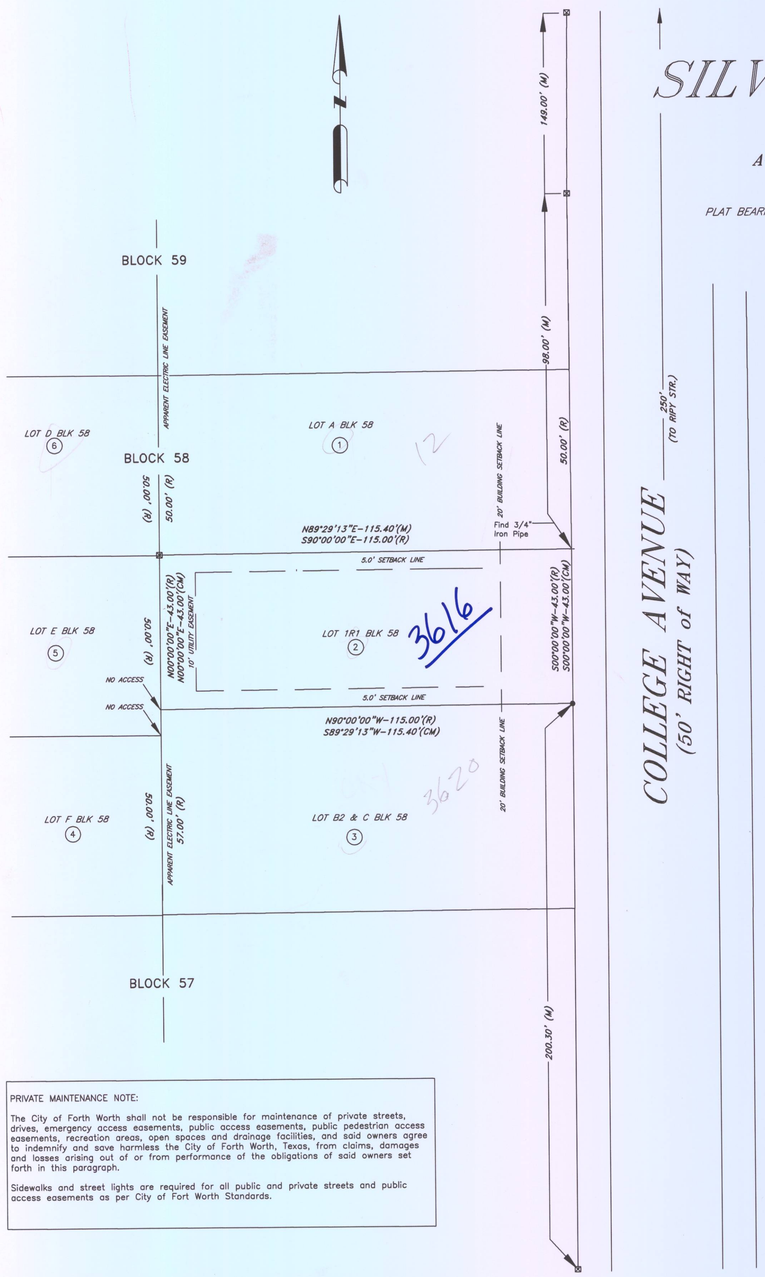
SILVER LAKE ADDITION
LOT 1R1 BLOCK 58
A PORTION OF THE E.P. PARRIS SURVEY A-1222

BASIS OF BEARINGS
PLAT BEARINGS ACCORDING TO PLAT RECORD VOL. 204, PG. 36, TARRANT COUNTY, TEXAS



COLLEGE AVENUE
(50' RIGHT of WAY)
(70' RIPY STR.)

OWNERSHIP

1. GONZALES, CESAR C
3612 COLLEGE AVE.
FORT WORTH, TX. 76110
TAD ACT. #02766183
LOT A BLK 58
SILVER LAKE ADDITION

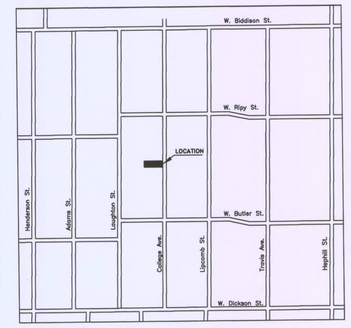
2. MARES, MARIA & MARIO SR.
3618 COLLEGE AVE.
FORT WORTH, TX. 76110
TAD ACT. #02766191
LOT 1B BLK 58
SILVER LAKE ADDITION

3. CATTERTON, SUE E
3620 COLLEGE AVE
FORT WORTH, TX. 76110
TAD ACT. #02766205
LOT B2 & C BLK 58
SILVER LAKE ADDITION

4. HERNANDEZ, JAUN & ANITA
3621 LAUGHTON STR.
FORT WORTH, TX 76110
TAD ACT. #02766248
LOT F BLK 58
SILVER LAKE ADDITION

5. GONZALEZ, JOSE A & ALBERTO G
3617 LAUGHTON STREET
FORT WORTH, TX. 76110
TAD ACT. #02766221
LOT E BLK 58
SILVER LAKE ADDITION

6. PUGA, SAUL & MARGARITA
3613 LAUGHTON DRIVE
FORT WORTH, TX. 76116
TAD ACT. #02766213
LOT D BLK 58
SILVER LAKE ADDITION



VICINITY MAP
No Scale

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: 7/8/2016

BY: Donald R Boren
CHAIRMAN

BY: Dana Burghdoff
SECRETARY

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:

This Plat does not vacate previous "Plat of Records" governing the remainder of the subdivisions, nor does it amend or remove any deed covenants or restrictions.

PPD4 PARK DEDICATION POLICY:

PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication. There is a $500.00 PARD fee due for each new residential unit to be constructed.

UTILITY EASEMENTS:

Any public utility, including the City of Forth 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 easement 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.

TRANSPORTATION IMPACT FEES:

Any public utility, including the City of Forth 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 easement 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.

WATER/WASTEWATER IMPACT FEES:

The City of Forth 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 current impact fee ordinance. The amount to be collected is determined under Schedule II of the 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.

PRIVATE MAINTENANCE NOTE:

The City of Forth 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 Forth 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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

BUILDING PERMIT:

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 and paving improvements; and approval is obtained from the City of Forth Worth.

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.

PARKWAY PERMIT:

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

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN ON THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0305K. MAP EFFECTIVE: SEPTEMBER 25, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
REGISTERED
KENNETH JOHNSON
5819
PROFESSIONAL
SURVEYOR

SURVEYORS CERTIFICATION

I, Kenneth Johnson, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Kenneth Johnson #5819 6/5/2016
Kenneth Johnson
Texas Registered Professional Land Surveyor No. 5819
Texas Licensed Survey Firm 100106-00 Expires 12-31-2016

FS-15-231

Aeropoint
Land Surveyors, llc
www.aeropointls.com

LEGAL DESCRIPTION (D215089662)
LOT B1, BLOCK FIFTY EIGHT (58), out of SILVER LAKE ADDITION, situated in the City of Fort Worth, Tarrant County, Texas, and located within the Fort Worth Independent School District, as shown by a Deed of Record in Volume 1281, Page 478 of the Deed Records of Tarrant County, Texas.

LEGAL DESCRIPTION (Vol. 1281, Pg. 478)
NORTH 43 FEET OF THE SOUTH 100 FEET OF THE EAST HALF OF BLOCK FIFTY EIGHT (58), of SILVER LAKE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 204, PAGE 36 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

OWNERS DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

MARIO MARES, SENIOR, and wife, MARIA MARES, do hereby adopt this plat of LOT 1R1, BLOCK 58, SILVER LAKE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever the right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Forth Worth, Texas.

Witness my hand this 1 day of July 2016.

Mario Mares — MARIO MARES, SENIOR
Maria Mares — MARIA MARES

STATE OF TEXS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared MARIO MARES, SENIOR, and wife, MARIA MARES; known to be the person who's name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, known in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 1st day of July, 2016

Maria Miranda
Notary Public In and for the State of Texas
My commission Expires: 11-7-2018

MARIA MIRANDA
Notary Public, State of Texas
Comm. Expires 11-07-2018
Notary ID 5225302

FINAL PLAT
LOT 1R1 BLOCK 58
SILVER LAKE ADDITION
RECORDED IN
VOLUME 204, PAGE 36
PLAT RECORDS,
TARRANT COUNTY, TEXAS
SITUATED IN THE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
SITUATED IN
E.P. PARRIS SURVEY,
ABSTRACT NO. 1222

FS15-231

FORT WORTH FIRE DEPARTMENT
JAM 7-7-16

GRAPHIC SCALE 1" = 20'
0' 20' 40'

LEGEND

— ℄ Right of Way	(M&R)= Measured and Record	(R)= Record
— Block Line Record	● = Set 5/8" Iron Rod	⊕ = Old Bolt Found
—x— Fence	OHE= Overhead Elec. Ln.	⊙ = Set Cotton Spindle
—G— Gas Line	—T— Buried Telephone Line	
(P) = Plat	⊠ = Fnd. 1/2" Iron Rod	
— = Utility Easement R.O.W.	⊙ = Elevation/Grid Point	
SB= Building Setback	(Calc)= Calculated from Measurement	
U&E= Utilities & Easements	(M)= Measured	

FILE:
DATE: 11-04-2015
SURVEYED BY: K.J.
DRAWN BY: K.L.J.
JOB NUMBER 15073

DOCUMENT NO: D216151564 DATE: 07/08/2016

AEROPOINT LAND SURVEYORS, LLC.
P.O. BOX 48067 FORT WORTH, TEXAS 76148
PHONE: (817) 503-1975 FAX: (817) 503-1912
www.aeropointls.com

REVISION: