

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOAQUIN HERNANDEZ, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

TRACT
BEING A PORTION OF LOT 2 AND ALL OF LOT 3, I.E. STOUTS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 310, PAGE 41, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A PK NAIL FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3, I.E. STOUTS SUBDIVISION;
THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST 25.00 FEET TO THE NORTHWEST CORNER OF LOT 21, BRACKEEN SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1848, PAGE 533, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF LOTS 21 AND 22, SAID BRACKEEN SUBDIVISION IN ALL 576.39 FEET TO A CAPPED IRON PIN (PROLINE) FOUND IN THE EAST R.O.W. LINE OF EDGWOOD TERRACE FOR THE NORTHWEST CORNER OF SAID LOT 22, BRACKEEN SUBDIVISION AND FOR THE SOUTHWEST CORNER OF SAID LOT 3, I.E. STOUTS SUBDIVISION;
THENCE NORTH 150.07 FEET ALONG SAID R.O.W. TO A CAPPED IRON PIN (PROLINE) FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 2, I.E. STOUTS SUBDIVISION;
THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS EAST 287.25 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 2 AND 3, I.E. STOUTS SUBDIVISION TO A FENCE POST FOUND FOR CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST 150.49 FEET TO A CAPPED IRON PIN SET IN THE SOUTH LINE OF LOT 1, SAID I.E. STOUTS SUBDIVISION FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS EAST 289.13 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2, I.E. STOUTS SUBDIVISION TO A PK NAIL SET IN THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 10368, PAGE 1143, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, I.E. STOUTS SUBDIVISION;
THENCE SOUTH 300.56 FEET ALONG THE WEST LINE OF TRACT OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 10368, PAGE 1143, COUNTY CLERKS NO. D214155839 AND D214055971, DEED RECORDS, TARRANT COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 130008.40 SQUARE FEET OF LAND, MORE OR LESS

TRACT 2
BEING A PORTION OF LOT 4, I.E. STOUTS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 310, PAGE 41, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A PK NAIL FOUND IN THE CENTERLINE OF LANGSTON STREET AND THE NORTH R.O.W. LINE OF WILLIE STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, I.E. STOUTS SUBDIVISION;
THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST 287.27 FEET ALONG THE NORTH R.O.W. LINE OF SAID WILLIE STREET TO A CAPPED IRON PIN SET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 75.08 FEET TO A CAPPED IRON PIN SET IN THE SOUTH LINE OF LOT 21, BRACKEEN SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1848, PAGE 533, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 21, BRACKEEN SUBDIVISION AND LOT 4, I.E. STOUTS SUBDIVISION TO A PK NAIL FOUND IN THE CENTERLINE OF LANGSTON STREET FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 75.08 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING AND CONTAINING 21566.96 SQUARE FEET OF LAND, MORE OR LESS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 18th DAY OF August, 2016

Joaquin Hernandez
JOAQUIN HERNANDEZ

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOAQUIN HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF August, 2016.

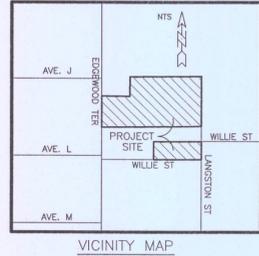
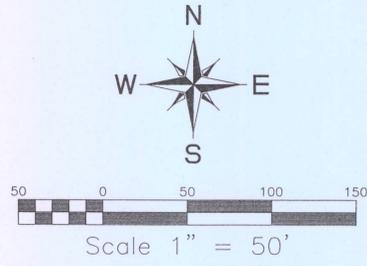
Darlene Hooks
NOTARY PUBLIC



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

DATE: 09-01-15

THIS PLAT FILED IN INSTRUMENT NO. D2216190104 DATED 08/19/16



NOTES:

- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
- ACCORDING TO FEMA MAP NO. 484390310K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN; AT THIS TIME.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

P.R.V.'S REQUIRED:
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

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 PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER 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.

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, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS 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.

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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.

SITE DRAINAGE STUDY:
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR 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.

PRIVATE MAINTENANCE:
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 HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL 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 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.

NO PERMANENT STRUCTURE:
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE AND DEED COVENANTS OR RESTRICTIONS

ISWM RELIEF NOTE:
PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO 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 FOR EACH INDIVIDUAL LOT PRIOR TO 1.0 ACRE OR MORE OF LAND DISTURBANCE

AVE. J
50' R.O.W.
VOL. 1576, PG. 236
P.R.T.C.T.

LOT 1, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 2, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 3, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 4, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 5, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 6, BLOCK 2 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

AVE. L
50' R.O.W.
VOL. 1576, PG. 236
P.R.T.C.T.

LOT 1, BLOCK 1 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

LOT 2, BLOCK 1 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

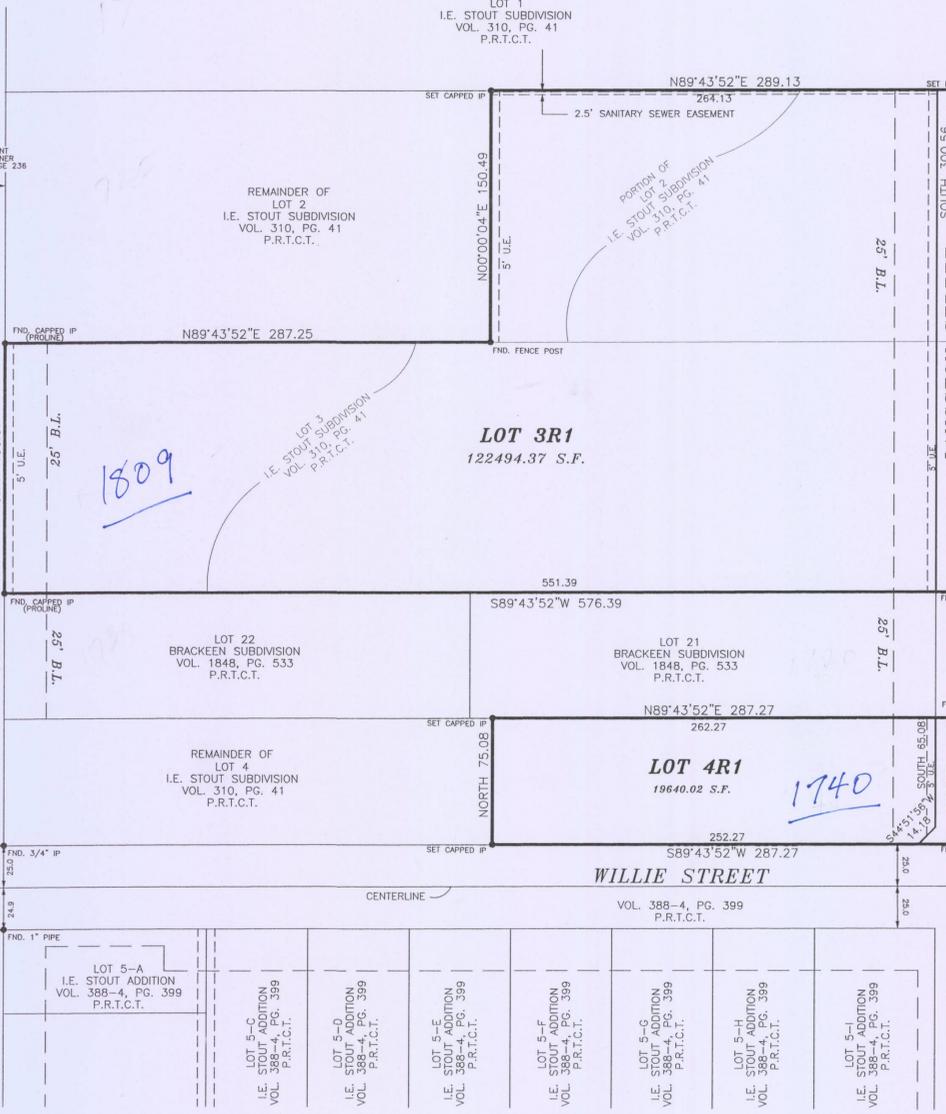
LOT 3, BLOCK 1 SOUTH EASTLAWN VOL. 1576, PG. 236 P.R.T.C.T.

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AVE. M
50' R.O.W.
VOL. 1576, PG. 236
P.R.T.C.T.



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 APPROVED DATE: 8/19/2016

BY: *Ronald P. Bonner*
BY: *Dana S. Wolf*

SECRETARY