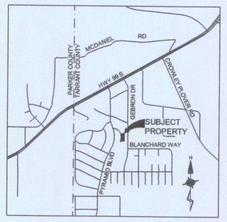
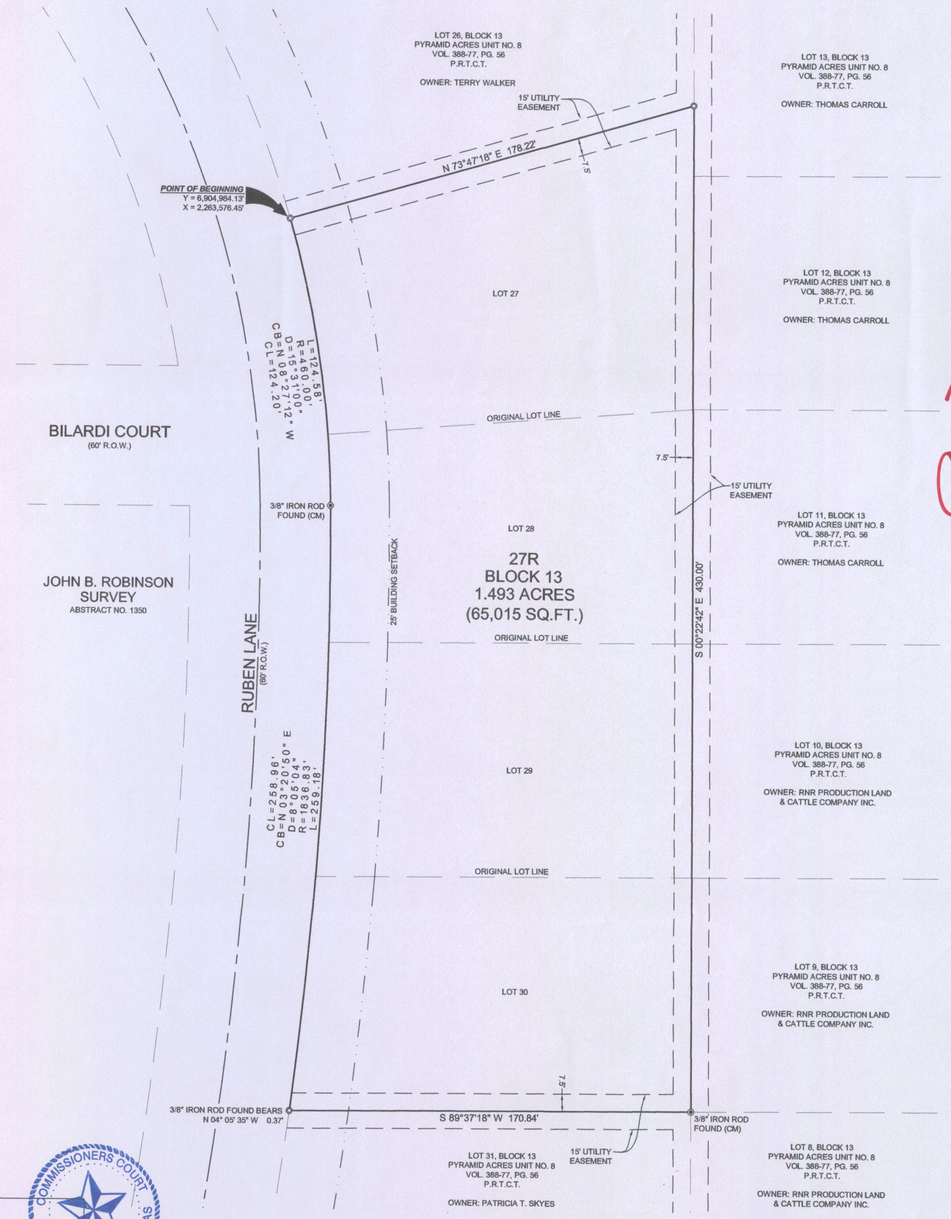
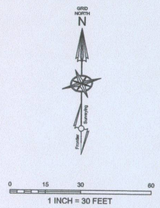
CASE NUMBER: FS-16-104



VICINITY MAP
(NOT TO SCALE)



TARRANT COUNTY PLAT



LEGEND

⊙	SET 1/2" IRON ROD WITH CAP
⊛	3/8" FOUND IRON ROD, UNLESS OTHERWISE NOTED
(CM)	CONTROLLING MONUMENT

GENERAL NOTES

1) Coordinates and bearings shown are based on NAD83(2011), Texas North Central Zone. Distances shown are U.S. Survey Feet (grid).

2) 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.

3) 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, 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.

4) 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 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.

5) 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 areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and 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

6) No building permits 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.

7) 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.

8) 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.

9) This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.

10) The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48439C0383K, dated September 25, 2009.

11) 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.

12) 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 Wort, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

13) 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.

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Know all men by these presents that we, Thomas Carroll and Edward Carroll, are the owners of the following described property to wit:

BEING a 1.493 acre tract of land situated in the John B. Robinson Survey, Abstract No. 1350, Tarrant County, Texas, and being all of Lots 27, 28, 29 and 39, Block 13, of Pyramid Acres Unit No. 8, an addition to Tarrant County, as recorded in Volume 388-77, Page 56, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap set marking the common west corner of said Lot 27 and Lot 26, said Block 13, being on the east right-of-way line of Ruben Lane (a 60-foot right-of-way);

THENCE North 73°47'18" East, along the common line of said Lots 26 and 27, a distance of 178.22 feet to a 1/2-inch iron rod with cap set marking the common east corner of said Lots 26 and 27, and being on the west line of Lot 13, said Block 13;

THENCE South 00°22'42" East, along the east line of said Lot 26, and the west lines of Lots 9, 10, 11, 12, and 13, said Block 13, a distance of 430.00 feet to a 3/8-inch iron rod found marking the common corner of Lots 8, 9, 30 and 31, said Block 13;

THENCE South 89°37'18" West, along the common line of said Lots 30 and 31, a distance of 170.84 feet to a 1/2-inch iron rod with cap set marking the common west corners of said Lots 30 and 31 from which a 3/8-inch iron rod found bears North 04°05' 35" West, a distance of 0.37 feet, and said iron rod set being on the aforesaid east right-of-way line of Ruben Lane and the beginning of non-tangent curve to the left having a radius of 1836.83 feet;

THENCE along said east right-of-way line and said curve an arc length of 259.18 feet, having a delta angle of 08°05'04", a chord bearing and distance of North 03°20'50" East, 258.96 feet, to a 3/8-inch iron rod found marking the beginning of a compound curve to the left having a radius of 460.00 feet;

THENCE along said east right-of-way line and said curve an arc length of 124.58 feet, having a delta angle of 15°31'00", a chord bearing and distance of North 08°27'12" West, 124.20 feet, to the ***POINT OF BEGINNING*** and containing 1.493 acres (65,015 square feet) of land.

TO BE KNOWN AS:

LOT 27R, BLOCK 13

PYRAMID ACRES UNIT NO. 8

An addition situated in Tarrant County, Texas, and do hereby dedicate to the public use forever the easements and right-of-ways as shown hereon.

STATE OF MICHIGAN X
COUNTY OF CHIPPEWA X

Executed this _____ day of _____, A.D. 2016.

Thomas Carroll

Edward Carroll

STATE OF MICHIGAN X
COUNTY OF CHIPPEWA X

Before me, the undersigned authority, a Notary Public in and for the State of Michigan, on this day personally appeared Thomas Carroll and Edward Carroll, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration expressed therein and in the capacity therein stated.

Given under my hand and Seal of Office this the 10 day of September, A.D. 2016.

Notary Public in and for the State of Michigan

My commission expires: Sep. 26, 2021

MATTHEW KAGARISE
NOTARY PUBLIC, STATE OF MI
COUNTY OF CHIPPEWA
MY COMMISSION EXPIRES Sep 26, 2021
ACTING IN COUNTY OF Chippewa

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: 9/16/2016

By: _____ Chairman

By: _____ Secretary

CO. NO. 1231030

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS

THIS THE 27th DAY OF Sept., 2016

BY: _____ COUNTY CLERK

BY: _____ DEPUTY

PRIVATE SEWER

Sewer to be served by private individual disposal system.

PRIVATE WATER

Water to be served by private well.

OWNERS
Thomas Carroll
7933 Bella Flora Drive
Fort Worth, TX 76126
PH: (406) 697-4043

Edward Carroll
9801 Jericho Lane
Fort Worth, Texas 76108
PH: (682) 262-3987

Surveyor
FRONTIER
SURVEYING COMPANY
WWW.FRONTIERSURVEYING.COM
710 BUFFALO ST., SUITE 700
CORPUS CHRISTI, TEXAS 78401
TBPLS FIRM NO. 10062600
PHONE: (361) 881 - 8044

SURVEYORS CERTIFICATION

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepare the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief. I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 31st day of August, 2016

STATE OF TEXAS
ALLEN W. KERLEY
5427
PROFESSIONAL LAND SURVEYOR

FORT WORTH
FIRE DEPARTMENT

JAM
09-15-16

FILED IN
INSTRUMENT # D216226314
DATE 09/27/2016

FS16-104

A FINAL PLAT OF:

LOT 27R, BLOCK 13
PYRAMID ACRES UNIT NO. 8

BEING A REPLAT OF LOTS 27, 28, 29 AND 30, BLOCK 13
PYRAMID ACRES UNIT NO. 8
1.493 ACRES
SITUATED IN THE JOHN B, ROBINSON SURVEY, ABSTRACT NO. 1350
TARRANT COUNTY, TEXAS

DATE: AUGUST 12, 2016 PROJECT NO. 1604003 SHEET 1 OF 1

G:\Projects\2016\1604003 - Elizabeth Daley - Re-plat Lots 27,28,29 & 30, Block 13 - Tarrant\DWG\1604003 RePlat.dwg