

- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - U.E. UTILITY EASEMENT
 - N.T.S. NOT TO SCALE
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
- LEGEND** NOT TO SCALE
- PROPERTY CORNER
 - INTERIOR PROPERTY CORNER

- NOTES**
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map No. 48439C0305 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - On the issue date of this survey the surveyed property shown hereon is zoned "A-5" according to the City of Fort Worth zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Surveyor is only showing setback lines per the recorded plat of Park Hill, recorded in Volume 388-58, Page 60.
 - The basis of bearing for the property shown hereon is the deed conveyed to Cye and Kyle Wagner recorded in Document Number D213268125.
 - Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Fort Worth, Texas.

David Carlton Lewis 8/10/16
 David Carlton Lewis, R.P.L.S.
 Texas Registration No. 5647
 Spry Surveyors, LLC.
 8241 Mid Cities Blvd Ste 102
 N. Richland Hills, TX 76182

OWNER'S DEDICATION

**STATE OF TEXAS
 COUNTY OF TARRANT**

WHEREAS, Cye Wagner and Kyle Wagner, are the owners of all that certain 0.2646 of an acre, 11,527 square feet of land, by virtue of the deed recorded in Document Number D213268125 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is a portion of Lots 34 & 32, and all of Lot 33, Block 4, Park Hill recorded in Volume 388-58, Page 60 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the S.A. & M.G. R.R. Survey, A-1481, and M. Arocha Survey, A-2, City of Fort Worth, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all the bearings and distances shown hereon are based on said Wagner tract)

BEGINNING at a 5/8" iron rod found for the east corner of a tract of land conveyed to Fredrick J. Meno in the deed recorded in Document Number D205174634 D.R.T.C.T., which is the north corner of the herein described tract, in the southwest right-of-way line of Medford Court West (60' Right-Of-Way);

THENCE South 35° 59' 02" East - 67.28' along the southwest right-of-way line of said Medford Court West, to an "X" in concrete found for a point on a curve to the right, having a central angle of 03° 02' 30", a radius of 450.00' and a chord bearing and distance of South 35° 13' 56" East - 23.89';

THENCE along said curve to the right, along the southwest right-of-way line of said Medford Court West, an arc distance of 23.89' to a 5/8" iron rod found for the north corner of a tract of land conveyed to Brent W. Williams & Robin Williams in the deed recorded in Document Number D211024561 D.R.T.C.T., which is the east corner of the herein described tract;

THENCE along the northwest line of said Williams tract the following bearings and distances:

South 58° 29' 17" West - 40.00' to a "Y" in concrete found for a point for corner of the herein described tract;

North 31° 30' 43" West - 0.50' to a "V" in concrete found for a point for corner of the herein described tract;

South 58° 40' 48" West - 93.55' to a 5/8" iron rod with a cap stamped "PROLINE" found for the south corner of the herein described tract, in northeast line of a tract of land conveyed to M. Susan Motheral by virtue of the deed recorded in Volume 11779, Page, 1745 D.R.T.C.T.;

THENCE North 23° 53' 36" West - 0.50' along the northeast line of said Motheral tract, to a 1/2" iron rod found for the west corner of said Lot 32 and 33, Block 4, Park Hill Addition, being a point for corner of the herein described tract;

THENCE North 37° 40' 27" West - 80.02' continuing along the northeast line of said Motheral tract, to a 1/2" iron rod found for the west corner of the herein described tract, common to the south corner of the said Meno tract;

THENCE North 54° 14' 30" East - 135.65' along the southeast line of said Meno tract, to the POINT OF BEGINNING and containing 0.2646 of an acre, 11,527 square feet of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Cye and Kyle Wagner, the owners, do hereby adopt this plat designating the herein described property as Lot 33R, Block 4, Park Hill, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way, and easements shown hereon.

Witness our hands this 10 day of August 2016.

Cye Wagner Cye Wagner - Owner
Kyle Wagner Kyle Wagner - Owner

NOTARY CERTIFICATE
**STATE OF TEXAS
 COUNTY OF TARRANT**

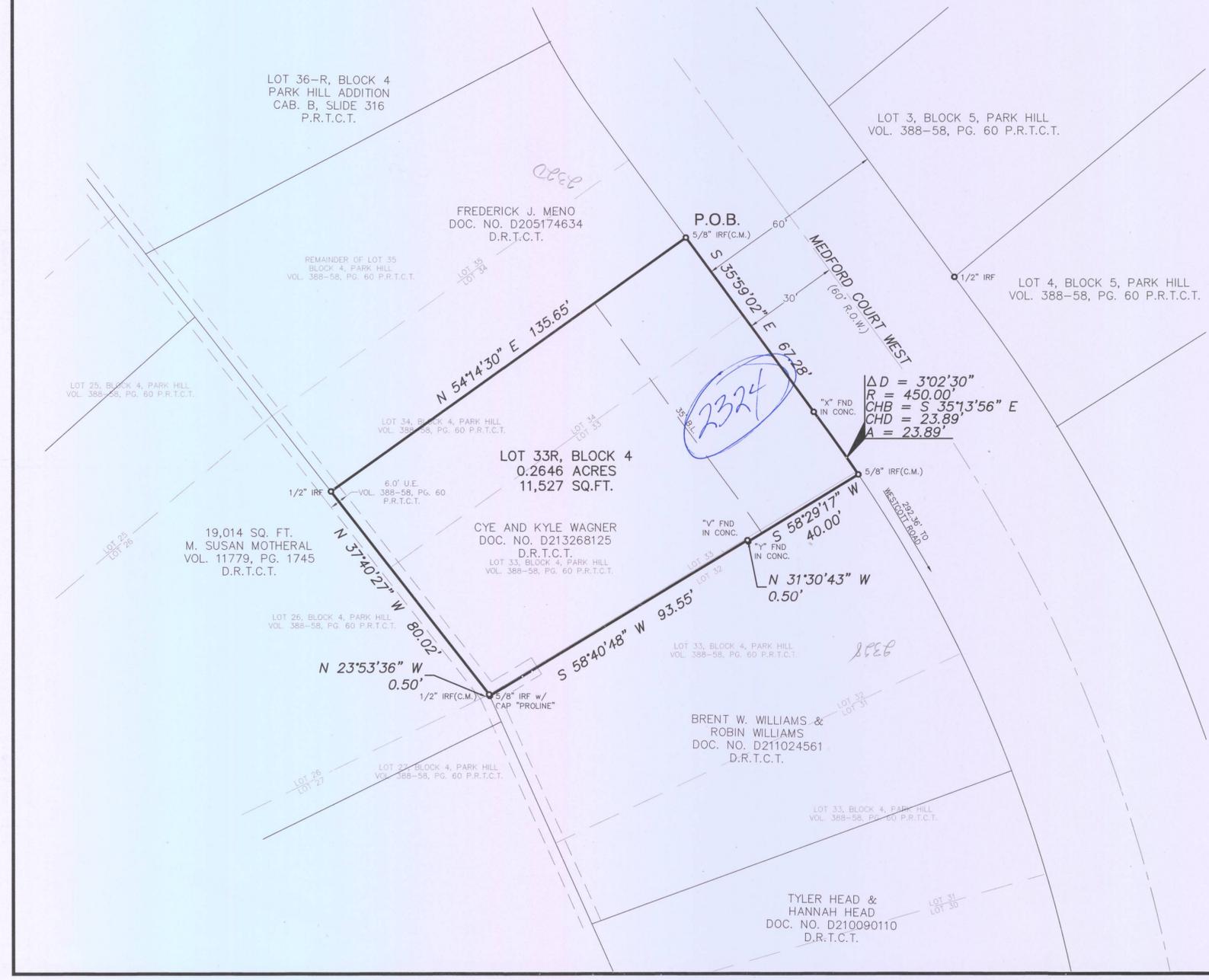
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 10 day of August 2016.

Sydney Katharine Rogers
 Notary Signature Notary Stamp

SYDNEY KATHARINE ROGERS
 Notary Public, State of Texas
 Comm. Expires 06-10-2020
 Notary ID 130696736

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| 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 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 permission of anyone. |
| Covenants or Restrictions are Un-altered 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. | 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. 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. |
| 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". | Transportation Impact Fee 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 collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued. |
| Building Permits 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, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth. | 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. | |



**FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS**

THIS PLAT IS VALID ONLY IF RECORDED NINETY (90) DAYS AFTER DATE OF APPROVAL

Plot Approval Date: 8/19/2016

By: *Amador R. Borja*
 By: *Daniel Burkhoff* Secretary

NOTARY CERTIFICATE
**STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Cye Wagner and Kyle Wagner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 10 day of August 2016.

Sydney Katharine Rogers
 Notary Signature Notary Stamp

SYDNEY KATHARINE ROGERS
 Notary Public, State of Texas
 Comm. Expires 06-10-2020
 Notary ID 130696736

**A FINAL PLAT OF
 LOT 33R, BLOCK 4
 PARK HILL**

AN ADDITION TO THE CITY OF FORT WORTH, BEING A REPLAT OF A PORTION OF LOT 32, ALL OF LOT 33, AND A PORTION OF LOT 34, BLOCK 4, PARK HILL, RECORDED IN VOLUME 388-58, PAGE 60, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 0.2646 OF AN ACRE IN THE S.A. & M.G. R.R. SURVEY, A - 1481, AND THE M. AROCHA SURVEY, A-2 CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS

OWNER: Cye & Kyle Wagner
 4018 Modlin Avenue
 Fort Worth, Texas 76017

SURVEYOR: Spry Surveyors
 8241 Mid-Cities Blvd., Ste.102
 North Richland Hills, TX 76182
 Phone: 817-776-4049
 Firm Reg. No. 10112000

SPRY PROJECT NO. 023-086-30
 CITY CASE NUMBER: FS-16-117
 DATE: JUNE 2016

THIS PLAT WAS FILED IN DOCUMENT NO. D216190107 ON DATE 08/19/16