

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN AUGUST, 2016 AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



*John A. Grant, III*  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

PLAT ABANDONMENT

STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT C. W. STOCKER, III, DOES HEREBY REQUEST ABANDONMENT OF THE PLAT DESIGNATED AS:

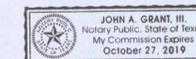
LOT 1R, BLOCK 21, MIRA VISTA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 1851, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS THIS 11th DAY OF Aug, 2016.

*C. W. Stocker, III*  
C. W. STOCKER, III

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. W. STOCKER, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 11th DAY OF Aug, 2016.

MY COMMISSION EXPIRES:



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: 9/2/2016

BY: *Donald R. Boren* CHAIRMAN  
BY: *Daniel Smith* SECRETARY

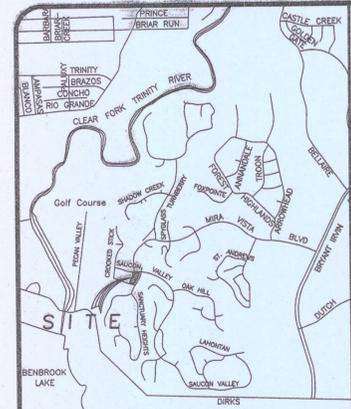
PLAT RECORDED BY  
INSTRUMENT NO. D216204851  
DATE 09/02/2016

PA16-002

PLAT ABANDONMENT

LOTS 1 & 10, BLOCK 21  
MIRA VISTA ADDITION  
AN ADDITION TO THE  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
AN ABANDONMENT OF  
LOT 1R, BLOCK 21, MIRA VISTA ADDITION  
AN ADDITION TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
AS RECORDED IN CABINET B, SLIDE 1851  
PLAT RECORDS, TARRANT COUNTY, TEXAS

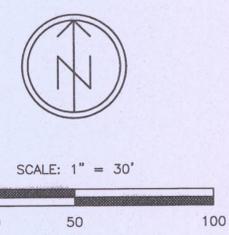
JUNE, 2016  
0.7143 ACRES  
2 RESIDENTIAL LOTS



LOCATION MAP  
SCALE: 1" = 2000'

OWNERS:  
C. W. STOCKER, III  
600 BAILEY AVENUE, SUITE 200  
FORT WORTH, TEXAS 76107

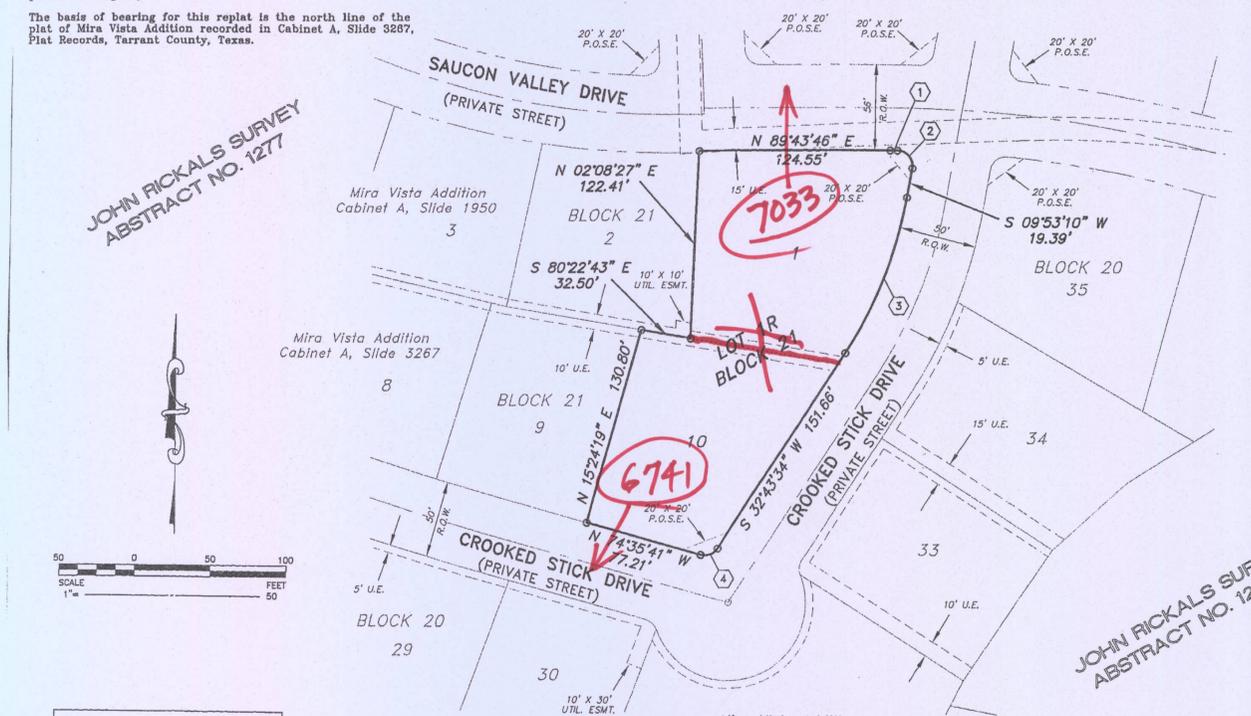
SURVEYOR:  
GRANT ENGINEERING, INC.  
3244 HEMPHILL STREET  
FORT WORTH, TEXAS 76110-4014  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrnt3@aol.com



Building lines will be per the City of Fort Worth Zoning Ordinances or Mira Vista Development Standards, whichever is more restrictive.  
Typical Private Vehicular Sight Easement at said intersection of Private Streets are 20 feet by 20 feet.  
All streets, street lights, drainage facilities, recreation, open spaces and common areas shown hereon are private.  
5/8" irons set for all lot corners, points of curvature and points of tangency.  
The basis of bearing for this replat is the north line of the plat of Mira Vista Addition recorded in Cabinet A, Slide 3287, Plat Records, Tarrant County, Texas.

BOUNDARY CURVE DATA

① Δ = 00°20'41" R = 772.00' T = 2.32' L = 4.65' L.C. = 4.65' N 89°54'07" E	② Δ = 99°45'43" R = 10.00' T = 11.88' L = 17.42' L.C. = 15.30' S 40°01'11" E	③ Δ = 22°50'23" R = 275.00' T = 55.55' L = 109.62' L.C. = 108.90' S 21°18'22" W	④ Δ = 72°40'45" R = 10.00' T = 7.36' L = 12.68' L.C. = 11.85' S 69°03'57" W
---	---	--	--



NOTE:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF THE WATER, SEWER, STORM DRAIN, STREET LIGHTS AND PARKING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

NOTE:  
PRIVATE STREET, EMERGENCY ACCESS AND UTILITY EASEMENT SHALL NOT PERMIT ANY BUILDING OR STRUCTURE BE EXTENDED INTO OR PLACED IN THE EASEMENT BUT SHALL NOT EXCLUDE GATE, FENCE, WALL OR ASSOCIATED ENTRANCE STRUCTURES. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY OF FORT WORTH AND THE PROPERTY REPLATED.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.  
THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID ASSOCIATION SET FORTH IN THIS PARAGRAPH.

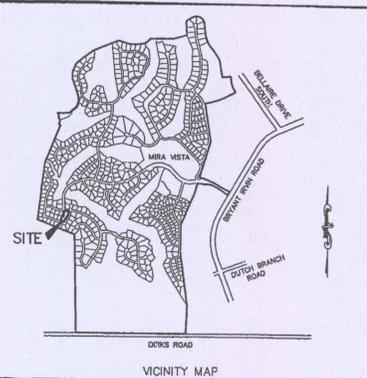
THE CITY OF FORT WORTH, TEXAS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, PRIVATE STREET LIGHTS, EMERGENCY ACCESS EASEMENTS, FLOODWAY EASEMENTS, PRIVATE DRAINAGE FACILITIES, PRIVATE RECREATION, PRIVATE OPEN SPACES AND COMMON AREAS SHOWN ON THIS PLAT UNLESS THE CITY OF FORT WORTH, TEXAS IN ITS DISCRETION SUBSEQUENTLY DECIDES TO TAKE ACTION FOR THE OBLIGATIONS SPECIFIED HEREIN.

NOTE: "THE MAXIMUM IMPACT FEE THAT CAN BE ASSESSED FOR WATER AND WASTEWATER SERVICE SHALL BE IN ACCORDANCE WITH SCHEDULE L, WATER AND WASTEWATER IMPACT FEE ASSESSMENT SCHEDULE OF ORDINANCE # 10871 OF THE CITY OF FORT WORTH, DATED JULY 2, 1991."

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, BENCHES IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS.

PUBLIC OPEN SPACE RESTRICTION  
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE EXCEEDING 24" IN HEIGHT ABOVE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, BENCHES, TREES, SHRUBS, GARDENS, TRUCKS, OR OTHER STRUCTURES, SHALL BE PERMITTED TO BE CONSTRUCTED OR MAINTAINED ON THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT. THESE OPEN SPACE EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF FORT WORTH AND THE PROPERTY REPLATED.

CERTIFICATION:  
I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direct supervision in the month of January, 1997.  
*James E. DeDette*  
James E. DeDette  
Registered Professional Land Surveyor  
Texas-Registration No. 4673  
3 Feb 99



ENGINEER/SURVEYOR:  
DUNAWAY ASSOCIATES, INC.  
1501 MERRIMAC CIRCLE #100  
FORT WORTH, TEXAS 76107  
(817) 335-1121

OWNER:  
DUB STOCKER  
2033 SAUCON VALLEY DRIVE  
FORT WORTH, TEXAS 76132  
(817) 370-8040

CITY OF TARRANT  
"SE OF RECORD"  
I hereby certify that this instrument was FILED ON 09/02/2016 and at the time stamped hereon by me and was duly RECORDED IN THE Volume and Page of the Named Record, Tarrant County, Texas as stamped hereon by me.  
02-05-99 11:04  
*James E. DeDette*  
COUNTY CLERK  
TARRANT COUNTY, TEXAS



MIRA VISTA  
A Plat Of  
Lot 1R, Block 21

MIRA VISTA ADDITION

an addition to the City of Fort Worth, Tarrant County, Texas and being a replat of Lots 1 and 10, Block 21, Mira Vista Addition, according to the plats recorded in Cabinet A, Slides 1950 and 3267, Plat Records, Tarrant County, Texas

THIS PLAT FILED IN CABINET B SLIDE NO. 1851 DATE: 09/02/2016

ATTACHED TO THIS PLAT IS A CERTIFIED COPY OF THE ORIGINAL SURVEY RECORDS.  
MARY LOUGHRAN, County Clerk  
Tarrant County, Texas  
BY: *Mary Lougrahn* Deputy