

S. AYERS AVENUE
(A 50' WIDE PUBLIC R.O.W.)

E. ROSEDALE STREET
(A 80' WIDE PUBLIC R.O.W.)

N 89°35'12" E 250.00'

3716

OWNER:
RON & MARY CHEYNE
VOL 8755, PG. 1539
D.R.T.C.T.

LOT 10, BLOCK 19
POLYTECHNIC HEIGHTS ADDITION
VOL 63, PG. 109
D.R.T.C.T.

LOT 9, BLOCK 19

N 00°24'48" W 174.20'

OWNER:
REBATE AT CLOSING REALTY, LLC
DOC NO. 2018001834
D.R.T.C.T.

LOT 8, BLOCK 19

LOT 7, BLOCK 19

LOT 6, BLOCK 19

LOT 5, BLOCK 19

LOT 4, BLOCK 19

POLYTECHNIC HEIGHTS ADDITION
VOL 63, PG. 109
D.R.T.C.T.

OWNER:
SHANNON PULIDO EST.
D.R.T.C.T.

LOT 3, BLOCK 19

OWNER:
LEIU THI NGUYEN
SUE KIM NGUYEN
VOL 15645, PG. 289
D.R.T.C.T.

LOT 2, BLOCK 19

LOT 1, BLOCK 19

POLYTECHNIC HEIGHTS ADDITION
VOL 63, PG. 109
D.R.T.C.T.

AVENUE F
VACATED BY ORDINANCE NO 3208

S 89°35'12" W 27.00'

OWNER:
SAINT JOHN MISS BAPTIST CHURCH
VOL 15149, PG. 241
D.R.T.C.T.

LOT 10, BLOCK 22

LOT 9, BLOCK 22

REMAINDER OF LOT 8, BLOCK 22

PORTION OF LOT 6, BLOCK 22

POLYTECHNIC HEIGHTS ADDITION
VOL 63, PG. 109
D.R.T.C.T.

LOT 7, BLOCK 22

LOT 6, BLOCK 22

LOT 5, BLOCK 22

LOT 4, BLOCK 22

OWNER:
REBATE AT CLOSING REALTY, LLC
DOC NO. 2018001834
D.R.T.C.T.

2' RIGHT-OF-WAY
DEDICATION FOR ALLEY
BY THIS PLAT

N 00°24'48" W 2.00'

N 89°35'12" E 223.00'

S 00°24'48" E 2.00'

N 89°35'12" E 127.00'

16' ALLEY

16' ALLEY

LOT 11, BLOCK 22

LOT 12, BLOCK 22

LOT 13, BLOCK 22

LOT 14, BLOCK 22

LOT 15, BLOCK 22

LOT 16, BLOCK 22

LOT 17, BLOCK 22

LOT 18, BLOCK 22

LOT 19, BLOCK 22

LOT 20, BLOCK 22

S 89°35'12" W 500.00'

FS17-150

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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 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

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 to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS:

Sidewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design 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 Fort 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.

URBAN FORESTRY PLAT NOTE:

Compliance with Tree Ordinance #17228-10-2006 will be required.

Covenants or Restrictions are Un-altered:

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

FLOODPLAIN RESTRICTION:

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD STATEMENT:

This subject tract of land is in Flood Zones "X" in Special Flood Hazard Areas subject to inundation by the 2% annual chance flood according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps 48439C0310K with revised date of September 25, 2009. "Zone X" is Areas determined to be outside the 0.2% annual chance floodplain.

SURVEYORS CERTIFICATION

I, Roy Rodriguez, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

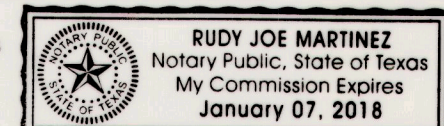
Roy Rodriguez
Registered Professional Land Surveyor No. 5596

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of October, 2017.

Notary Public in and for Dallas County, Texas
My Commission Expires:



Note:

CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

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 parkway permit.

PARKWAY MAINTENANCE NOTE:

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS REBATE AT CLOSING REALTY, LLC, is the sole owner of a 1.793 acre tract of land situated in the James Tuell Survey, Abstract No. 1530, I the City of Fort Worth, Tarrant County, Texas and being all of Lots 4, 5, 6, 7 and 8 in Block 19, and Lot 4, 5, 6, 7, and a portion of Lot 8, in Block 22 of Polytechnic Heights Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Deed Records, Tarrant County, Texas, also being a part of Avenue "F" in said Polytechnic Heights Addition, vacated by City of Fort Worth Ordinance #3208 passed by the City Council of City of Fort Worth on June 16, 1954, and being more particularly described by metes and bounds as follows:

BEGINNING at a nail set for the common corner of said Lot 4, Block 19, and Lot 3, Block 19, of said Polytechnic Heights Addition, said point being in the south right-of-way line of E. Rosedale Street (a 80.0 foot right-of-way);

THENCE S00°24'48" E, along the common line of said Lot 3, and Lot 4, Block 19, passing the common corner of said Lot 3, and Lot 4, Block 19, and the north line of said Avenue F, passing the common corner of said Lot 3, and Lot 4, Block 22, and the south line of said Avenue F, and continuing a total distance of 329.20 feet to a nail set for the common corner of said Lot 3, and Lot 4, Block 22, and being in the north line of a 16 foot Alley and shown on plat of said Polytechnic Heights Addition;

THENCE S 89°35'12" W, along the south line of said Block 22, and the north line of said 16 foot Alley, a distance of 223.00 feet to an "X" set for the southeast corner of a tract of land described in a deed to Saint John Miss Baptist Church, recorded in Volume 15149, Page 241, Deed Records, Tarrant County, Texas;

THENCE N 00°24'48" W, along the east line of said Saint John Miss Baptist Church tract, and crossing said Lot 8, Block 22, passing the north line of said Lot 8, Block 22, and the south line of said Avenue F, and continuing a total distance of 155.00 feet to an "X" set for the northeast corner of said Saint John Miss Baptist Church tract, said point being in the centerline of said Avenue F;

THENCE S 89°35'12" W, along the north line of said Saint John Miss Baptist Church tract, and the centerline of said Avenue F, a distance of 27.00 feet to an "X" set for corner;

THENCE N 00°24'48" W, passing the common corner of said Lot 8, Block 19, and Lot 9, Block 19, of said Polytechnic Heights Addition, and continuing a total distance of 174.20 feet to a nail set for the common corner of said Lot 8, Block 19, and said Lot 9, Block 19, and being in the south right-of-way line of said E. Rosedale Street;

THENCE N 89°35'12" E, along the north line of said Block 19, and the south right-of-way line of said E. Rosedale Street, a distance of 250.00 feet to the POINT OF BEGINNING and containing 78,115 square feet or 1.793 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The we REBATE AT CLOSING REALTY, LLC, does hereby adopt this plat of LOT 4R, BLOCK 19, POLYTECHNIC HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

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

Witness my hand this 20th day of October, 2017.

REBATE AT CLOSING REALTY, LLC

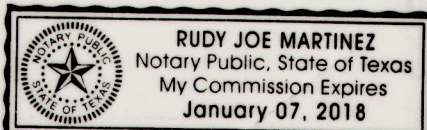
BY:
REBATE AT CLOSING REALTY, LLC
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Manoj K. Gupta, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 20th day of October, 2017.

Notary Public in and for the State of Texas
My Commission Expires: 01-07-18



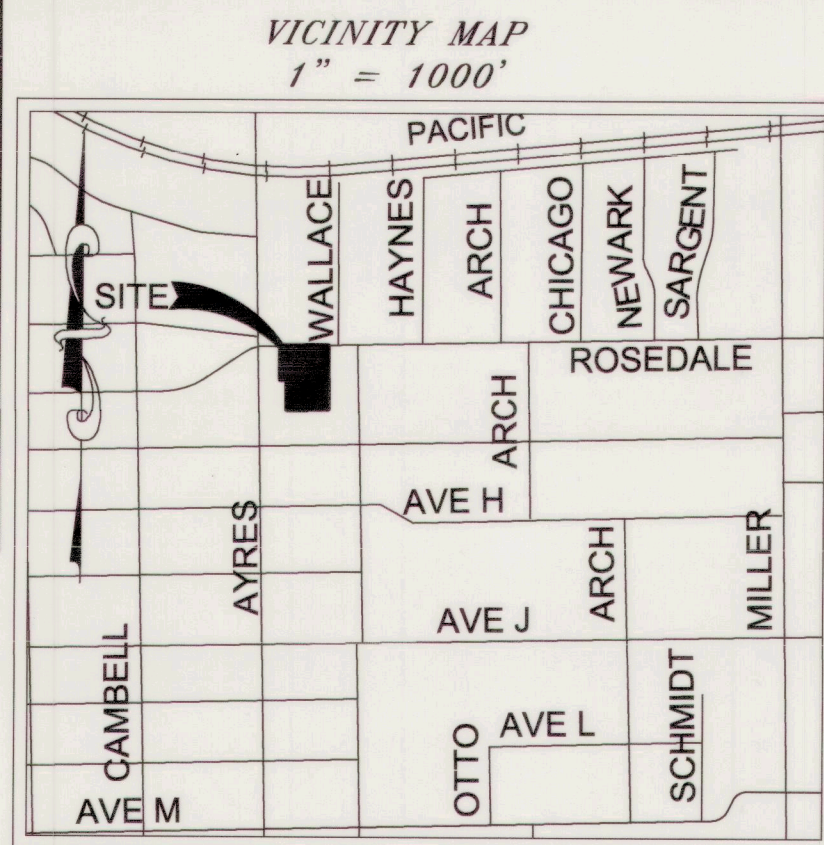
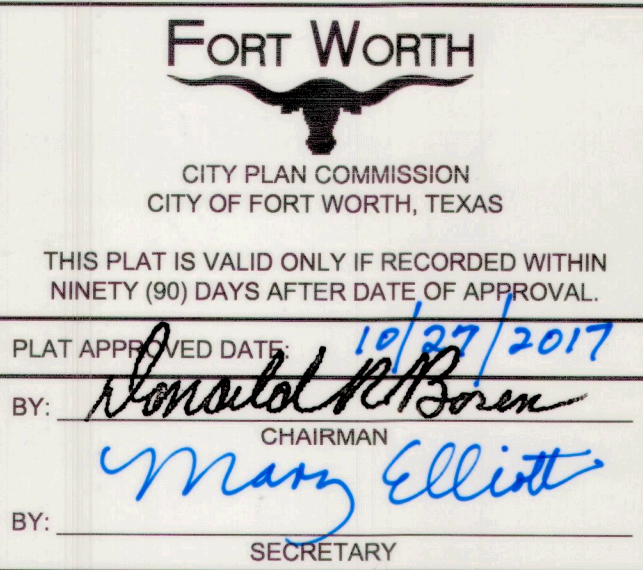
FINAL PLAT POLYTECHNIC HEIGHTS ADDITION LOT 4R, BLOCK 19

BEING A REPLAT OF LOT'S 4,5,6,7 AND 8, BLOCK 19 AND LOT'S 4,5,6,7, AND A PORTION OF LOT 8, BLOCK 22

POLYTECHNIC HEIGHTS ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63, PAGE 109, PRCT AND A PORTION OF AVENUE "F", ORDINANCE NO 3208 IN THE JAMES TUELL SURVEY, ABSTRACT NUMBER 1530 1.793 ACRES

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS















OWNER:
REBATE AT CLOSING REALTY LLC
14455 WEBB CHAPEL
FARMERS BRANCH, TEXAS 75234
CONTACT PERSON: MANI JACOB
PHONE: 214-244-3332

LAND USE TABLE	
GROSS SITE AREA	1.793 ACRES
TOTAL NUMBER OF LOTS	1
NON-RESIDENTIAL LOTS	1
ACREAGE	1.793 ACRES

CASE NO: FS-17-150

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System, North Central Zone 4302, with American Datum 1983(2011). (2) C&M - Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the commitment provided.

LEGEND

 GAS METER	 CLEAN OUT	 MONITORING WELL
 GAS VALVE	 TRAFFIC SIGNAL POLE	 TRAFFIC SIGNAL BOX
 TELEPHONE PEDESTAL	 SWB MAN HOLE	 VAULT
 POWER POLE	 DOWN GUY	
 S.S. MAN HOLE		

1/2" CRS 1/2" SET CAPED IRON ROD

STAMPED 5596

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BLUESTAR
SURVEYING LLC

FIRM NUMBER 10147300

1013 CEDAR BREAK CT. 817-659-9206

CLEBURNE, TEXAS 76033

bluestarsurveying@att.net

JN 15-250 GF # 00105-2577

DATE: 12/16/15

D212250539 10-27-17