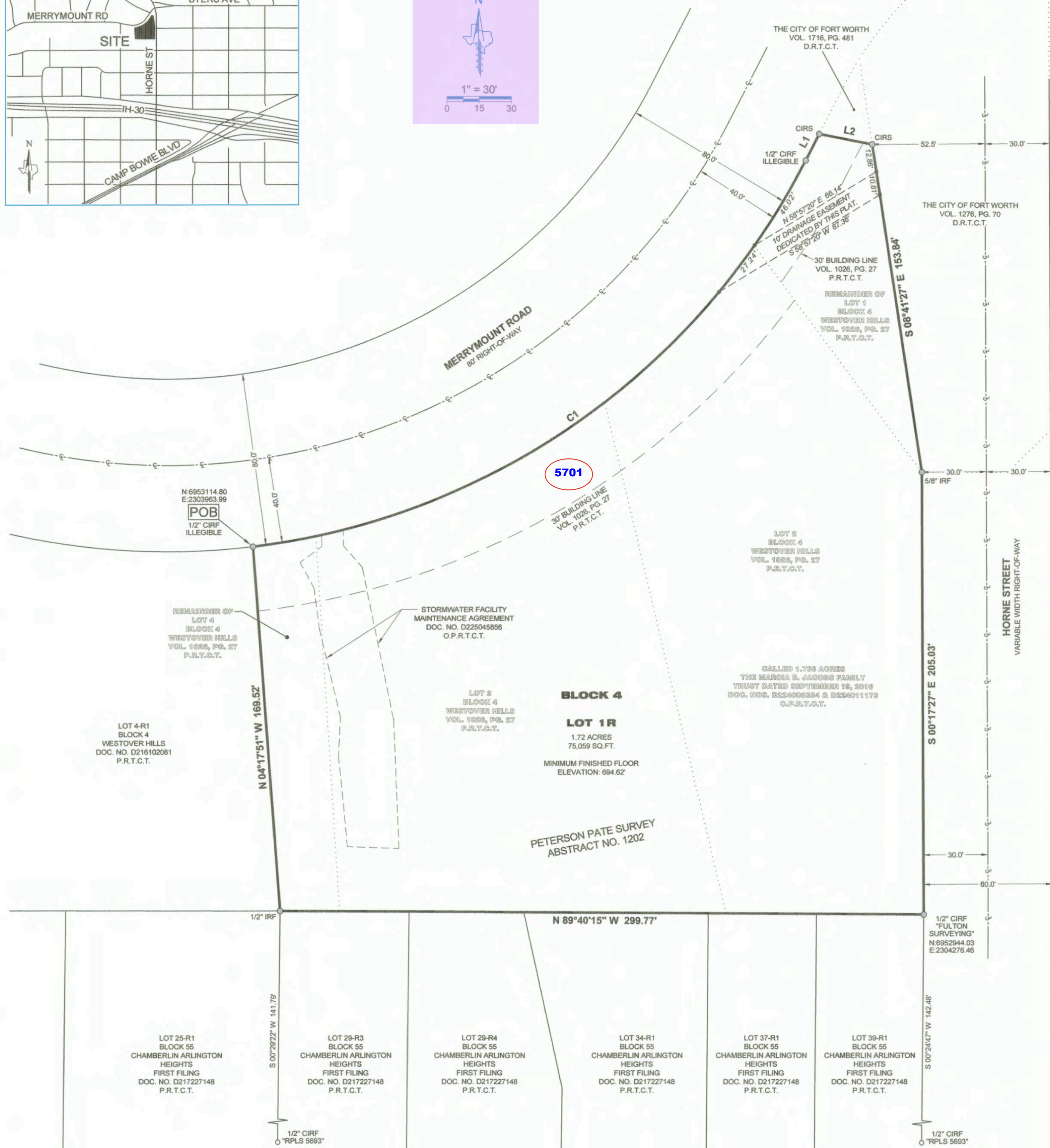
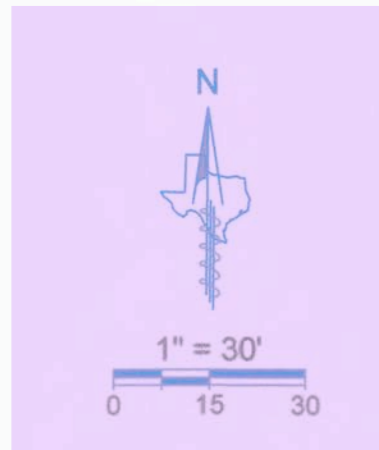
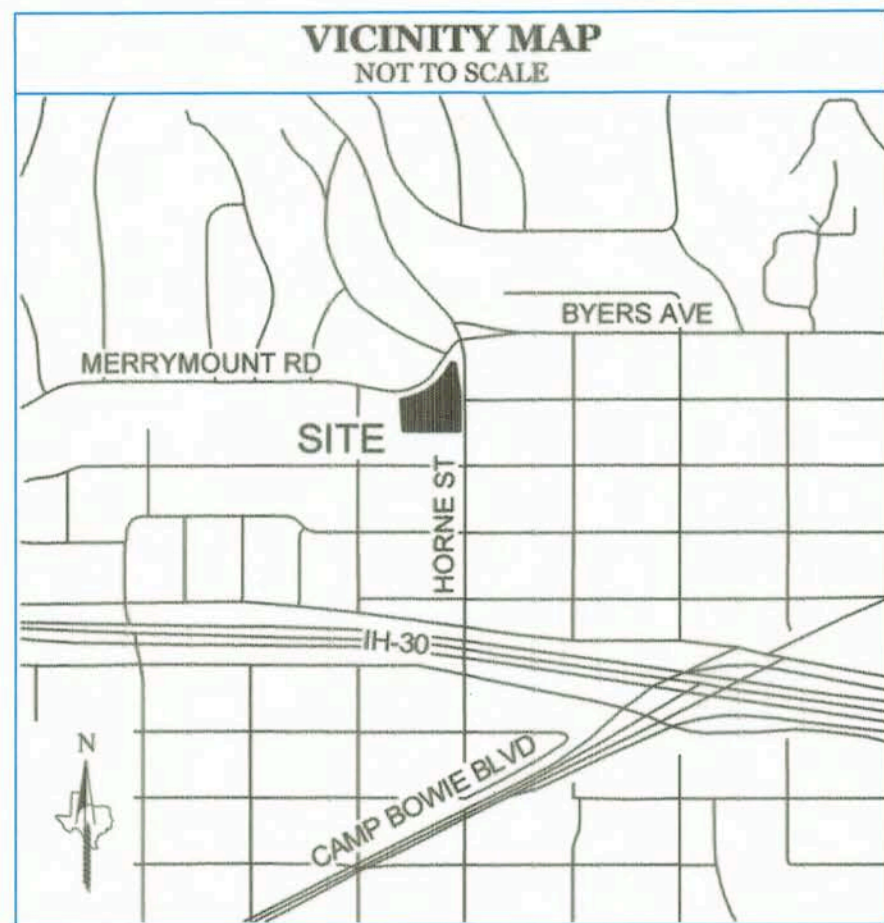


# FS-23-154



## OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, THE MARCIA B. JACOBS FAMILY TRUST DATED SEPTEMBER 19, 2016 is the owner of a 1.72 acre tract of land out of the Peterson Pate Survey, Abstract Number 1202, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lots 2 and 3, and a portion of Lots 1 and 4, Block 4 of Westover Hills, a subdivision of record in Volume 1026, Page 27 of the Plat Records of Tarrant County, Texas, also being a portion of a called 1.733 acre tract of land conveyed to The Marcia B. Jacobs Family Trust dated September 19, 2016 by Trust Distribution Deeds of Record in Document Numbers D224008354 & D224011173 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with illegible yellow plastic cap found in the curving South right-of-way line of Merrymount Road (80' right-of-way) being the Northeast corner of Lot 4-R1, Block 4 of Westover Hills, a subdivision of record in Document Number D216102081 of said Plat Records, also being the Northwest corner of said 1.733 acre tract;

THENCE, along the South right-of-way line of Merrymount Road, being the common North line of said Lots 1-4, the following two (2) courses and distances:

1. Along a non-tangent curve to the left, having a radius of 333.50 feet, a chord bearing of N55°11'08"E, a chord length of 313.31 feet, a delta angle of 56°02'00", an arc length of 326.15 feet to a 1/2" iron rod with illegible red plastic cap found at the point of tangency of said curve;
2. N27°10'08"E, a distance of 13.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a cutback line at the intersection of the South right-of-way line of Merrymount Road and the West right-of-way line of Home Street (right-of-way varies), being the Southwest corner of that certain tract of land conveyed to The City of Fort Worth by deed of record in Volume 1716, Page 481 of the Deed Records of Tarrant County, Texas;

THENCE, S78°59'39"E, along said cutback line, being the South line of said City of Fort Worth tract (1716/481), a distance of 25.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the East end of said cutback line, being in the West line of that certain tract of land conveyed to The City of Fort Worth by deed of record in Volume 1276, Page 70 of said Deed Records, also being the Southeast corner of said City of Fort Worth Tract (1716/481), also being in the East line of said 1.733 acre tract;

THENCE, S08°41'27"E, along the West right-of-way line of Home Street, being the West line of said City of Fort Worth Tract (1276/70), also being the common East line of said 1.733 acre tract, a distance of 153.84 feet to a 5/8" iron rod found at the Southwest corner of said City of Fort Worth tract (1276/70), being the most Easterly Northeast corner of said Lot 2;

THENCE, S00°17'27"E, continuing along the West right-of-way line of Home Street, being the common East line of said 1.733 acre tract and said Lot 2, a distance of 205.03 feet to a 1/2" iron rod with cap stamped "FULTON SURVEYING" found at the Northeast corner of Block 55, Chamberlin Arlington Heights, First Filing, a subdivision of record in Document Number D217227148 of said Plat Records, being the Southeast corner of said 1.733 acre tract and said Lot 2;

THENCE, N89°40'15"W, leaving the West right-of-way line of Home Street, along the North line of said Block 55, being the common South lines of said 1.733 acre tract and said Lots 2-4, a distance of 299.77 feet to a 1/2" iron rod found at the Southeast corner of said Lot 4-R1, being the Southwest corner of said 1.733 acre tract;

THENCE, N04°17'51"W, along the East line of said Lot 4-R1, being the common West line of said 1.733 acre tract, a distance of 169.52 feet to the POINT OF BEGINNING and containing an area of 1.72 Acres, or (75,059 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, THE MARCIA B. JACOBS FAMILY TRUST DATED SEPTEMBER 19, 2016 does hereby adopt this plat, designating herein described property as WESTOVER HILLS, LOT 1R, BLOCK 4, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: THE MARCIA B. JACOBS FAMILY TRUST DATED SEPTEMBER 19, 2016

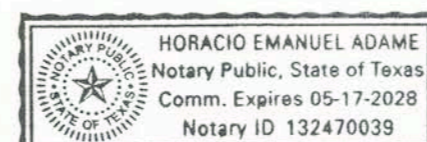
BY: Marcia B. Jacobs Family Trust  
Marcia B. Jacobs, Trustee  
OWNER  
August 5, 2025  
Date

STATE OF TEXAS §  
COUNTY OF TARRANT §

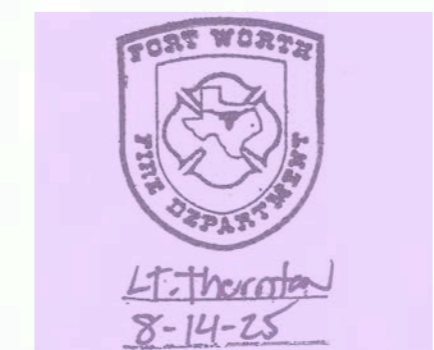
BEFORE ME, the undersigned authority, on this day personally appeared Marcia B. Jacobs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 5th day of August, 2025.

Notary Public in and for the State of Texas



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°10'08" E	13.77'
L2	S 78°59'39" E	25.13'



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	333.50'	326.15'	56°02'00"	N 55°11'08" E
				313.31'



## LEGEND

- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- = CENTER LINE OF ROAD



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: 8/15/2025

By: Donald R. Boren Chairman  
By: Secretary

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

Matthew Raabe, R.P.L.S. #6402



87-25-25

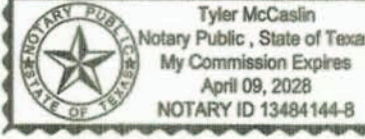
Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 25th day of July, 2025

Notary Public in and for the State of Texas



## GENERAL PLAT NOTES

- 1.) The purpose of this plat is to combine two whole lots, and two partial lots into one lot.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0285L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202)
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) Elevations shown are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).

## 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.

## 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 II of said ordinance, and is due on the date a building permit is issued.

## SEWAGE

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

## 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, street lights, 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

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.

## 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 the permission of anyone.

## 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.

## SITE DRAINAGE STUDY

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.

## COVENANTS AND 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.

## FLOODPLAIN/FLOODWAY/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 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.

## FINAL PLAT WESTOVER HILLS LOT 1R, BLOCK 4 1.72 ACRES

BEING A REPLAT OF LOTS 2 & 3, AND A PORTION OF LOTS 1 & 4  
BLOCK 4, WESTOVER HILLS, AN ADDITION TO  
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,  
AS RECORDED IN VOLUME 1026, PAGE 27, P.R.T.C.T.  
PETERSON PATE SURVEY, ABSTRACT NO. 1202

DATE OF PREPARATION: JULY 23, 2025

THIS PLAT FILED IN DOCUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, CITY CASE No: FS-23-154

JOB NUMBER  
2302.009  
DATE  
01/26/2024  
REVISION  
07/23/2025  
DRAWN BY  
TAR/DJJ



Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

SURVEYOR  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

OWNER  
The Marcia B. Jacobs  
Family Trust dated  
September 19, 2016  
5701 Merrymount Road  
Fort Worth, TX 76107

LAND USE TABLE  
LOT 1R  
AREA: 1.72 ACRES (75,059 SQ. FT.)  
ROW DEDICATION: 0 SQ. FT.  
ZONING: "A-S" - One Family