



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 00°02'04" E	14.72
L-1	S 00°01'54" E	16.00
L-3	S 00°02'04" E	67.00

OWNER:
BENJAMIN MUNOZ, ET AL
1201 SOUTH AYERS AVENUE
FORT WORTH, TEXAS 76105
817-902-3943 VOICE

SURVEYOR:
GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrants3@aol.com

THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT RECORDED IN CLERK'S FILE NO. D216024783, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE NORTHWEST CORNER OF LOT 5R, JOE BOOTH SUBDIVISION, D216024783
P. K. NAIL IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 5R, JOE BOOTH SUBDIVISION, D216024783

THE PURPOSE OF THIS PLAT IS TO CHANGE THE BOUNDARY LINE BETWEEN LOTS 3 AND 4, AND TO INCORPORATE THE UNPLATTED 16 FEET WIDE STRIP ON THE EAST PORTION OF THIS PROPERTY INTO PLATTED LANDS.



Aug 20, 2024

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, BENJAMIN MUNOZ, MARTIN MUNOZ AND EFRAN MUNOZ, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THAT TRACT CONVEYED TO BENJAMIN MUNOZ, MARTIN MUNOZ AND EFRAN MUNOZ BY GENERAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. D222130126, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DESCRIBED IN TWO TRACTS AS FOLLOWS:

TRACT 1:
LOTS 3 AND 4, JOE BOOTH SUBDIVISION OUT OF THE PERRY ANDERSON SURVEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH BY DEED DATED JUNE 26, 1967, RECORDED IN VOLUME 4438, PAGE 697, OF SAID REAL PROPERTY RECORDS.

TRACT 2:
BEING A 16 FEET BY 128.5 FEET TRACT OF LAND OUT OF THE PERRY ANDERSON SURVEY, ABSTRACT NO. 32, AS CONVEYED TO FLORENCE MAE MITCHELL, BY WARRANTY DEED RECORDED IN VOLUME 4833, PAGE 508, OF SAID REAL PROPERTY RECORDS (ANDERSON SURVEY TRACT).

SAID COMBINED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD IN THE SOUTH LINE OF SAID LOT 4, AT THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SOUTH AYERS AVENUE, A PUBLIC STREET WITH A VARIABLE WIDTH, AND LING NORTH 89 DEGREES 56 MINUTES 56 SECONDS WEST, 3.39 FROM A FOUND 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF LOT 5R, JOE BOOTH SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NO. D216024783, OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 08 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID CITY OF FORT WORTH TRACT, 100.00 FEET TO A SET "Y" IN CONCRETE IN THE NORTH LINE OF SAID LOT 3, AT THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT, AND AT THE WESTERLY SOUTHWEST CORNER OF LOT 1-R, JOE BOOTH SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 153, OF SAID PLAT RECORDS, FROM WHICH A FOUND "Y" IN CONCRETE BEARS SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST, 3.39 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 AND THE WEST PORTION OF THE SOUTH LINE OF SAID LOT 1-R, 250.07 FEET (249.88 FEET, PLAT CALL) TO A FOUND "Y" CUT ON A WALL AT THE NORTHEAST CORNER OF SAID LOT 3, AND AT AN ELL CORNER IN THE SOUTH LINE OF SAID LOT 1-R;

THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 AND A NORTH-SOUTH PORTION OF THE SOUTH LINE OF SAID LOT 1-R, 14.72 FEET (17.00 FEET, PLAT CALL) TO A FOUND "Y" CUT ON A WALL AT THE SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1-R, AND AT THE NORTHEAST CORNER OF SAID ANDERSON SURVEY TRACT;

THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID ANDERSON SURVEY TRACT AND THE EAST PORTION OF THE SOUTH LINE OF SAID LOT 1-R, 128.50 FEET TO A SET 1/2 INCH STEEL ROD IN THE WEST RIGHT-OF-WAY LINE OF SAID WALLACE STREET, A PUBLIC STREET WITH A VARIABLE WIDTH, AND AT THE NORTHEAST CORNER OF SAID ANDERSON SURVEY TRACT, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1-R BEARS SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, 18.01 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID ANDERSON SURVEY TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID WALLACE STREET, 18.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER OF SAID ANDERSON SURVEY TRACT FROM WHICH A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 5R BEARS SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST, 12.89 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID ANDERSON SURVEY TRACT AND THE EAST PORTION OF THE NORTH LINE OF SAID LOT 5R, 128.50 FEET TO A FOUND "Y" CUT ON A WALL AT THE SOUTHWEST CORNER OF SAID ANDERSON SURVEY TRACT, AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 5R, AND IN THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 3 AND 4 AND A NORTH-SOUTH PORTION OF THE NORTH LINE OF SAID LOT 5R, 67.00 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 4, AND AT AN ELL CORNER IN THE NORTH LINE OF SAID LOT 5R;

THENCE NORTH 89 DEGREES 56 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE WEST PORTION OF THE NORTH LINE OF SAID LOT 5R, 249.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.6145 ACRES (26,768 SQUARE FEET) OF LAND, MORE OR LESS.

Grant Engineering, Inc.
Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

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 JUNE, 2023, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III 5-21-24
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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.
- 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.
- 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 RECORDED 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.
- 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".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:**
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR 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.
- FLOODPLAIN STATEMENT:**
NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 460596, PANEL 0310-L, EFF. DATE 03-21-2019
- DEED RESTRICTION NOTE:**
THIS REVISED PLAT 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.
- 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 CURRENT IMPACT FEE ORDINANCE IN EFFECT ON 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.
- PARKWAY PERMIT:**
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE 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, 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.
- FLOOD PLAN / DRAINAGE-WAY MAINTENANCE:**
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVSRED 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 TRAVSREDING 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 OCCURENCE 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.
- 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, SHALL 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 FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 3R & 4R
JOE BOOTH SUBDIVISION
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 24th DAY OF May, 2024.

Benjamin Munoz *Martin Munoz* *Efran Munoz*
BENJAMIN MUNOZ, MARTIN MUNOZ, EFRAN MUNOZ
OWNERS

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BENJAMIN MUNOZ, 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 24th DAY OF May, 2024.

MY COMMISSION EXPIRES: _____

John Alexander Grant III
JOHN ALEXANDER GRANT III
Notary ID #124657521
My Commission Expires
November 21, 2027

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN MUNOZ, 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 24th DAY OF May, 2024.

MY COMMISSION EXPIRES: _____

John Alexander Grant III
JOHN ALEXANDER GRANT III
Notary ID #124657521
My Commission Expires
November 21, 2027

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EFRAN MUNOZ, 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 24th DAY OF May, 2024.

MY COMMISSION EXPIRES: _____

John Alexander Grant III
JOHN ALEXANDER GRANT III
Notary ID #124657521
My Commission Expires
November 21, 2027

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: _____

By: Derek R. Borm Aug 19, 2024
Chairman

By: Derek Hull
Secretary

FINAL PLAT
LOTS 3R & 4R
JOE BOOTH SUBDIVISION
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
A REVISION OF
A PORTION OF LOTS 3 AND 4
JOE BOOTH SUBDIVISION
AS RECORDED IN
VOLUME 388-D, PAGE 81
PLAT RECORDS, TARRANT COUNTY, TEXAS
TOGETHER WITH
A 16 FEET WIDE STRIP OUT OF THE
PERRY ANDERSON SURVEY, ABSTRACT NO. 32

This plat recorded
in Document Number: _____
Date: _____

MAY 2024
0.6145 ACRES
2 NON-RESIDENTIAL LOTS