

FS-24-299

CITY OF FORT WORTH NOTES:

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.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

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.

OIL OR GAS WELL PROXIMITY TO BUILDINGS:

BUILDING(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200 FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARDS TO INTERVENING STRUCTURES. LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING, OR FRACTURE STIMULATION OF A WELL.

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.

OIL OR GAS LOW AND HIGH PRESSURE PIPELINES
THE FOLLOWING INFORMATION WILL BE REQUIRED:

1. THE TYPE, PRESSURE RATING, AND DEPTH BELOW EXISTING GRADE OF ALL EXISTING OR PROPOSED LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

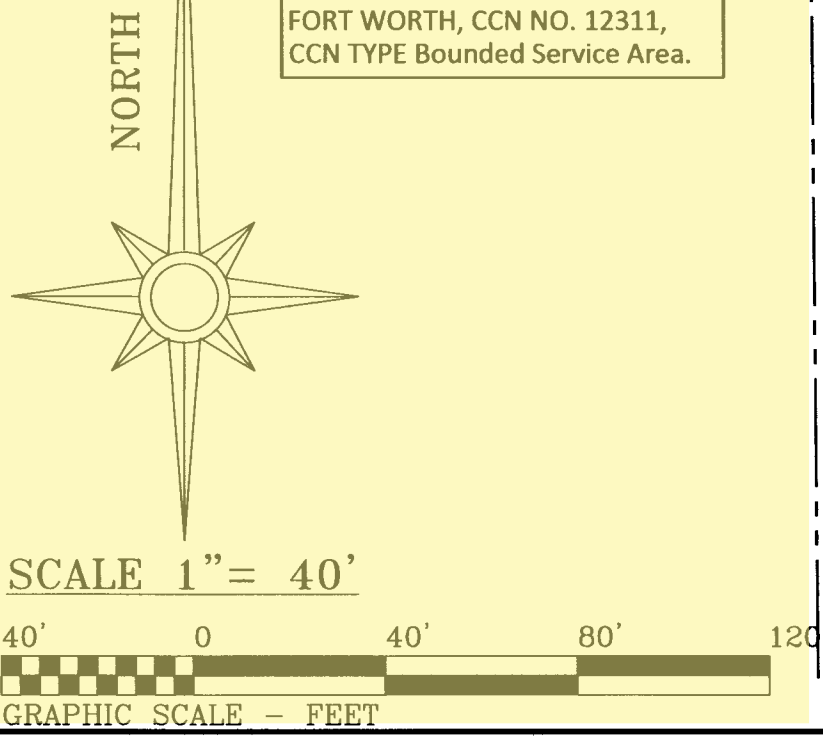
2. THE TYPE, PRESSURE RATING, AND DEPTH BELOW THE DESIGN FINISHED GRADE OF ALL EXISTING LOW AND HIGH PRESSURE OIL AND GAS PIPELINES (NOT OTHERWISE CONSIDERED CONSUMER SUPPLY LINES) SHALL BE SHOWN ON ALL PLATS.

FLOOD PLAIN/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 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 DRAINAGEWAYS 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.

CCN PROVIDER NOTE:

UTILITY PROVIDER IS THE CITY OF FORT WORTH, CCN NO. 12311, CCN TYPE Bounded Service Area.



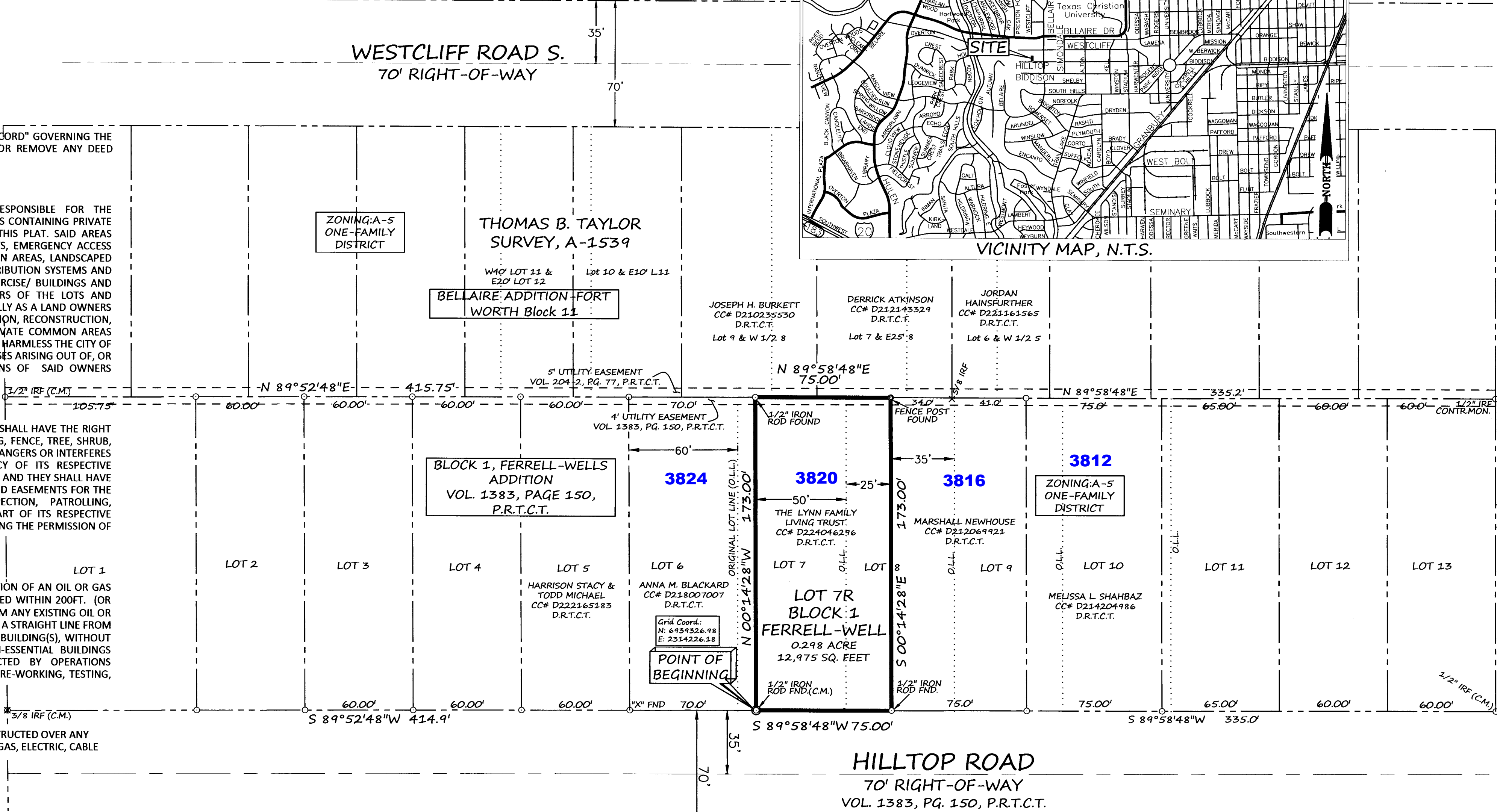
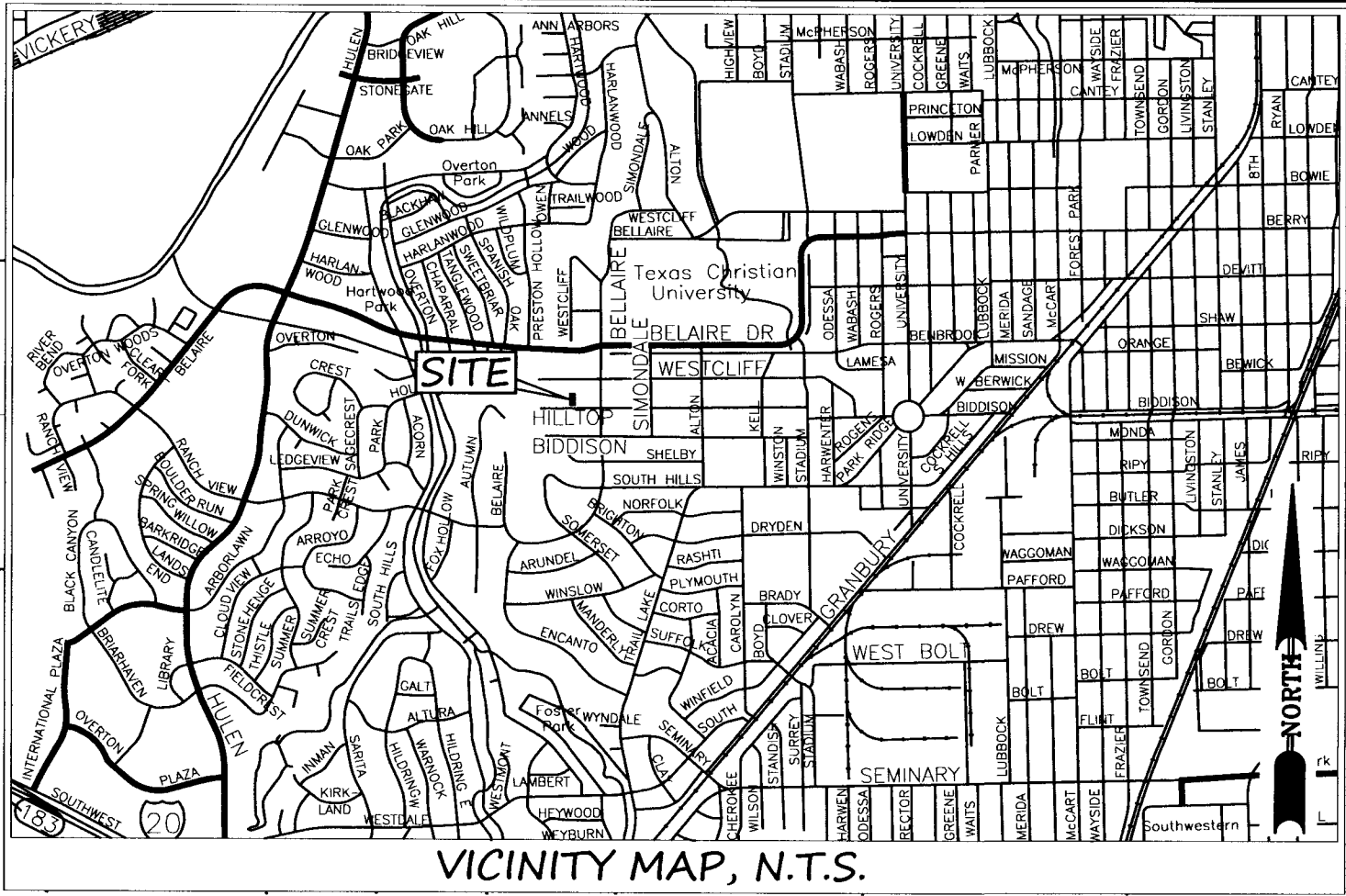
BEARING BASE:
THE BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS (NAD 83) FOR THE TEXAS NORTH CENTRAL ZONE (4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0285L, effective on /21/2019.

LAND USE TABLE:

GROSS ACRE: 0.298
NET ACRE: 0.298
ROW DEDICATION: 0.00
LOT USE TYPE: SINGLE FAMILY



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".

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 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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.

TRANSPORTATION IMPACT FEES NOTE:

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.

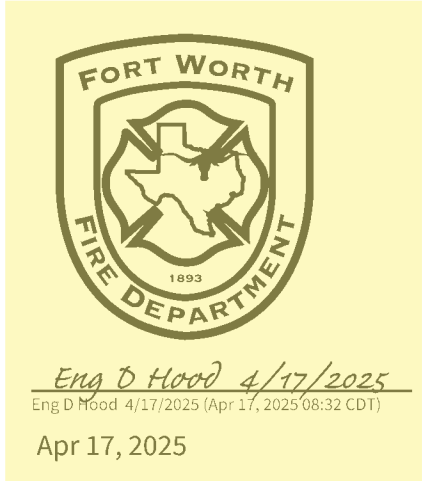
PARKWAY IMPROVEMENTS:

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

SIDEWALKS AND STREET LIGHTS:

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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.



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: Donald R. Boren Apr 15, 2025 CHAIRMAN
BY: Donald R. Boren SECRETARY

OWNER: LYNN FAMILY
LIVING TRUST
SAMUEL OLIVER LYNN, II
CYNTHIA JEAN LYNN
ADDR.: 6140 FOREST HIGHLANDS DR.
FORT WORTH, TX 76132
CONTACT: Keith E. Larence
TEL.: 817-223-8636
EMAIL: keithlarence@gmail.com

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 - FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FRELWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SAMUEL OLIVER LYNN, II and CYNTHIA JEAN LYNN, Co-Trustees of the Lynn Family Living Trust, are the sole owners of 0.287 acre of land situated in the THOMAS B. TAYLOR SURVEY, Abstract No. 1539, Fort Worth, Tarrant County, Texas, according to the deed recorded in Instrument No D224046296, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.298 acre of land located in the THOMAS B. TAYLOR SURVEY, Abstract No. 1539, Fort Worth, Tarrant County, Texas, and being the East 50 feet of Lot 7, and the West 25 feet of Lot 8, Block 1, FERRELL-WELLS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1383, Page 150, of the Plat Records of Tarrant County, Texas. Said 0.298 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the South boundary line of said Block 1 and the North right-of-way line of Hilltop Road (a 70 foot wide public right-of-way), being located S 89° 58' 48" W 410.0 feet, from a 1/2" iron rod found at the Southeast corner of said Block 1;

THENCE N 00° 14' 28" W 173.00 feet, to a point;

THENCE N 89° 58' 48" E 75.00 feet, to a point;

THENCE S 00° 14' 28" E 173.00 feet, to a point;

THENCE S 89° 58' 48" W 75.00 feet, to the POINT OF BEGINNING containing 0.298 acre (12,975 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SAMUEL OLIVER LYNN, II and CYNTHIA JEAN LYNN, Co-Trustees of the Lynn Family Living Trust, do hereby designate the foregoing property as LOT 7R, BLOCK 1, FERRELL-WELLS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this B day of MARCH, 2025.

Samuel Oliver Lynn II
SAMUEL OLIVER LYNN, II, Co-Trustee
of the Lynn Family Living Trust

Cynthia Jean Lynn
CYNTHIA JEAN LYNN, Co-Trustee
of the Lynn Family Living Trust

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared SAMUEL OLIVER LYNN, II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this B day of MARCH, 2025.

Jamie C Deweese
JAMIE C DEWEESE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/27/27
NOTARY ID 134576822

Jamie C Deweese
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared CYNTHIA JEAN LYNN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this B day of MARCH, 2025.

Jamie C Deweese
JAMIE C DEWEESE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/27/27
NOTARY ID 134576822

Jamie C Deweese
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS IS to certify that I, KRYSSTIAN GOLEBIEWSKI, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Krystian Golebiewski
KRYSSTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

FS-24-299

DRAWING REVISED:
February 10, 2025

FINAL PLAT OF:
**LOT 7R, BLOCK 1
FERRELL-WELLS ADDITION**
BEING A REPLAT OF A PORTION OF LOT 7 AND A PORTION OF LOT 8, BLOCK 8, FERRELL-WELLS ADDITION, TO THE CITY OF FORT WORTH , TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1383, PAGE 150, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
1 LOT, 0.298 ACRE, DATE: 12-6-2024

(K.G.) G:\KRYSSTIAN\PROJECTS\FERRELL-WELLS ADDN BLK 1 LOT 7R\FERRELL-WELLS_1 L7-8.dwg

THIS PLAT FILED IN DOCUMENT# _____, DATE _____.

SIN FIN# _____