

FS-24-302

PERSHING AVE
80' RIGHT-OF-WAY

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.

CONSTRUCTION PROHIBITED OVER EASEMENTS

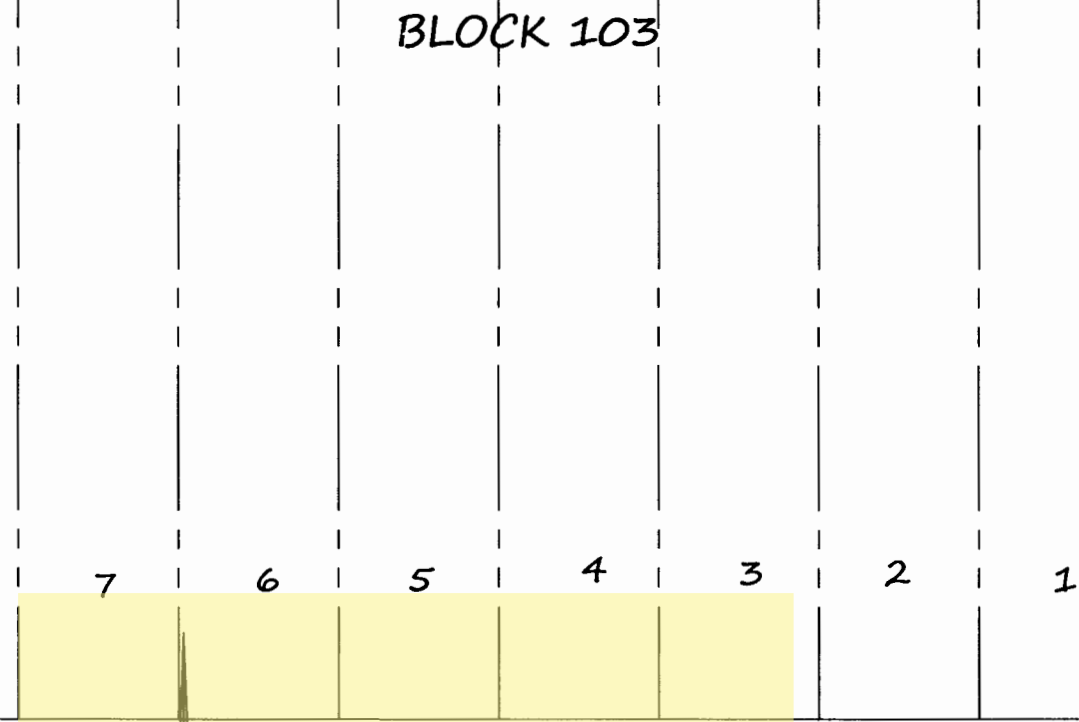
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

IMPACT FEE NOTE:

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.

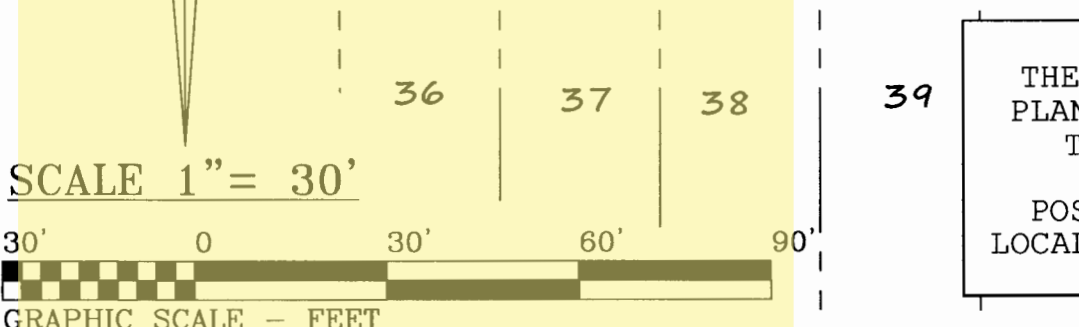
FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

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 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.

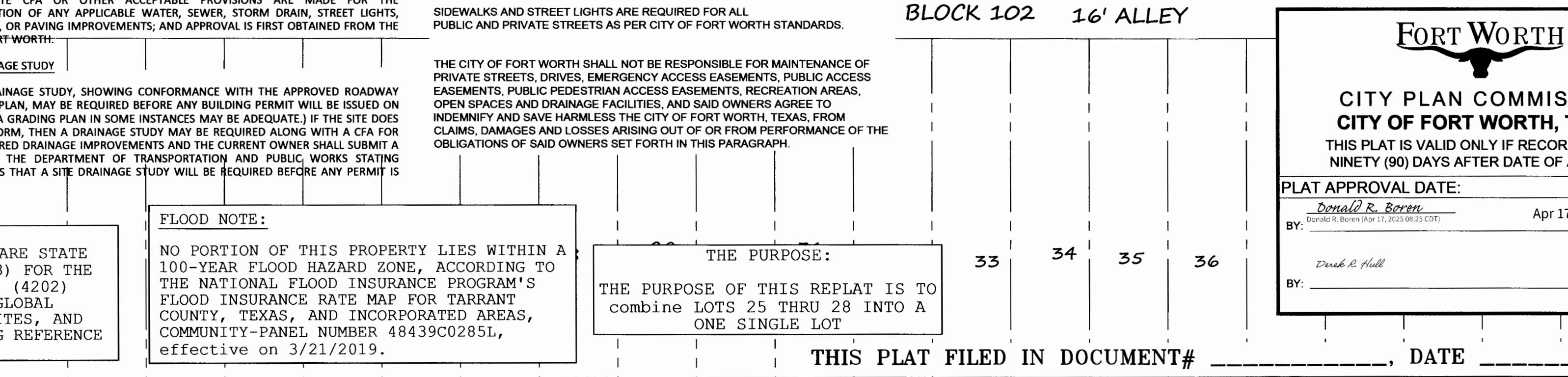
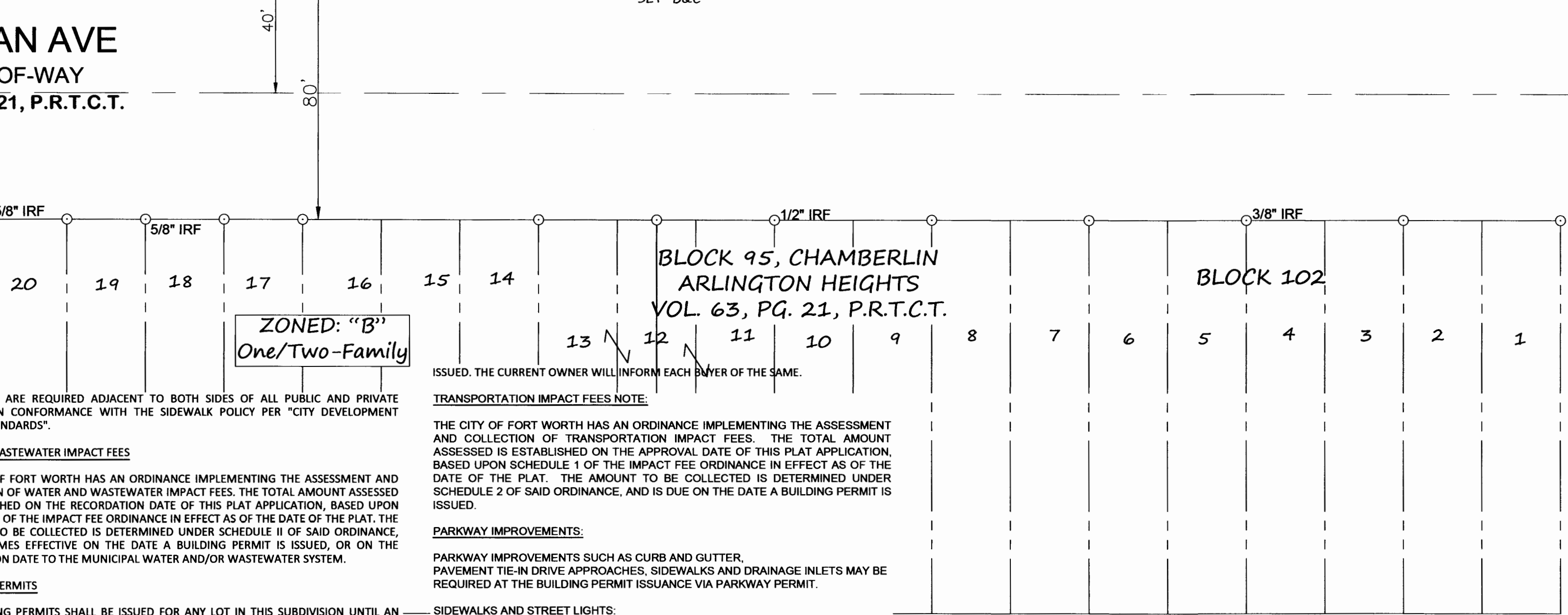
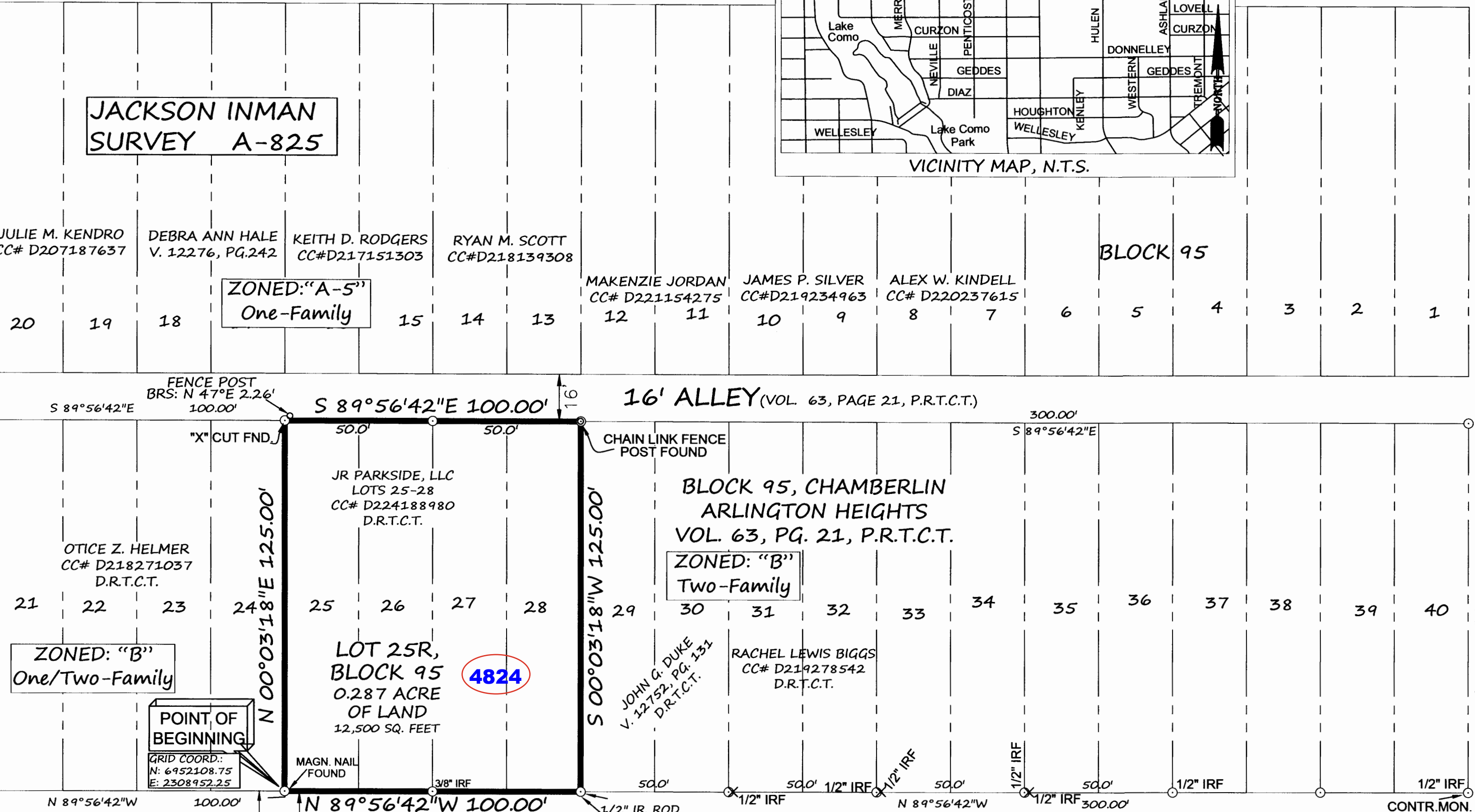


LAND USE TABLE:

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



BIRCHMAN AVE
80' RIGHT-OF-WAY
VOL. 63, PAGE 21, P.R.T.C.T.



OWNER: JR PARKSIDE, LLC
ADDR.: 4605 BIRCHMAN AVE.
FORT WORTH, TX 76107

CONTACT: Dan Guillotte
TEL.: 817-996-4493
EMAIL: DGuillotte@txpartners.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 FREWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, JR PARKSIDE, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner of 0.287 acre of land situated in the JACKSON INMAN SURVEY, Abstract No. 825, Fort Worth, Tarrant County, Texas, according to the deed recorded in Instrument No. D224188980, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.287 acre of land located in the JACKSON INMAN SURVEY, Abstract No. 825, Fort Worth, Tarrant County, Texas, and being all of Lot 25, 26, 27 and 28, Block 95, CHAMBERLIN ARLINGTON HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 21, of the Plat Records of Tarrant County, Texas. Said 0.287 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a nail found at the Southwest corner of said Lot 25, same being the Southeast corner of Lot 24, of said Block 95, and said point lying in the South boundary line of said Block 95 and the North right-of-way line of Birchman Avenue (an 80 foot wide public right-of-way), being located S 89° 56' 42" E 100.00 feet, from the Southwest corner of said Block 95;

THENCE N 00° 03' 18" E 125.00 feet, along the West boundary line of said Lot 25 and the East boundary line of said Lot 24, to an "X" cut found on top of a concrete wall, from which a fence post bears N 47° E 2.26 feet, and said point lying in the South boundary line of 16 foot public alley;

THENCE S 89° 56' 42" E 100.00 feet, along the North boundary line of said Block 95 and the South boundary line of said 16 foot alley, to a chain link fence post found at the Northeast corner of aforesaid Lot 28, same being the Northwest corner of Lot 29, of said Block 95;

THENCE S 00° 03' 18" W 125.00 feet, along the East boundary line of said Lot 28 and the West boundary line of said Lot 29, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 28, same lying in the North right-of-way line of aforesaid Birchman Avenue;

THENCE N 89° 56' 42" W 100.00 feet, along the South boundary line of said Block 95 and the North right-of-way line of said Birchman Avenue, to the **POINT OF BEGINNING** containing 0.287 acre (12,500 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JR PARKSIDE, LLC, does hereby designate the foregoing property as **LOT 25R, BLOCK 95, CHAMBERLIN ARLINGTON HEIGHTS**, an 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 MY HAND at Fort Worth, Tarrant County, Texas, this the 18th day of February, 2025.

JR PARKSIDE, LLC
By: Dan Guillotte

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 **DAN T. GUILLOTTE**, 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 18th day of February, 2025.

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

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, KRYSZTIAN GOLEBIIEWSKI, 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.

Krzysztof Golebiewski
KRYSZTIAN GOLEBIIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

DRAWING REVISED:
January 30, 2025

FS-24-302

FINAL PLAT OF:
LOT 25R, BLOCK 95
CHAMBERLIN ARLINGTON HEIGHTS
BEING A REPLAT OF LOTS 25 THRU 28, BLOCK 95,
CHAMBERLIN ARLINGTON HEIGHTS , AN ADDITION
TO THE CITY OF FORT WORTH , TARRANT COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 63, PAGE 21, OF THE PLAT RECORDS OF
TARRANT COUNTY, TEXAS
1 LOT, 0.287 ACRE, DATE: 12-9-2024

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. Boron Apr 17, 2025
CHAIRMAN
BY: Donald R. Boron SECRETARY

THIS PLAT FILED IN DOCUMENT# _____, DATE _____

(K.G.) G:\KRYSZTIAN\PROJECTS\CHAMB ARL HTS BLK 95\CHAMB ARL HTS BLK 95 L25-28.dwg SIN FIN# _____ FS-24-302