

LAKE WORTH



VICINITY MAP - NTS

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.
- 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.
- Utility Easements:** Any public franchised 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, or 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.
- 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 1 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 all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- 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.
- 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 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.
- 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.
- 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 (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- 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 purposes 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 these 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.
- Pressure Reducing Valves (P.R.V.'s) Required:** Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

- LEGEND**
- IRS - Iron Rod Set
 - R-C - Red Cap
 - UE - Utility Easement
 - M.F.F. - Minimum Finished Floor
 - B.F.E. - Base Flood Elevation
 - IRF - Iron Rod Found
 - Y-C - Yellow Cap
 - ROW - Right Of Way

NOTES:

- Bearings shown are referenced to N 44° 45' 06" E along to most northerly northwest line of Lot 15RA, Block 27, Lake Worth Lease Blocks recorded in Cab. A, Slide 1632, P.R.T.C.T.
- These Lots are shown as being located in Zone "X". areas not located in a Special Flood Hazard Area Inundated by 100-Year Flood and Zone "AE", base flood elevations determined, by Flood Insurance Rate Map No. 48439C0185 K, dated September 25, 2009.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, PEGGY PURDON and LARRY FRAZIER, are the sole owners of Lot 15R1 and Lot 15R2, Block 27, Lake Worth Leases, out of the Jacob Wilcox Survey, Abstract No. 1729, as shown on that certain Final Plat of Lot 15R1 and Lot 15R2, Block 27, recorded by Instrument No. D224063859, Plat Records, Tarrant County, Texas, save and except Lot 15R3, conveyed to BCN Capital, LLC, recorded in Instrument No. D224079460 and being the remainder of a called 1.951 acre tract conveyed in Instrument No. D216025410 and Instrument No. D216025411, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found with a red cap at the southeast corner of Lot 13, Block 27, being in the easterly right-of-way line of Heron Drive, (60 foot right-of-way), and being the southwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 44° 45' 06" E, along and with the southeast line of said, Lot 13, at 1.63 feet pass City Monument No. 5672, at 6.90 feet pass a chain link and wood fence corner post and continuing along and with said, Lot 13 and generally with said, fence, at 195.19 feet, (called 194.44 feet) pass a 5/8" iron rod found and continuing a total distance of 212.45 feet to a chain link fence corner set in the top of a rock retaining wall at the original 594.00 foot contour line;

THENCE, S 56° 27' 33" E, along and with the original line delineating the 594.00 foot contour line, 140.50 feet to a 1/2" iron rod set with yellow cap at an angle point;

THENCE, S 61° 28' 56" E, continuing with the original line delineating the 594.00 foot contour line, 74.32 feet to a 1/2" iron rod set at the most northerly northwest corner of Lot 15R3, Block 27, Lake Worth Leases;

THENCE, S 38° 33' 19" W, departing the 594.00 foot contour line and continuing along and with the northwest line of Lot 15R3, 288.42 feet to a 1/2" iron rod set at the southwest corner of Lot 15R3, in the northeast right-of-way line of Heron Drive, in a curve to the right having a radius of 430.00 feet, a delta of 03° 46' 03" and a chord that bears, N 40° 22' 28" W, 28.27 feet;

THENCE, NORTHWEST, along and with the northeast right-of-way line of Heron Drive and said, curve to the right, 28.28 feet to a 5/8" iron rod found with red cap at the end of curve;

THENCE, N 38° 27' 00" W, continuing with the easterly right-of-way line of Heron Drive, 175.29 feet to a 5/8" iron rod found with red cap at the beginning of a curve to the left, having a radius of 490.00 feet, a delta of 04° 28' 01" and a chord that bears, N 40° 41' 02" W, 38.19 feet;

THENCE, NORTHWESTERLY, continuing with the easterly right-of-way line of Heron Drive and said, curve to the left, 38.20 feet to the POINT OF BEGINNING, containing 55,750 square feet or 1.280 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

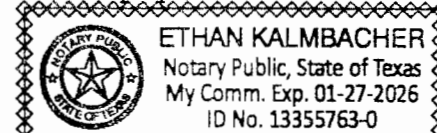
That, PEGGY PURDON and LARRY FRAZIER, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 15R1R, Block 27, Lake Worth Leases, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public's use the rights-of-way and easements shown hereon.

Peggy Purdon
Peggy Purdon

Larry Frazier
Larry Frazier

BEFORE ME, the undersigned authority, on this day personally appeared, PEGGY PURDON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

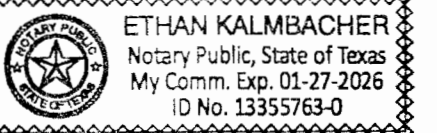
GIVEN UNDER MY HAND AND SEAL OF OFFICE
NOTARY PUBLIC in and for the STATE OF TEXAS:



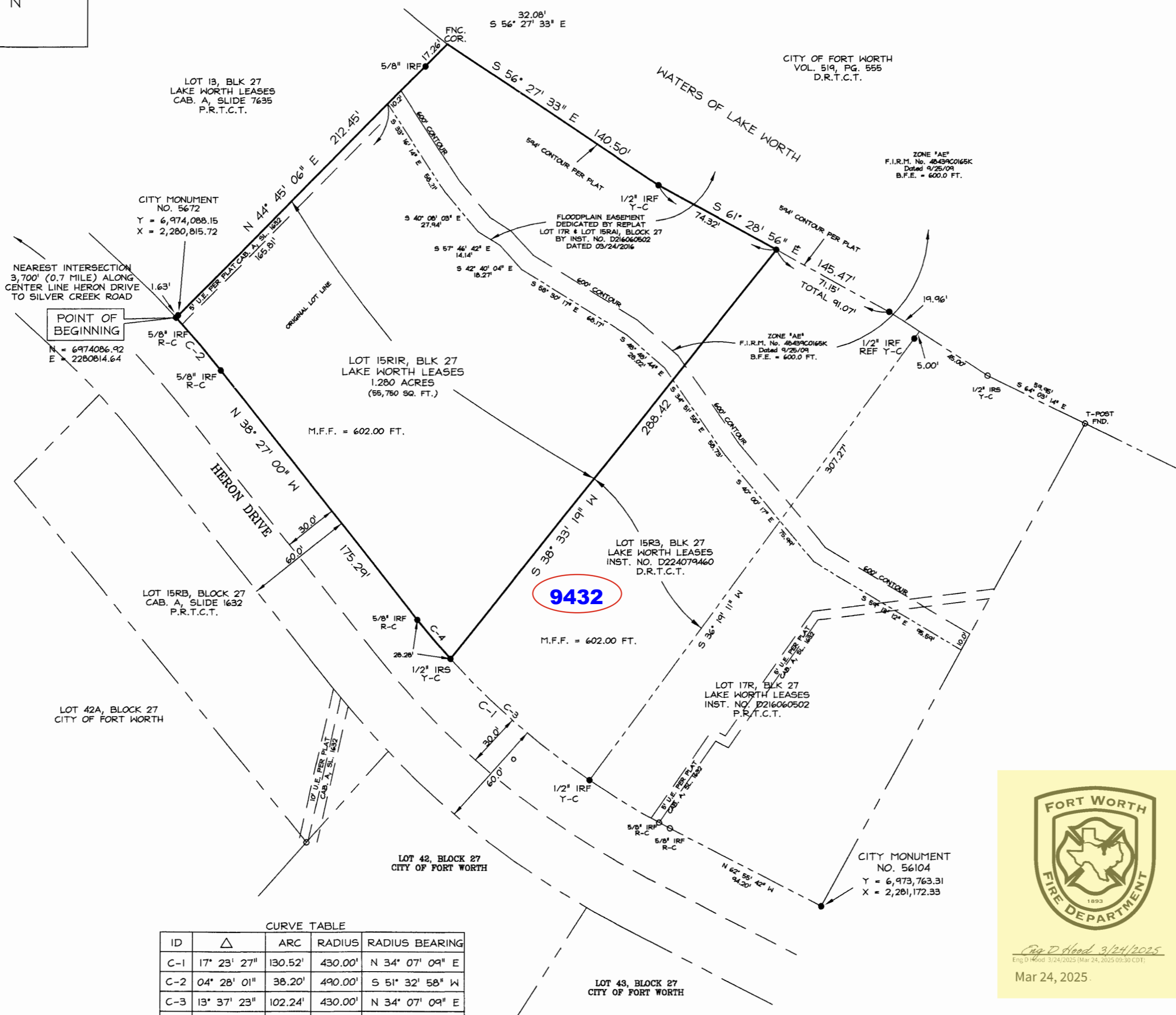
on this 4th day of March, 2025.

BEFORE ME, the undersigned authority, on this day personally appeared, LARRY FRAZIER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
NOTARY PUBLIC in and for the STATE OF TEXAS:



on this 4th day of March, 2025.



CURVE TABLE

ID	Δ	ARC	RADIUS	RADIUS BEARING
C-1	17° 23' 27"	130.52'	430.00'	N 34° 07' 09" E
C-2	04° 28' 01"	38.20'	490.00'	S 51° 32' 58" W
C-3	13° 37' 23"	102.24'	430.00'	N 34° 07' 09" E
C-4	03° 46' 03"	28.28'	430.00'	N 47° 44' 33" E

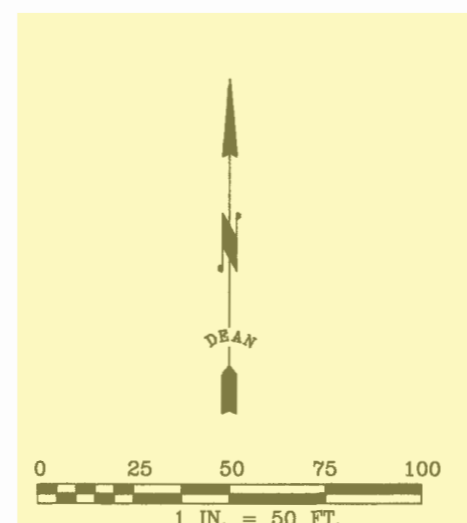
SURVEYOR:
Dean Surveyors
1292 Highway 157 N, Ste. 106
Mansfield Texas, 76083
682-518-1857

Ronnie E. Dean
Ronnie E. Dean - R.P.L.S. No. 5314



This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground 12/09/2015 - Updated 12/23/2024



CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: _____

By: Don Boren Mar 21, 2025
Chairman

By: D. London
Secretary

FINAL PLAT
LOT 15R1R, BLOCK 27,
LAKE WORTH LEASES,
BEING A REPLAT OF LOT 15R1 AND 15R2,
BLOCK 27, LAKE WORTH LEASES,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN D224063859
PLAT RECORDS,
TARRANT COUNTY, TEXAS

DECEMBER 23, 2024
REVISED FEBRUARY 25, 2025

CASE NO. FS-25-004

OWNERS: Peggy Purdon and Larry Frazier
9432 Heron Drive, Fort Worth, Texas 76108

This plat filed in Instrument No. _____ Date: _____