

VICINITY MAP
Not To Scale

Legend of Symbols & Abbreviations

- 1" IRF 1" IRON ROD FOUND
- 1" PF 1" IRON PIPE FOUND
- 1/2" IRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SGI RPLS 3664", SET

STANDARD PLAT NOTES:

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

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 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 floodplain base flood elevation resulting from ultimate development of the watershed.

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 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 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.

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.

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.

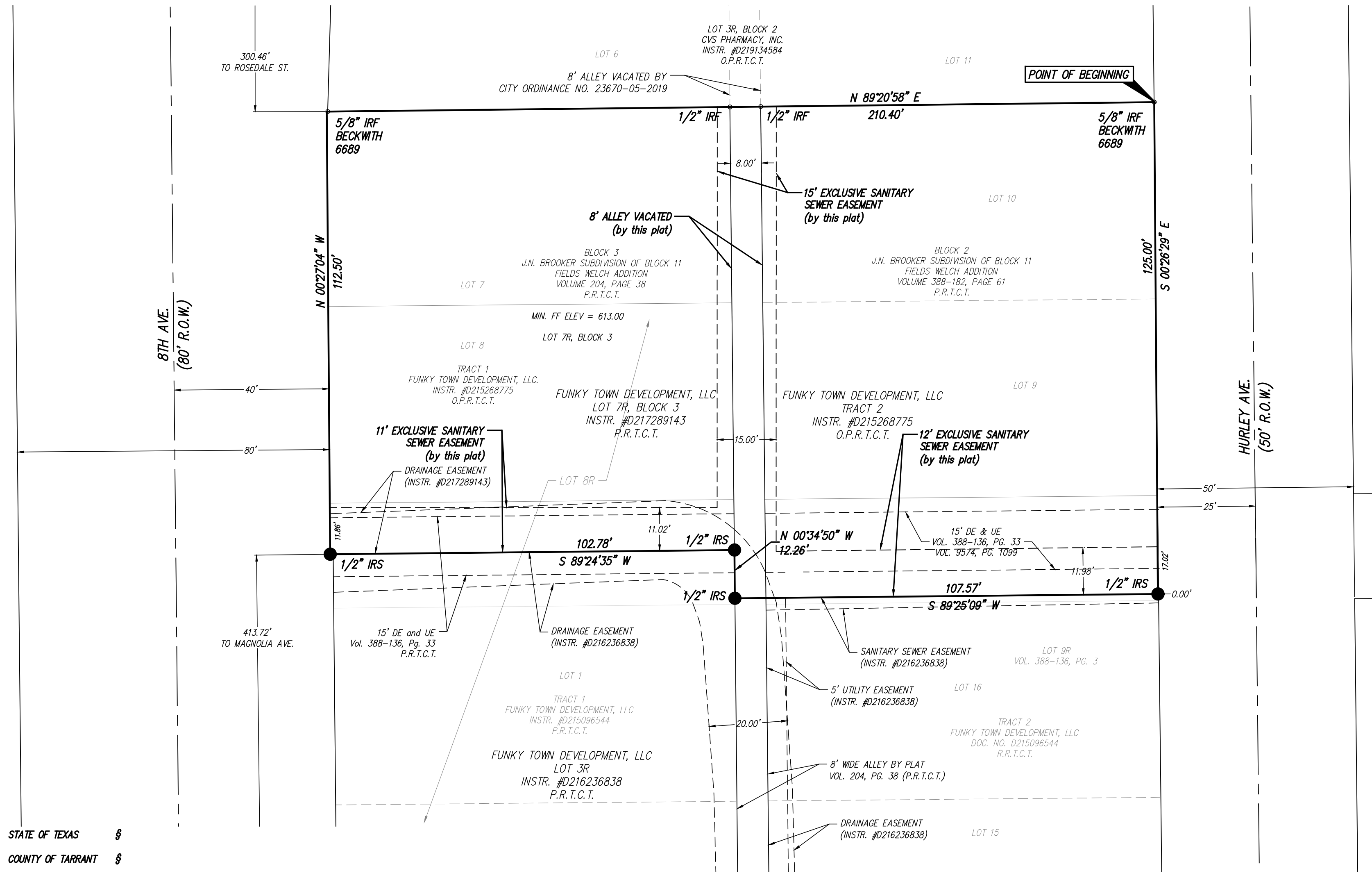
Construction Prohibited
Over Easements No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private P.R.V.
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW all men by these presents that Funkytown Development, LLC is the owner of the following described property to wit:

BEING a 25,995 square feet or 0.597 acre tract of land situated in the E.S. Terrell Survey, Abstract Number 1644 in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 7R, Block 3 of the J.N. Brookers Subdivision of Block 11 Fields Welch Addition, recorded in instrument number D217289143 of the Official Public Records of Tarrant County Texas, and being all of Lot 9R-A, J.N. Brooker Subdivision of Lot 11, and being all of Tract 2 of a tract of land conveyed to Funkytown Development, LLC by deed recorded in Instrument Number D215268775 of the Official Public Records of Tarrant County Texas, also being All of an alley abandonment authorized by Ordinance Number _____ and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found stamped "BECKMITH 6689", being the northeast corner of said Lot 9R-A and being in the west line of Hurley Avenue (50' R.O.W.);

THENCE South 89'20'29" East, a distance of 125.00 feet, along the east line of said Lot 9R-A and the common west line of said Lot 7R-A, and being the northeast corner of Lot 11R;

THENCE South 89'25'09" West, a distance of 107.57 feet, along the south line of said Lot 9R-A and the common north line of said Lot 11R, to a 1/2" iron rod with a yellow plastic cap stamped "SGI RPLS 3664" set for corner, same being in the east line of Lot 3R, Block 3 of Brookers Subdivision of Block 11 Fields Welch Addition;

THENCE North 00'34'50" West, a distance of 12.26 feet, along the east line of said Lot 3R, Block 3 and the common west line of an 8 foot alley, to a 1/2" iron rod with a yellow plastic cap stamped "SGI RPLS 3664" set for corner;

THENCE South 89'24'35" West, a distance of 102.78 feet, along the south line of said Lot 7R and the common north line of Lot 3R, Block 3, to a 1/2" iron rod with a yellow plastic cap stamped "SGI RPLS 3664" set for the southwest corner of said Lot 7R-A, and being in the east line of 8th Avenue (80' R.O.W.);

THENCE North 00'27'04" West, a distance of 112.50 feet, along the west line of said Lot 7R and the common east line of 8th Street, to a 1/2" iron rod found for the northwest corner of said Lot 7R-A, same being the south line of Lot 3R, Block 2 of Brookers Subdivision of Block 11 Fields Welch Addition;

THENCE North 89'20'58" East, passing at a distance of 102.53 feet, a 1/2" iron rod found for the southeast corner of said Lot 3R, Block 2, and being the northeast corner of said Lot 7R, and being in the west line of a 8' alley, passing at a distance of 110.36 feet, a 1/2" iron rod found for the northwest corner of said Lot 9R-A, and being in the east line of said 8' alley, and continuing for a total distance of 210.40 feet, along the north line of said Lot 9R-A, to the **POINT OF BEGINNING**, and containing 25,995 square feet or 0.597 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF FORT WORTH §

That I, Funkytown Development, LLC, being the owner of the hereinafter described property do hereby adopt this map as correctly representing our plan to convey the herein described property and do designate same as LOT 7R-A, BLOCK 3, J.N. BROOKERS SUBDIVISION OF BLOCK 11 FIELDS WELCH ADDITION, and hereby dedicate to the public use forever, the easements and rights-of-way shown hereon.

EXECUTED THIS _____ DAY OF _____, 2021.

BY: Funkytown Development, LLC

Signature _____

Trey Neville, Partner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

DATE _____

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2021.

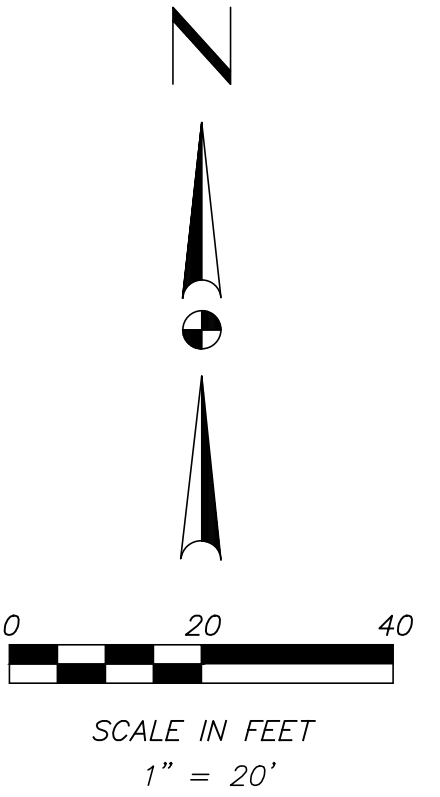
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

FLOOD STATEMENT: According to Community Panel No. 484390305K, located in Tarrant County, Texas, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

GENERAL NOTES:

1. BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL, 4202 (2011). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/19/17.
2. THE PURPOSE OF THIS REPLAT IS TO VACATE THE ALLEY WITHIN THE PLATTED BOUNDARY AND CREATE A SINGLE LOT.
3. CONSTRUCTION PROHIBITED "OVER EASEMENTS".
4. 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.



DEVELOPMENT YIELD	
GROSS SITE AREA (ACREAGE):	0.597
TOTAL NUMBER LOTS:	1
RESIDENTIAL LOTS: NUMBER	0
TOTAL NUMBER DWELLING UNITS:	0
ACREAGE: SINGLE FAMILY DETACHED	0
SINGLE FAMILY ATTACHED	0
TWO FAMILY	0
MULTIFAMILY	0
NON-RESIDENTIAL LOTS: NUMBER	1
ACREAGE: COMMERCIAL LOTS	0.597
INDUSTRIAL LOTS	0
OPEN SPACE LOTS	0
RIGHT-OF-WAY	0

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 : _____ Chairman

By : _____ Secretary

CITY OF FORT WORTH FINAL PLAT CASE NUMBER: FS-21-087

FINAL PLAT
LOT 7R-A, BLOCK 2
OF THE J.N. BROOKERS SUBDIVISION OF
BLOCK 11
FIELDS WELCH ADDITION
A REPLAT OF
LOT 7R, BLOCK 2
OF THE J.N. BROOKERS SUBDIVISION OF BLOCK 11
FIELDS WELCH ADDITION
VOL. 204, PG. 38 - P.R.T.C.T.
AND LOT 9R-A, BLOCK 2
OF THE J.N. BROOKERS SUBDIVISION OF BLOCK 11
FIELDS WELCH ADDITION
VOL. 388-182, PG. 61 - P.R.T.C.T.

SGI SALCEDO GROUP, INC.
401 College Street
Grand Prairie, Texas 75050
PHONE: (214)-412-3122

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800
SHEET 1 OF 1 07-07-2021 **SGI Project No. 17789**

CASE NUMBER FS-21-087

This plat recorded in Document Number _____

Date _____

OWNER
FUNKYTOWN DEVELOPMENT, LLC
2617 MOCKINGBIRD CT.
FORT WORTH, TX 76109
(817) 966-1513

SURVEYOR
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122