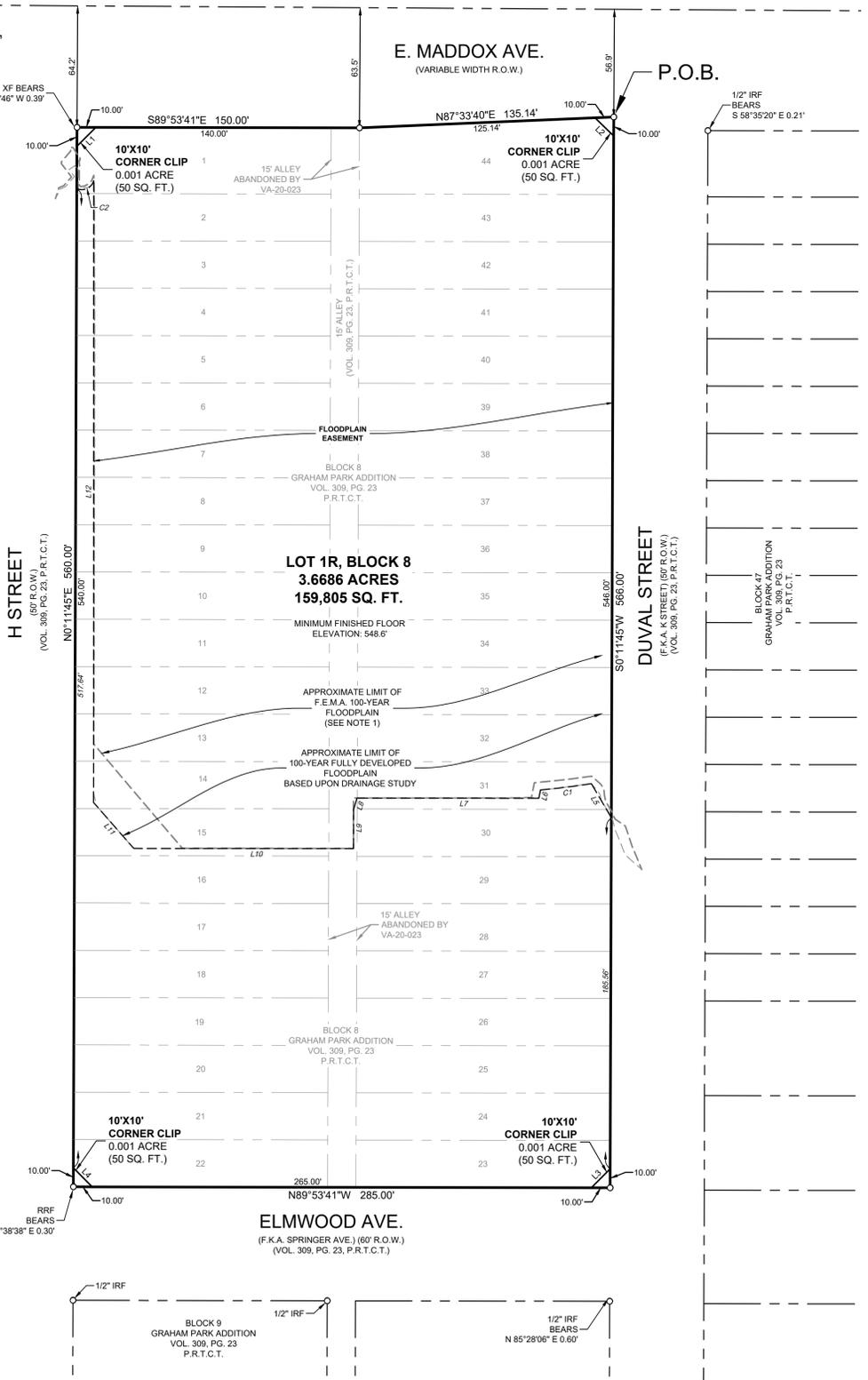


CITY OF FORT WORTH
VOL. 974, PG. 116
D.R.T.C.T.

JOHN DAVIS SURVEY,
ABSTRACT NO. 418

E. MADDOX AVE.
(VARIABLE WIDTH R.O.W.)

P.O.B.



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS TEXAS ELECTRIC SERVICE COMPANY is the owner of a tract of land situated in the John Davis Survey, Abstract No. 418, City of Fort Worth, Tarrant County, Texas, and being all of Lots 1 thru 44, Block 8 and a 15 foot wide alley as dedicated in the plat of Graham Park Addition, as recorded in Volume 309, Page 23 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 44, being at the intersection of the southerly right-of-way line of said E. Maddox Ave., a variable width right-of-way, with the westerly right-of-way line of Duval Street, formerly known as K Street, a 50 foot wide right-of-way;

THENCE South 0°11'45" West, departing the southerly right-of-way line of said E. Maddox Ave., along the easterly line of said Lots 23-44 and the westerly right-of-way line of said Duval Street, a distance of 568.00 feet to the southeast corner of said Lot 23, being at the intersection of the westerly right-of-way line of said Duval Street with the northerly right-of-way line of Elmwood Ave., formerly known as Springer Ave., a 60 foot wide right-of-way;

THENCE North 89°53'41" West, departing the westerly right-of-way line of said Duval Street, along the southerly line of said Lot 23, the southerly line of said 15 foot wide alley, and the southerly line of said Lot 22, a distance of 285.00 feet to the southwest corner of said Lot 22, being at the intersection of the northerly right-of-way line of said Elmwood Ave., with the easterly right-of-way line of said H Street, a 50 foot wide right-of-way, from which, a railroad spike found for witness bears South 43°38'38" East, 0.30 feet;

THENCE North 0°11'45" East, departing the northerly right-of-way line of said Elmwood Ave., along the westerly line of said Lots 1-22 and the easterly right-of-way line of said H Street, a distance of 560.00 feet to the northwest corner of said Lot 1, being at the intersection of the easterly right-of-way line of said H Street with the southerly right-of-way line of said E. Maddox Ave., from which, an "X" cut in concrete found for witness bears South 36°41'46" West, 0.39 feet;

THENCE South 89°53'41" East, departing the easterly right-of-way line of said H Street, along the northerly line of said Lot 1, the northerly line of said 15 foot wide alley, and the southerly right-of-way line of said E. Maddox Ave., a distance of 150.00 feet to the northeast corner of said 15 foot wide alley, common to the northwest corner of said Lot 44;

THENCE North 87°33'40" East, along the northerly line of said Lot 44 and continuing along the southerly right-of-way line of said E. Maddox Ave., a distance of 135.14 feet to the **POINT OF BEGINNING** and containing 3.673 acres (160,005 square feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

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

Sylviana Gunawan
RPLS No. 6461

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS ELECTRIC SERVICE COMPANY, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

GRAHAM PARK ADDITION, LOT 1R, BLOCK 8

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS _____ day of _____, 2021.

TEXAS ELECTRIC SERVICE COMPANY, a Texas limited liability company

By: _____
Oncon Electric Delivery Company, LLC, a Delaware limited liability company, formerly known as Texas Electric Service Company; Successor by Merger of Texas Power & Light Company; Texas Service Company; and Dallas Power & Light Company

By: _____
Jill L. Alvarez, Attorney-in-Fact

STATE OF TEXAS)
COUNTY OF TARRANT)

Before me, the undersigned authority, a Notary Public in and for the State of 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 expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Board Expires On: _____

OWNER:
ONCORE ELECTRIC DELIVERY CO. LLC
115 West 7th Street, Suite 505
Fort Worth, Texas 76102
Tel. No. (817) 215-6061
Contact: Jill L. Alvarez, P.E.
Email: jill.alvarez@oncore.com

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Rob Myers, P.E.
Email: rob.myers@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Sylviana Gunawan, R.P.L.S.
Email: sylviana.gunawan@kimley-horn.com

GENERAL NOTES:

1. Flood Statement:
According to Map No. 48439C0310L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as revised by LOMR Case No. 18-06-2091P, effective July 5, 2019, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor. Only Zone AE is shown hereon.

2. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

3. Property corners are 5/8" capped iron rod set marked "KHA" unless noted otherwise.

4. The purpose of this replat is to combine block 8 and an abandoned 15 foot alley into 1 lot.

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 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.

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.

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.

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, cable, or other utility easement of any type.

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.

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.

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 Club house 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.

P.R.V. Required:

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

Parkway Permit:

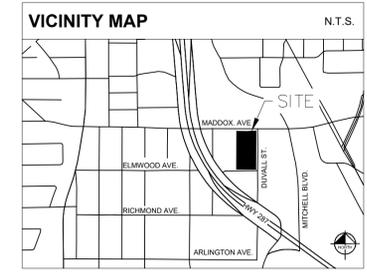
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets me be required at the building permit issuance via parkway permit.

Floodplain Restriction Note:

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 part(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.

Floodplain/Drainage 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 way by the property owners. The drainage ways are occasionally subject to stormwater 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.



LOT TABLE			
LOT NO.	ACRES	SQ. FT.	TYPE
BLOCK 8	3,673	160,005	NON-RESIDENTIAL
TOTAL	3,673	160,005	NON-RESIDENTIAL

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = CAPPED IRON ROD FOUND
MON = MONUMENT
XF = "X" CUT FOUND
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
O.P.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
VOL. = VOLUME
PG. = PAGE
F.K.A. = FORMERLY KNOWN AS

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

FINAL PLAT
GRAHAM PARK ADDITION
LOT 1R, BLOCK 8
3.673 ACRES

BEING A REPLAT OF BLOCK 8 AND A 15 FOOT ALLEY
GRAHAM ADDITION, RECORDED IN VOLUME 309, PAGE
23, PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE
JOHN DAVIS SURVEY, ABSTRACT NO. 418
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

FS-21-215
JANUARY 20, 2021

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CDS	KHA	1/20/2021	064424908	1 OF 1

This plat recorded in Document Number _____ Date _____

DWG NAME: K:\P\PLAT_SURVEY\309\23\GRAHAM-PARK-ADDITION\LOT-1R\DWG_PLOTTED BY: GUNAWAN, SYLVIANA 1/20/2021 8:24 AM LAST SAVED: 1/20/2021 8:23 AM