

State of Texas
County of Tarrant

Whereas Omar Diaz and Sylvia Gutierrez being the sole owners of a certain 1.878 acres tract of land, being all of Lot C, J.J. Jarvis Subdivision, plat recorded in Volume 388-K, Page 303, all of Lot 8, Block 2, Dixie Wagon Manufacturing Co. Addition, plat recorded in Volume 63, Page 27, all of NE 32nd street and a portion of Lot 1, Block 1, Crest Addition, as depicted in the plat recorded in Volume 388-58, Page 342, Plat Records, Tarrant County, Texas; same being all of that certain tract conveyed to Diaz in D215125820 and all of that certain tract conveyed to Gutierrez described in Volume 12543, Page 779, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID US Survey Feet):

BEGINNING at a found 1/2" iron rod in the east line of Decatur Avenue (paved surface), at the southwest corner of Lot B, said J.J. Jarvis Subdivision (V. 388-K, P. 303), same being the northwest corner of said Lot C, J.J. Jarvis Subdivision (V. 388-K, P. 303), for the northwest and beginning corner of this tract.

THENCE N 89°37'07" E 146.94 feet, along the north line of said Lot C, J.J. Jarvis Subdivision (V. 388-K, P. 303) to a set 1/2" capped iron rod in the occupied west line of Strohl Street (50' wide), same being the southeast corner of Lot A, said J.J. Jarvis Subdivision (V. 388-K, P. 303), for the northeast corner of this tract.

THENCE S 00°23'14" E 83.69 feet, with the occupied west line of said Strohl Street, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the north line of said NE 32nd Street, for an ell corner of this tract.

THENCE N 89°37'10" E 50.00 feet, to a found 1/2" iron pipe in the north line of said NE 32nd Street, the occupied east line of said Strohl Street, for the southwest corner of said said Lot 8, Block 2, and an ell corner of this tract.

THENCE N 00°23'14" W 42.97 feet, with the east line of said Strohl Street, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", being the northwest corner of said Lot 8, Block 2, for an ell corner of this tract.

THENCE N 89°37'07" E 146.12 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the west line of a 16' alley, being the northeast corner of said Lot 8, Block 2, for the most easterly northeast corner of this tract.

THENCE S 00°22'53" E 70.82 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", in the west line of the L.A. & T. Railroad Co. right-of-way, for the most easterly corner of this tract.

THENCE with the west line of said L.A. & T. Railroad Co. right-of-way and along the arc of a curve to the left, having a radius of 1469.00 feet, an arc length of 385.67 feet, and whose chord bears S 36°08'34" W 384.57 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." in the east line of Decatur Avenue (60' wide), in the southeast line of said Lot 1, Block 1, Crest Addition, for the southeast corner of this tract.

THENCE with the east line of said Decatur Avenue the following:

N 62°22'12" W 28.37 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for a corner of this tract.

S 89°37'07" W 28.27 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc.", for the southwest corner of this tract.

N 08°52'53" W 411.79 feet, to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Kyle Rucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Project ID: JN91135-PP
Field Date: May 19, 2021
Preparation Date: January 15, 2024

Now, Therefore, Know All Men By These Presents:

that Omar Diaz, and Sylvia Gutierrez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 1-R1, Block 1, Lot 1-R2, Block 2 and Lot 8-R1, Block 2, Crest Addition**, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness, my hand, this the _____ day of _____, 2024.

By:

Omar Diaz Sylvia Gutierrez

State of Texas

County of _____

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 above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

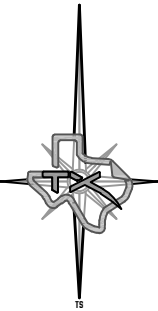
State of Texas

County of _____

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 above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the _____ day of _____, 2024.

Notary Public in and for the State of Texas



Owner 1:
Omar Diaz
13509 CR 511
Venus, TX 76084

Surveyor:
Kyle Rucker, R.P.L.S.
104 S. Walnut Street
Weatherford, TX. 76086
817-594-0400

Owner 2:
Sylvia Gutierrez
P.O. Box 64001
Fort Worth, TX 76164

1" = 50'



City of Fort Worth Case No. FS-23-302



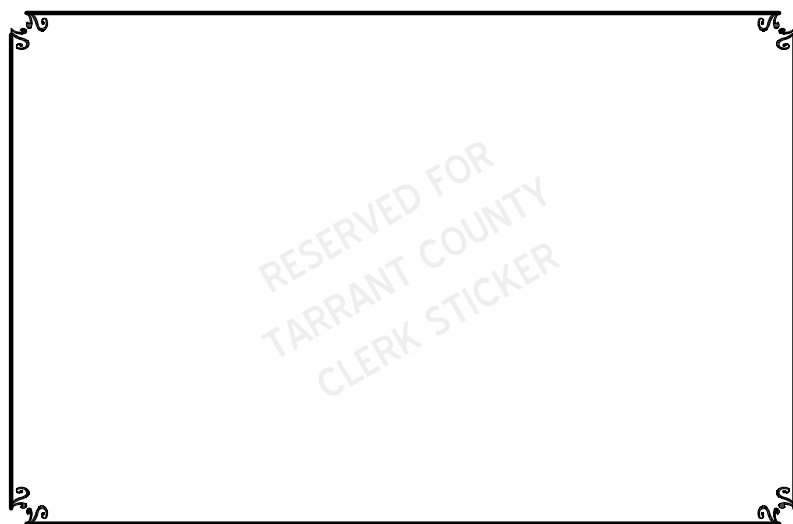
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90)
DAYS AFTER DATE OF APPROVAL.

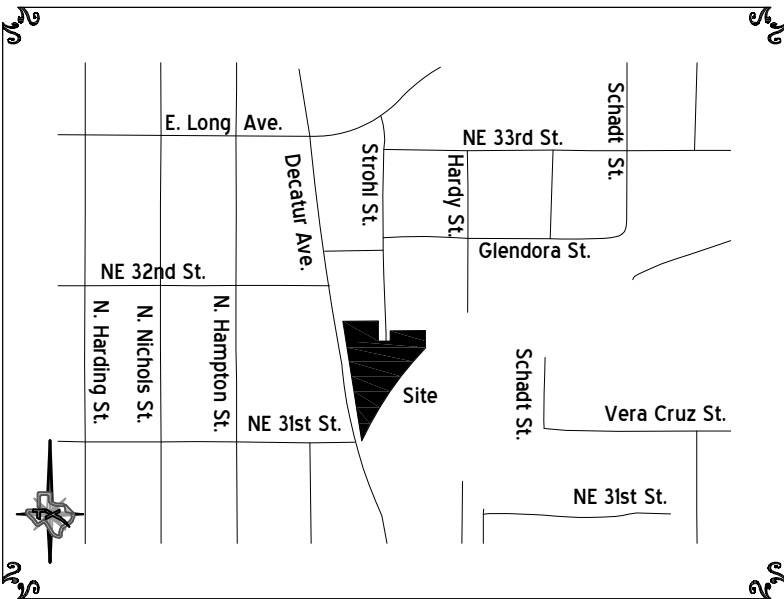
PLAT APPROVAL DATE:

CHAIRMAN

SECRETARY



Vicinity Map (not to scale)



City of Fort Worth Notes:

Water/Wastewater Impact Fee:

The City of Fort Worth has an ordinance implementing the assessment of 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 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 ways 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 their 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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II 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.

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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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 approved 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, 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 Unaltered:

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 Improvements:

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

Water:

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

Final Plat

Lot 1-R1, Block 1, Lot 1-R2, Block 2
and Lot 8-R1, Block 2

Crest Addition

an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 1.878 acres replat of Lot C, J.J. Jarvis Subdivision, plat recorded in Volume 388-K, Page 303, all of Lot 8, Block 2, Dixie Wagon Manufacturing Co. Addition, plat recorded in Volume 63, Page 27, all of NE 32nd street and a portion of Lot 1, Block 1, Crest Addition, as depicted in the plat recorded in Volume 388-58, Page 342, Plat Records, Tarrant County, Texas

February 2024

WEATHERFORD BRANCH - 817-594-0400



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SURVEYING
INC.

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