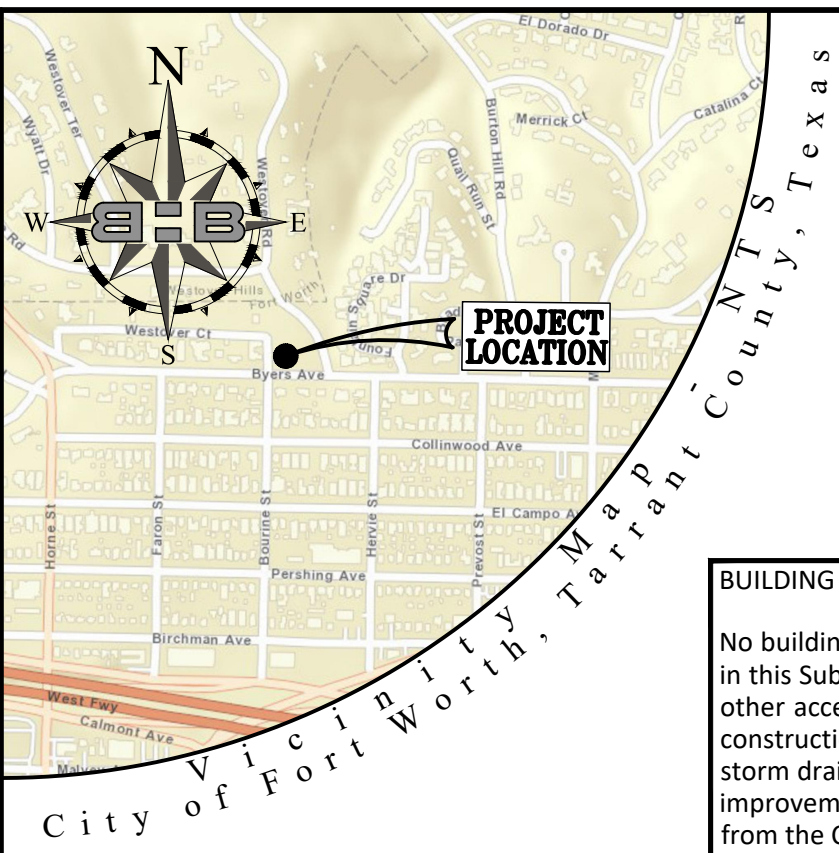




DEVELOPMENT YIELD TABLE	
OVERALL AREA	1.290 ACRES
LOT 1	0.670 ACRES
LOT 2	0.553 ACRES
ROW VACATION	0.066 ACRES
LAND USE-RESIDENTIAL	1.290 ACRES

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.

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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE PURSUANT TO THE FORT WORTH CITY CODE

No Building(s), not necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within the setbacks by the current Gas Well Ordinance and adopted Fire Code from an existing or permitted gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

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.

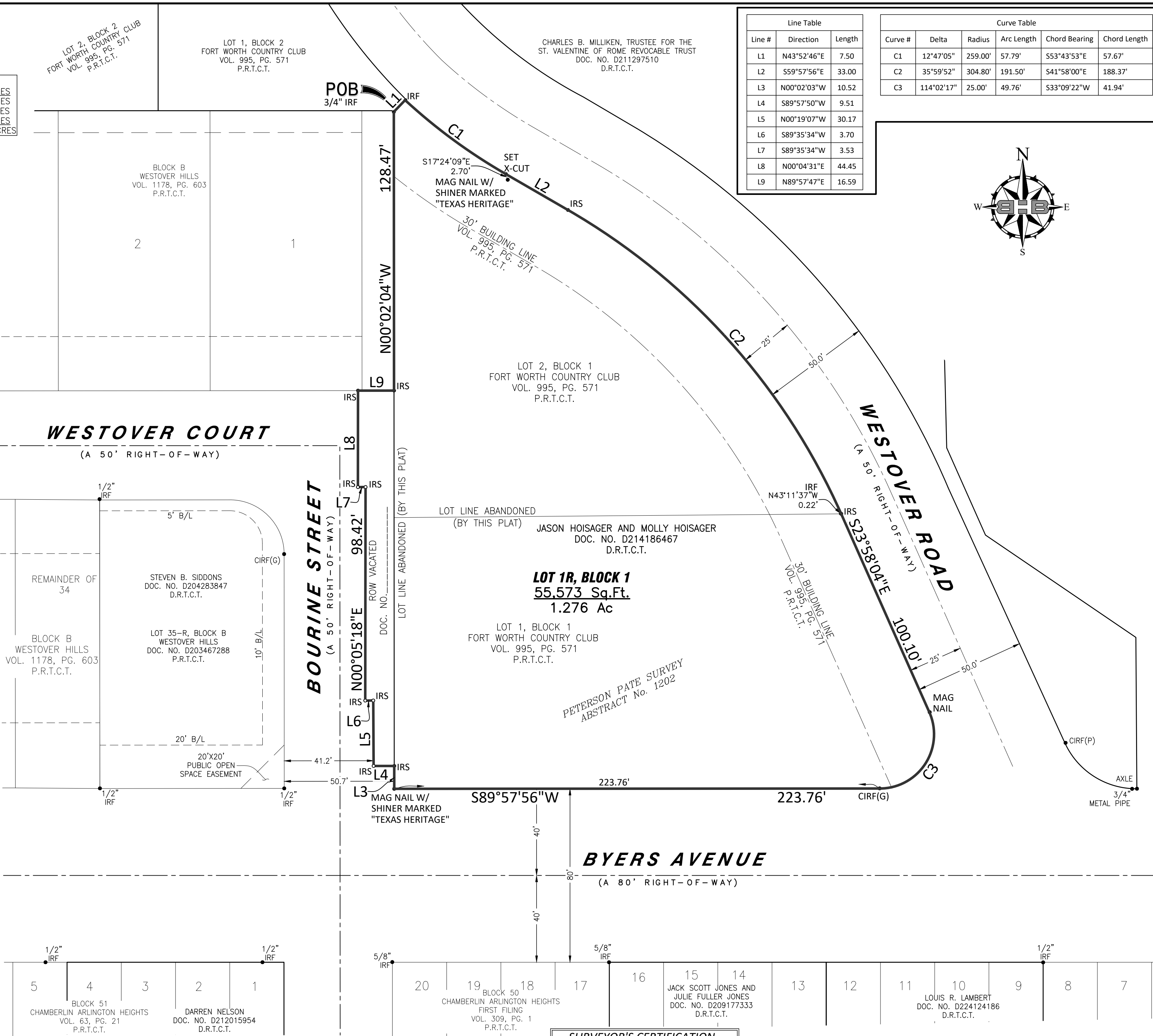
UTILITY EASEMENTS

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 of 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.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, 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.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 08-12-2025

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
August 12, 2025

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, _____, notary public, State of Texas, on this day, personally appeared _____, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed herein..

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public, State of Texas

OWNER'S CERTIFICATE STATE OF TEXAS § COUNTY OF TARRANT §

BEING a tract of land situated in the Peterson Pate Survey, Abstract Number 1202, City of Fort Worth, Tarrant County, Texas and being all of Lot 1 and 2, Block 1, Fort Worth Country Club, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Volume 995, Page 571, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being a portion of the existing Bourine Street (a 50-foot right-of-way), as shown on plat recorded in Volume 1178, Page 603, P.R.T.C.T. and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference Frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a found 3/4-inch iron rod for the northwest corner of said Lot 2, Block 1, same being the most southernmost southeast corner of Lot 1, Block 2, said Fort Worth Country Club, and being the northeast corner of said Westover Hills;

THENCE North 43°52'46" East, with the common line between said Lot 2, Block 1 and said Lot 1, Block 2, a distance of 7.50 feet to a found 1/2-inch iron rod for the Northern most corner of said Lot 2, Block 1, same being in the west right-of-way line of Westover Road (a 50-foot right-of-way);

THENCE with the common line between said Block 1 and the said right-of-way line the following courses and distances:

along a curve to the left having a central angle of 12°47'05", a radius of 259.00 feet, an arc length of 57.79 feet and a chord which bears South 53°43'53" East, a distance of 57.67 feet to a set X-Cut in concrete driveway from which a found MAG Nail with shiner marked "Texas Heritage" bears South 17°24'09" East, a distance of 2.70 feet;

South 59°57'56" East, a distance of 33.00 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS);

along a curve to the right having a central angle of 35°59'52", a radius of 304.80 feet, an arc length of 191.50 feet and a chord which bears South 41°58'00" East, a distance of 188.37 feet to an IRS, from which a found 1/2-inch iron rod bears North 43°11'37" West, a distance of 0.22 feet,

South 23°58'04" East, a distance of 100.10 feet a found MAG Nail for the northernmost corner of a corner clip at the northwest corner of the intersection of the aforementioned Westover Road and Byers Avenue (an 80-foot right-of-way);

THENCE with said corner clip and along a curve to the right having a central angle of 114°02'17", a radius of 25.00 feet, an arc length of 49.76 feet and a chord which bears South 33°09'22" West, a distance of 41.94 feet to a found 1/2-inch capped iron rod marked "4151 GRANT ENG" (CIRF(G));

THENCE South 89°57'56" West, with the common line between aforementioned Lot 1, Block 1 and the aforesaid Byers Avenue, at a distance of 223.76 feet to a found MAG Nail with shiner marked "Texas Heritage" for the southwest corner of said Lot 1, Block 1, same being the northeast corner of the intersection of said Byers Avenue and Bourine Street (a 50-foot right-of-way);

THENCE North 00°02'03" West, with the common line between of said Lot 1, Block 1 and the said Bourine Street, a distance of 10.52 feet to an IRS for the southeast corner of a vacated portion of said Bourine Street;

THENCE South 89°57'50" West, a distance of 9.51 feet to an IRS for the southwest corner of the said vacated portion of Bourine Street;

THENCE with the west line of the said vacated portion of Bourine Street the following courses and distances:

North 00°19'07" West, a distance of 30.17 feet to an IRS;

South 89°35'34" West, a distance of 3.70 feet to an IRS;

North 00°05'18" East, a distance of 98.42 feet to an IRS;

South 89°35'34" West, a distance of 3.53 feet to an IRS;

North 00°04'31" East, a distance of 44.45 feet to an IRS for the northwest corner of the vacated portion of Bourine Street, same being in the common line between Westover Court (a 50-foot right-of-way) and Lot 1, Block B of the aforementioned Westover Hills;

THENCE North 89°57'47" East, with north line of the said vacated portion of Bourine Street, same being the common line between said Lot 1, Block B and Westover Court, a distance 16.59 feet to an IRS for the northeast corner of the said vacated portion of Bourine Street and being in the west line of the aforementioned Lot 2, Block 1;

THENCE North 00°02'04" West, with the common line between said Block B, Westover Hills and said Lot 2, Block 1, a distance of 128.47 feet to the **POINT OF BEGINNING** and containing 55,573 Square feet or 1.276 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Jason Hoisager, and wife, Molly Hoisager do hereby adopt this plat designating the above described property as **LOT 1R, BLOCK 1, FORT WORTH COUNTRY CLUB**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements as shown.

WITNESS UNDER MY HAND THIS the _____ day of _____, 2025.

By: _____

Name: Jason Hoisager

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, _____, notary public, State of Texas, on this day, personally appeared Jason Hoisager, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed herein..

Given under my hand and seal of office this the _____ day of _____, 2025.

Notary Public, State of Texas

By: _____

Name: Molly Hoisager

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, _____, notary public, State of Texas, on this day, personally appeared Molly Hoisager, known to me [or proven to me on the oath of (name of identifying witness), or through (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration expressed herein..

Given under my hand and seal of office this the _____ day of _____, 2025.

Notary Public, State of Texas

THE PURPOSE OF THIS REPLAT IS TO
ABANDON THE LOT LINE BETWEEN LOTS 1
AND 2, BLOCK 1 AND A PORTION OF
BOURINE STREET TO CREATE ONE LOT,
CALLED LOT 1R, BLOCK 1.

FINAL PLAT
LOT 1R, BLOCK 1
FORT WORTH COUNTRY CLUB
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1,
FORT WORTH COUNTRY CLUB
VOL. 995, PG. 571, P.R.T.C.T. AND
BOURINE STREET, VOL. 1178, PG. 603, P.R.T.C.T.
PETERSON PATE SURVEY, ABSTRACT NO. 1202
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AUGUST 2025

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

FS-25-XXX

OWNER:
Jason Hoisager
5444 Byers Avenue
Fort Worth, TX 76107

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

This plat filed in Document No. _____ Date _____