

SIDEWALKS

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Six-foot sidewalks are required long all park streets.

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 or 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

COVENANTS OR RESTRICTION ARE UN-ALTERED

This Replat does not vacate the previous "Plat ubdivision, nor does it amend or remove any leed covenants or restrictions.

the performance of the obligations of said owners association, as set forth herein.

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

The existing creek, stream, river, or drainage

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

channel traversing along or across portions of his addition, will remain unobstructed at all times and will be maintained by 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 raversing their property clean and free of ebris, 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 ny damages resulting from the occurrence of those phenomena, nor the failure of any tructure(s) within the drainage-ways. The drainage-way crossing each lot is contained vithin the floodplain easement line as shown on the plat.

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



engineering and surveying

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

DEVELOPMENT YIELD TABLE 0.670 ACRES 0.553 ACRES 0.066 <u>ACRES</u> LAND USE:RESIDENTIAL 1.290 ACRES

LOT 1, BLOCK 2 FORT WORTH COUNTRY CLUB

VOL. 995, PG. 571

BLOCK B

WESTOVER HILLS

VOL. 1178, PG. 603

P.R.T.C.T.

WESTOVER COURT

5' B/L

STEVEN B. SIDDONS

DOC. NO. D204283847

LOT 35-R, BLOCK B

WESTOVER HILLS

DOC. NO. D203467288

20' B/L

20'X20' PUBLIC OPEN -

SPACE EASEMENT

DARREN NEL'SON

D.R.T.C.T.

(A 50' RIGHT-OF-WAY)

+----

REMAINDER OI

BLOCK B

WESTOVER HILLS

VOL. 1178, PG. 603

P.R.T.C.T.

POB 🛌

S17°24'09"E

MAG NAIL W/

SHINER MARKED

"TEXAS HERITAGE"

LOT LINE ABANDONED

(BY THIS PLAT)

LOT 2, BLOCK 1

FORT WORTH COUNTRY CLUB

VOL. 995, PG. 571

JASON HOISAGER AND MOLLY HOISAGER

DOC. NO. D214186467

D.R.T.C.T.

LOT 1R. BLOCK

55,573 Sq.Ft

1.276 Ac

LOT 1, BLOCK 1

S89°57'56"W

CHAMBERLIN ARLINGTON HEIGHTS

FIRST FILING

VOL. 309, PG.

FORT WORTH COUNTRY CLUB

VOL. 995, PG. 571

P.R.T.C.T.

3/4" IRF

C v

2

0

L3 MAG NAIL W/

SHINER MARKED

"TEXAS HERITAGE"

JILDING PERMITS

No building permits shall be issued for any lo in this Subdivision until an appropriate CFA o other acceptable provisions are made for th construction of any applicable water, sewe storm drain, street lights, sidewalks, or pavin 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 pproval date of this plat application, based upon Schedule 1 of the impact fee ordinance n 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 permi will be issued on this site (a grading plan i some instances may be adequate.) If the site does not conform, then a drainage study ma be required along with a CFA for any require drainage improvements and the current owner shall submit a letter to the Departmen of Transportation and Public Works statin awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the

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 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.

Any public utility, including the City of Fort

Worth, shall have the right to move and keep

UTILITY EASEMENTS

moved all or part of any building, fence, tree, FLOODPLAIN RESTRICTION: shrub, other growth or improvement which in any way endangers or interferes with the No construction shall be allowed within the construction, maintenance, or efficiency of its floodplain easement, without the writter espective systems on any of the easements approval of the Director of Transportation shown on the plat; and they shall have the and Public Works. In order to secure right at all times of ingress and egress upon approval, detailed engineering plans and/or said easements for the purpose of studies for the improvements, satisfactory to construction, reconstruction, inspection, the Director, shall be prepared and submitted patrolling, maintaining, and adding to or by the party(ies) wishing to construct within emoving all or part of its respective systems the flood-plain. Where construction without the necessity at any time of procuring permitted, all finished floor elevations shall the permission of anyone. be a minimum of (2) feet above the 100-year flood elevation resulting from ultimate

CONSTRUCTION PROHIBITED OVER

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.

This plat filed in Document No.

Zone X - Areas determined to be outside the 0.2% annual chance flood per FIRM, Flood 48439C0285L, Map Revised March 21, 2019. The location as shown is per scaling.

The subject property lies within OTHER AREAS:

development of the watershed.

FLOOD ZONE NOTE

CHAMBERLIN ARLINGTON HEIGHTS

P.R.T.C.T.

Private PRV's will be required; water pressure

RV's REQUIRED

exceeds 80 P.S.I.

LEGEND

....Building Line

...... Set Cotton Spindle

..... Found Iron Rod

D.R.T.C.T...Deed Records, Tarrant County, Texas

P.R.T.C.T... Plat Records, Tarrant County, Texas

GENERAL NOTES

All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted. Insurance Rate Map, Community Panel Numbers 4. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those

CIRF(G) Found 1/2-inch Capped Iron Rod marked "4151 GRANT ENG"

CIRF(P).....Found 5/8-inch Capped Iron Rod marked "PROLINE 5122"

..... Set 5/8-inch Capped Iron Rod marked "BHB INC"

Basis of bearing being U.S. State Plane Grid - Texas North Central

Cooperative Network. Reference frame is NAD83(2011) Epoch

2010.0000. Distances shown are U.S. Survey feet displayed in surface

The surveyor, as required by state law, is responsible for surveying

engineering data, such as floodplain and floodway locations and

minimum finished floor elevations data placed on this survey.

information only and bears no responsibility for the accuracy of the

Zone (4202) NAD83 as established using the AllTerra RTKNet

facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied

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,

> PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED

JACK SCOTT JONES AND

JULIE FULLER JONES

DOC. NO. D209177333

BYERS AVENUE

(A 80' RIGHT-OF-WAY)

OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Purpose of Document: Review

Surveyor: John G. Margotta Registered Professional Land Surveyor No. 5956

SURVEYOR'S CERTIFICATION

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

Notary Public, State of Texas

, notary public, State of Texas, on this day, personally , 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

Line Table

N43°52'46"E

CHARLES B. MILLIKEN, TRUSTEE FOR THE

ST. VALENTINE OF ROME REVOCABLE TRUST

DOC. NO. D211297510

Direction Length

S59°57'56"E 33.00

N00°02'03"W 10.52

S89°57'50"W 9.51

L6 S89°35'34"W 3.70

N43°11'37"W

0.22

223.76'

N00°19'07"W 30.17

S89°35'34"W 3.53

N00°04'31"E 44.45

N89°57'47"E 16.59

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MAG NAIL

LOUIS R. LAMBERT

DOC. NO. D224124186

for the purposes and consideration expressed herein... Given under my hand and seal of office this the

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

Curve Table

Delta

| 12°47'05" | 259.00' | 57.79'

C2 | 35°59'52" | 304.80' | 191.50'

C3 | 114°02'17" | 25.00' | 49.76'

Radius | Arc Length | Chord Bearing | Chord Length

S53°43'53"E 57.67'

S41°58'00"E 188.37'

S33°09'22"W 41.94'

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 County 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

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

Name: Jason Hoisager

STATE OF TEXAS

METAL PIPE

FORT WORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of

Chairman

Secretary

COUNTY OF TARRANT

, 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

Name: Molly Hoisager

STATE OF TEXAS §

COUNTY OF TARRANT

, 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. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE LOT LINE BETWEEN LOTS 1 Notary Public, State of | exas 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

FS-25-XXX

Plat Approval Date: