

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 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.

**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 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(s) 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".

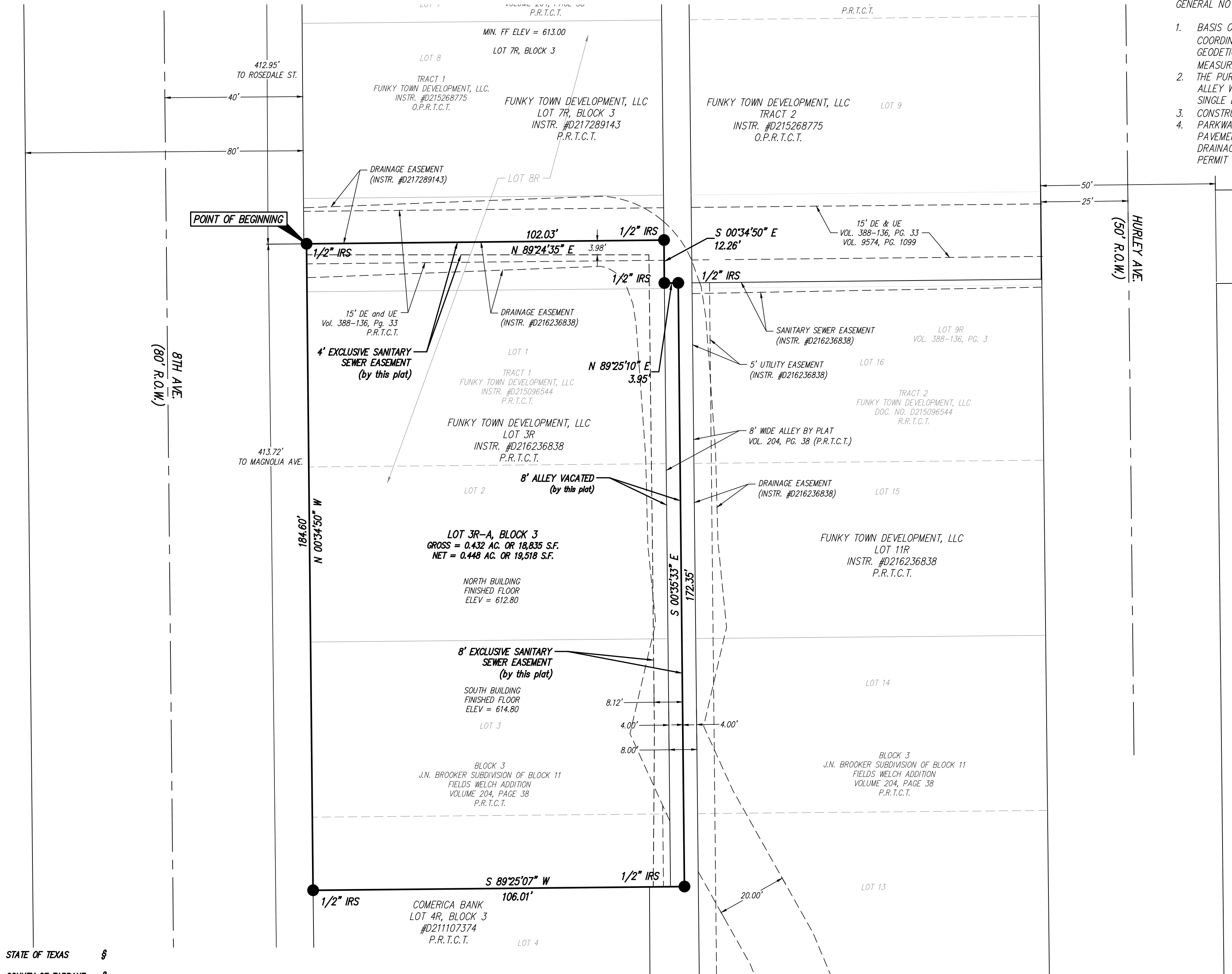
**Covenants or Restrictions are Un-amended**  
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**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.

**FLOOD STATEMENT:** According to Community Panel No. 48439C0305K, 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.



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 19,518 square feet or 0.448 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 3R, Block 3 of the J.N. Brookers Subdivision of Block 11 Fields Welch Addition, recorded in instrument number D21623838 of the Official Public Records of Tarrant County Texas, also being All of an alley abandonment by this plat, and being more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot 3R, and being in the south line of Lot 7R of said J.N. Brookers Subdivision, and being in the east line of 8th Avenue (80' R.O.W.);

**THENCE** North 89°24'35" East, a distance of 102.03 feet, along the north line of said Lot 3R and the common south line of said Lot 7R, to a 1/2" iron rod set with yellow plastic cap stamped "SGI RPLS 3664" for the northeast corner of said Lot 3R, and being the southeast corner of said Lot 7R;

**THENCE** South 00°34'50" East, a distance of 12.26 feet, along the east line of said Lot 3R and the common west line of an 8' alley, vacated by this plat, to a 1/2" iron rod with yellow plastic cap stamped "SGI RPLS 3664" set for the corner of said Lot 3R;

**THENCE** North 89°25'10" East, a distance of 3.95 feet, departing the east line of said Lot 3R and the common west line of said 8' alley, to a 1/2" iron rod with yellow plastic cap stamped "SGI RPLS 3664" set in the center of said 8' alley;

**THENCE** South 00°35'33" East, a distance of 172.35 feet, along the centerline of said 8' alley, to a 1/2" iron rod with yellow plastic cap stamped "SGI RPLS 3664" set for corner;

**THENCE** South 89°25'07" West, a distance of 106.01 feet, departing the centerline of said 8' alley, along the south line of said Lot 3R and the common north line of Lot 4R, Block 3, as recorded in Instrument Number 211107374, Property Records of Tarrant County, Texas, to a 1/2" iron rod with yellow plastic cap stamped "SGI RPLS 3664" set for the corner;

**THENCE** North 00°34'50" West, a distance of 184.60 feet, along the west line of said Lot 3R and the common east line of 8th Avenue (80' R.O.W.), to the **POINT OF BEGINNING**, and containing 19,518 square feet or 0.448 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 3R-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 \_\_\_\_\_

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:

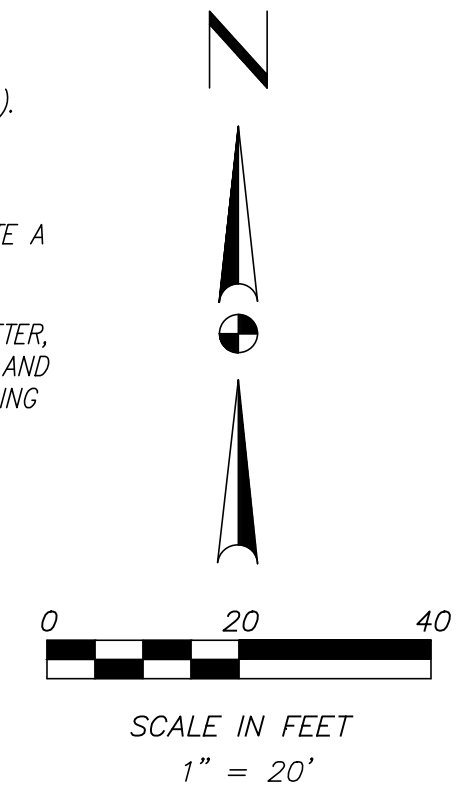
COUNTY OF TARRANT:

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.

**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.



**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-21-088

DEVELOPMENT YIELD	
GROSS SITE AREA (ACREAGE):	0.448
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	0.448
INDUSTRIAL LOTS	0
OPEN SPACE LOTS	0
RIGHT-OF-WAY	0

**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

**FINAL PLAT**

**LOT 3R-A, BLOCK 3  
OF THE J.N. BROOKERS SUBDIVISION OF  
BLOCK 11  
FIELDS WELCH ADDITION  
A REPLAT OF  
LOT 3R, BLOCK 3  
OF THE J.N. BROOKERS SUBDIVISION OF BLOCK 11  
FIELDS WELCH ADDITION  
VOL. 204, PG. 38 - P.R.T.C.T.**



**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 07-09-2021 **SGI Project No. 17789**

**CASE NUMBER FS-21-088**

This plat recorded in Document Number \_\_\_\_\_

Date \_\_\_\_\_