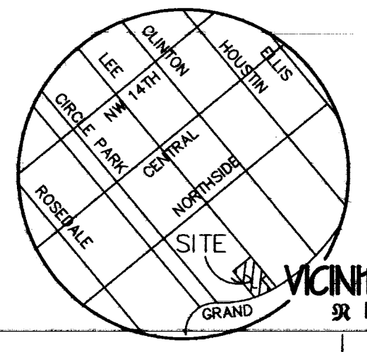


VICINITY MAP
NTS

NOTES:

TOTAL AREA: 0.657 ACRE

(CM) DENOTES MONUMENTS USED FOR BASIS OF BEARING.

BASIS OF BEARING IS THE PLAT RECORDED IN VOLUME 63, PAGE 149.

PRIVATE P.R.V'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED 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 IMPROVEMENTS 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.

WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINACE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNTED 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.

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".

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 48439C0190K
EFFECTIVE DATE: 9-25-09.
THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

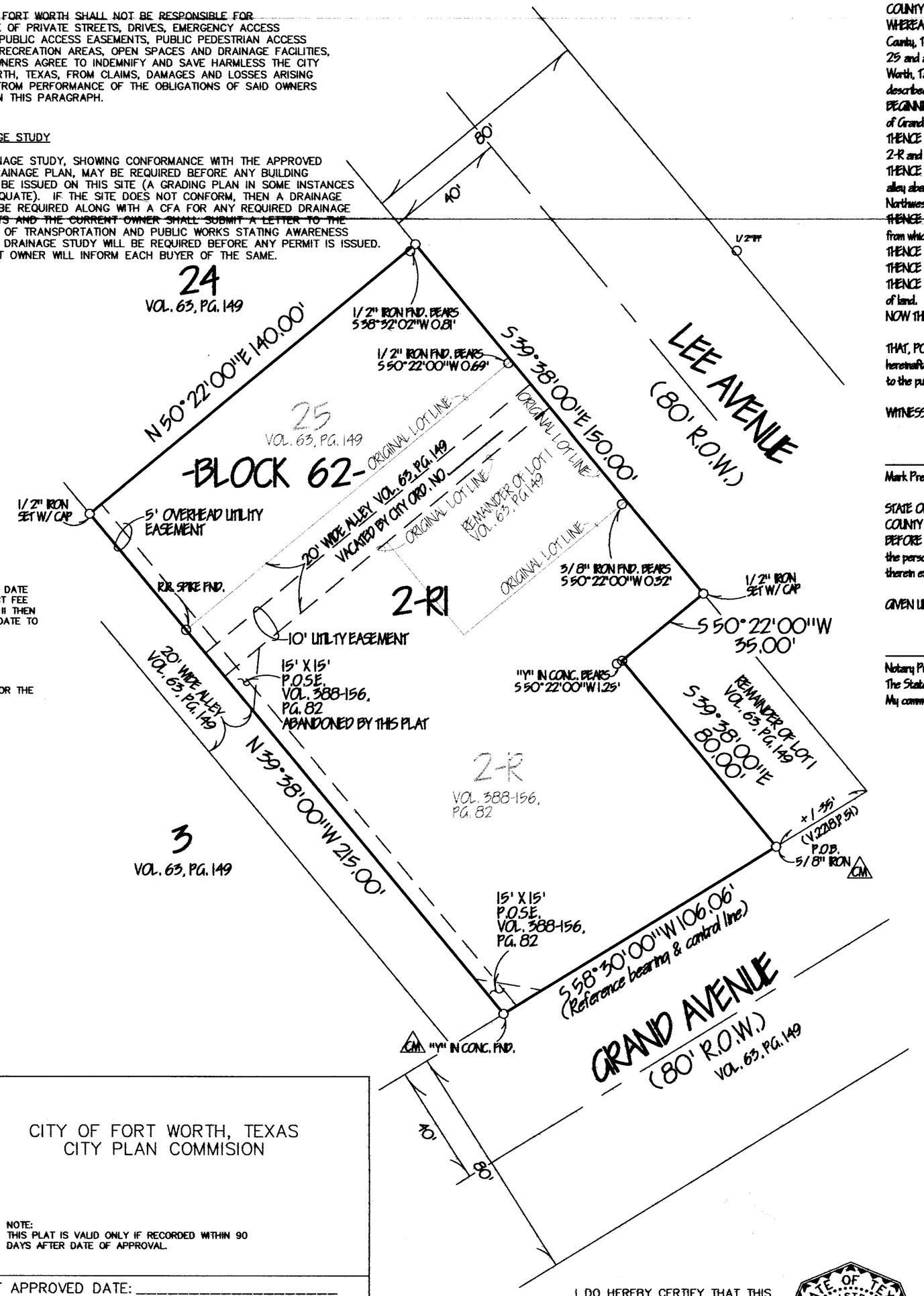
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRIVATE MAINTENENCE NOTE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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.



STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS PCI Grand Avenue, LLC is the sole owner of Lot 2-R, Block 62, NORTH FORT WORTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-156, Page 82, Plat Records, Tarrant County, Texas, a remaining portion of Lot 1, all of Lot 25 and a 20 foot wide alley abandoned by City Ordinance No. _____, in Block 62, NORTH FORT WORTH, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron found at the Southeast corner of said Lot 2-R and a remaining portion of Lot 1, said Block 62, said iron being in the North line of Grand Avenue (80' R.O.W.);

THENCE S 58° 30' 00" W, along the North line of said Grand Avenue, 106.06 feet to a 'Y' in concrete found at the Southwest corner of said Lot 2-R and the East line of a 20 foot wide alley;

THENCE N 39° 38' 00" W, along the East line of said alley, passing the Northwest corner of said Lot 2-R and the Southwest corner of said 20 foot alley abandoned by City Ordinance No. _____, continuing in all a distance of 215.00 feet to a ½" iron set with Fulton Surveying cap at the Northwest corner of said Lot 25 and the Southwest corner of Lot 24, said Block 62;

THENCE N 50° 22' 00" E, along the common line of said Lots 25 and 24, a distance of 140.00 feet to the West line of Lee Avenue (80' R.O.W.), from which a ½" iron found bears S 58° 32' 02" W, 0.81 feet;

THENCE S 39° 38' 00" E, along the West line of said Lee Avenue, 150.00 feet to a ½" iron set with Fulton Surveying cap;

THENCE S 50° 22' 00" W, 35.00 feet to a reentrant corner of said Lot 2-R, from which a 'Y' in concrete bears S 50° 22' 00" W, 1.25 feet;

THENCE S 39° 38' 00" E, along the East line of said Lot 2-R, a distance of 80.00 feet to the POINT OF BEGINNING and containing 0.657 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PCI Grand Avenue, LLC, acting by and thru the undersigned duly authorized agent, Mark Presswood, does hereby adopt this plat designating the hereinafter property as Lot 2-R1, Block 62, NORTH FORT WORTH, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this _____ day of _____, 2019.

_____
Mark Presswood

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mark Presswood, 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 purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

_____
Notary Public in and for
The State of Texas
My commission Expires: _____

FINAL PLAT

Lot 2-R1, Block 62
NORTH FORT WORTH ADDITION
Being a Replat of
Lot 2-R, Block 62
NORTH FORT WORTH ADDITION
An Addition to the City of Fort Worth, Tarrant County, Texas
According to the Plat recorded in Volume 388-156, Page 82
Plat Records, Tarrant County, Texas
And
Lot 25 and a Portion of Lot 1, Block 62
And a portion of a 20 Foot Wide Alley in Block 62
Vacated by Ordinance No. _____
NORTH FORT WORTH
An Addition to the City of Fort Worth, Tarrant County, Texas
According to the Plat recorded in Volume 63, Page 149
Plat Records, Tarrant County, Texas

PROPERTY OWNER:
PCI GRAND AVENUE, LLC
502 GRAND AVENUE, SUITE B
FORT WORTH, TEXAS 76164

SURVEYOR:
FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
817-335-3625 OFFICE
fultonsurveying@sbcglobal.net

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISION

NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: _____

DATE: _____

STATE OF TEXAS
REGISTERED
SUSAN L. STEWART
5495
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 30'

30 0 30 60 90
GRAPHIC SCALE - FEET

LAND USE TABLE
LOT 2-R1
COMMERCIAL
30,623 S.F.

PLAT FILED _____, 2019
INSTRUMENT NO. _____
TARRANT COUNTY PLAT RECORDS

PLAT PREPARED SEPTEMBER, 2018

CASE # FS-18-238

FULTON SURVEYING, INC.
115 ST. LOUIS AVENUE
FORT WORTH, TEXAS 76104
(817) 335-3625
TX FIRM NO. 10053600

13222plat