

OWNER:  
STEVEN J. SCHMITZ & LESLEY A. SCHMITZ  
10817 OWL CREEK DRIVE  
FORT WORTH, TX 76109

\* LEGEND \*

BM  
CIRF  
CIRS  
IRF  
IPF  
X-CUT  
(CM)  
D.R.T.C.T.  
P.R.T.C.T.  
INST#  
VOL#  
PG.  
NO.  
R.O.W.  
ESMT.  
POC  
POB  
NTS

BENCHMARK  
CAPPED IRON ROD FOUND  
IRON ROD FOUND  
IRON PIPE FOUND  
"X" CUT ON CONCRETE  
CONTROLLING MONUMENT  
DEED RECORDS TARRANT, COUNTY, TEXAS  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME  
PAGE  
NUMBER  
RIGHT-OF-WAY  
EASEMENT  
POINT OF COMMENCING  
POINT OF BEGINNING  
NOT TO SCALE

NOTES:

- 1) Basis of bearing for this plat is referenced to the Texas Coordinate System, NAD-83, North Central Texas Zone 4202, as derived from GPS vectors obtained from Western Data Systems RTK Network.
- 2) This property lies inside the ETJ of the City of Fort Worth, Tarrant County, Texas.
- 3) The sole purpose of this replat is to create Lots 25A, 25B, and 25C from Lot 25.
- 4) Private P.R.Vs will be required; water pressure exceeds 80 P.S.I.
- 5) Water to be served by private well water. Sewer to be served by private individual disposal system.
- 6) All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

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.

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.

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 II of said ordinance, and is due on the date a building permit is issued.

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.

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 site grading plan in some cases may be adequate to show conformance). 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 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-altered

This plat 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 & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

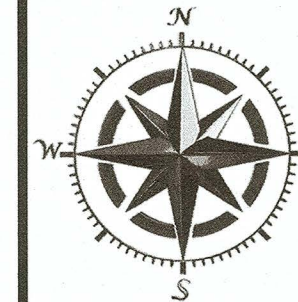
Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

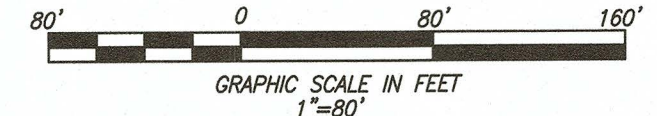
Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48439C0035L, effective date March 21, 2019, by scale, no portion of this property lies within the 100 year flood zone.

6231 BOAT CLUB RD., FORT WORTH TX 76179  
PH: 617-999-7365 FIRM NO. 10194267

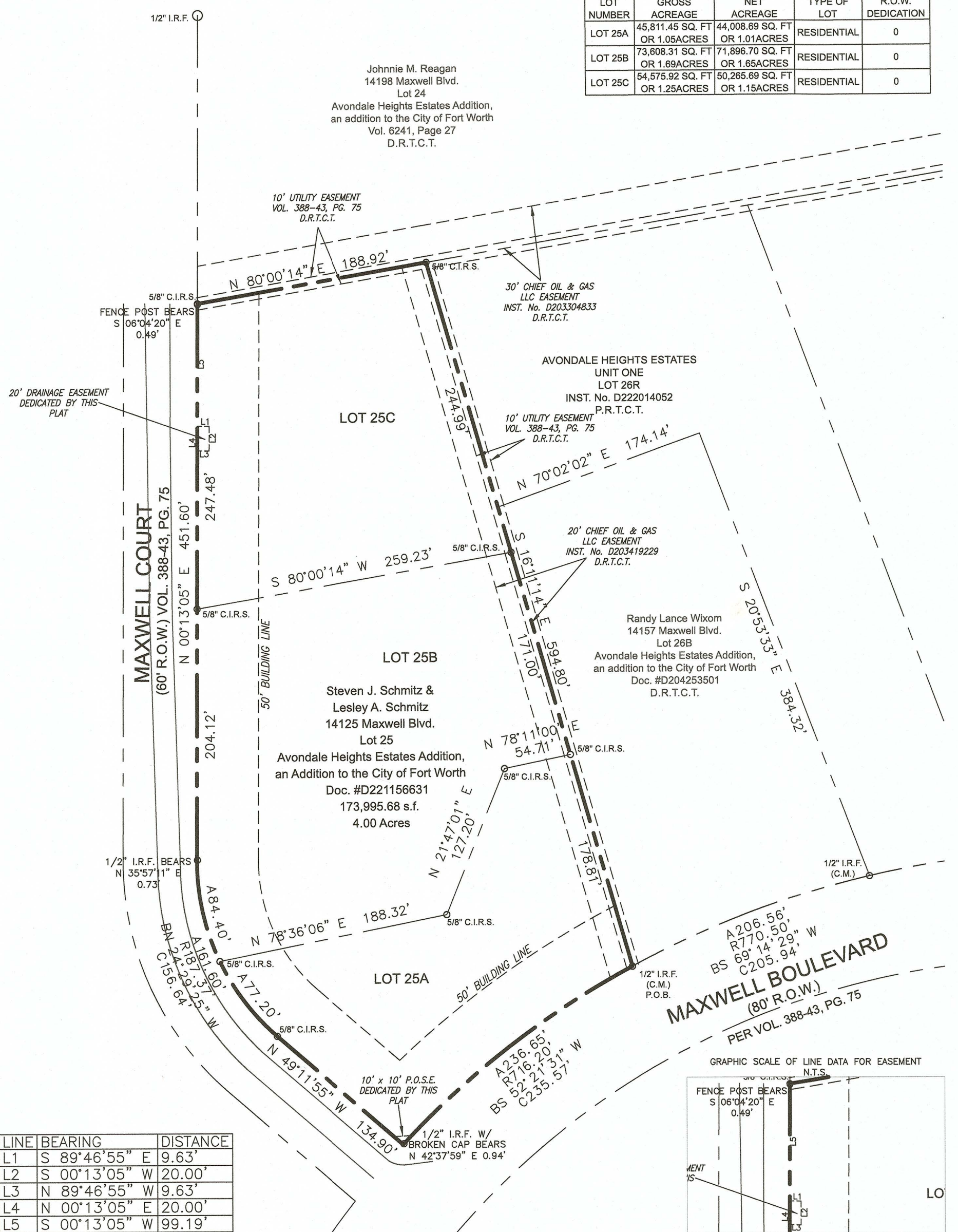


PROSPECT  
SURVEYING



NOTES:

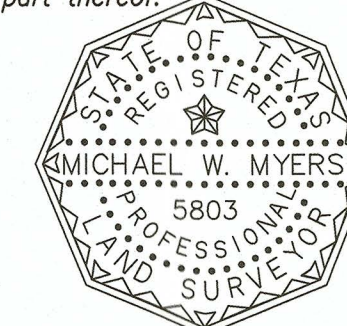
1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Tarrant County permits required prior to development within this subdivision, applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Any 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 adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home 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 County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
6. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set for in this paragraph.
7. Tarrant County does not enforce subdivision deed restrictions.
8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.



LINE	BEARING	DISTANCE
L1	S 89°46'55" E	9.63'
L2	S 00°13'05" W	20.00'
L3	N 89°46'55" W	9.63'
L4	N 00°13'05" E	20.00'
L5	S 00°13'05" W	99.19'

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

Michael W. Myers, R.L.S.  
Texas Registration No. 5803  
Surveyed on the ground: 12/20/21



OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF TARRANT:

LEGAL DESCRIPTION

WHEREAS, STEVE SCHMITZ and LESLEY A. SCHMITZ, are the owners of Lot 25, situated in the Avondale Heights Addition, an addition to Tarrant County, Texas according to plat recorded in Volume 388-43, Page 75, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF AN 80' RIGHT-OF-WAY KNOWN AS MAXWELL BOULEVARD AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE ORIGINAL SOUTHEAST CORNER OF LOT 25 OF AVONDALE HEIGHTS ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-43, PAGE 75, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID IRON ROD BEING THE SOUTHWEST CORNER DEED TO RANDY LANCE WIXOM RECORDED IN INSTRUMENT No. D204253501, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 716.20 FEET

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT WHICH HAS A LONG CHORD BEARING OF SOUTH 52°21'31" WEST AND A LONG CHORD DISTANCE OF 235.57 FEET WHICH HAS AN ARC LENGTH OF 236.65 FEET TO A POINT FOR THE SOUTHWEST CORNER FOR WHICH A 1/2" IRON ROD WITH A BROKEN CAP BEARS NORTH 42°37'59" EAST 0.84 FEET. SAID POINT BEING IN THE INTERSECTION OF THE SAID NORTHERLY LINE OF MAXWELL BOULEVARD AND BEING IN THE EASTERLY LINE OF A 60' RIGHT-OF-WAY LINE KNOWN AS MAXWELL COURT;

THENCE NORTH 49°11'55" WEST ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID MAXWELL COURT A DISTANCE OF 134.90 FEET TO A 5/8" IRON ROD SET WITH A PROSPECT SURVEYING CAP FOR A POINT FOR CORNER. SAID CAPPED IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 187.37 FEET;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT WHICH HAS A LONG CHORD BEARING OF NORTH 24°29'25" WEST AND A LONG CHORD DISTANCE OF 156.64 FEET WHICH HAS AN ARC LENGTH OF 161.60 FEET TO A POINT FOR CORNER FOR WHICH A 1/2" IRON ROD BEARS NORTH 35°57'11" EAST A DISTANCE OF 0.73 FEET;

THENCE NORTH 00°13'05" EAST ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID MAXWELL COURT A DISTANCE OF 451.60 FEET TO A 5/8" IRON ROD SET WITH A PROSPECT SURVEYING CAP FOR THE NORTHWEST CORNER FOR WHICH A FENCE POST BEARS SOUTH 06°04'20" EAST A DISTANCE OF 0.49 FEET. SAID CAPPED IRON ROD SET BEING THE SOUTHWEST CORNER OF LOT 24 OF SAID AVONDALE HEIGHTS ESTATES ADDITION;

THENCE NORTH 80°00'14" EAST ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LOT 24 A DISTANCE OF 188.92 FEET TO A 5/8" IRON ROD SET WITH A PROSPECT SURVEYING CAP FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT. SAID CAPPED IRON ROD SET BEING THE NORTHWEST CORNER OF LOT 26R OF AVONDALE HEIGHTS ESTATES, UNIT ONE, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT No. D222014052, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 16°11'14" EAST ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LOT 26R A DISTANCE OF 594.80 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 173,995.68 SQUARE FEET OR 4.00 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, STEVE SCHMITZ and LESLEY A. SCHMITZ, being the sole owners of herein above described lot, tract, or parcel of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown and do hereby adopt this plat designating the herein above described property as LOT 25A, LOT 25B, and LOT 25C, AVONDALE HEIGHTS ESTATES ADDITION, an addition in Tarrant County, Texas.

WITNESS, my hand, this the 10 day of May, 2022.

By: Steve Schmitz

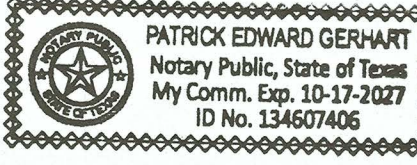
STATE OF Texas

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Steve Schmitz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10 day of May, 2022.

Notary Public in and for the STATE OF Texas



WITNESS, my hand, this the 10 day of May, 2022.

By: Lesley A. Schmitz

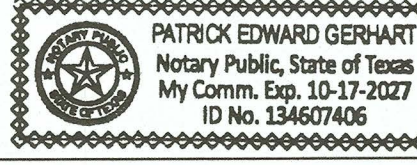
STATE OF Texas

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Lesley A. Schmitz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10 day of May, 2022.

Notary Public in and for the STATE OF Texas



**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 APPROVED DATE May 10, 2024

By: Donald R. Barron CHAIRMAN

By: Ryan Spader SECRETARY

**COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS**

PLAT APPROVAL DATE: \_\_\_\_\_

BY: \_\_\_\_\_

CLERK OF COMMISSIONERS COURT

NOTE:  
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE  
RECORDING DATED SHALL BE SUBJECT TO CURRENT COUNTY  
SUBDIVISION STANDARDS AND REGULATIONS.

**FINAL PLAT  
LOTS 25A, 25B & 25C**  
**Being a Replat of Lot 25,  
AVONDALE HEIGHTS ESTATES  
UNIT ONE**  
**an addition to Tarrant County Texas  
according to the plat thereof recorded in  
Volume 388-43, Page 75  
P.R.T.C.T.  
3.99 acres of land  
AUGUST 2022 (REVISED: OCTOBER 2022)**



DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

**CASE NO. FS-22--053**