

LOCATION MAP  
SCALE: NTS

**GENERAL PLAT NOTES:**

**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 parts of its respective systems without the necessity at any time of procuring the permission of anyone.

**CONSTRUCTION PROHIBITS 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".

**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, will be prepared and submitted by the party (ies) 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.

**PRIVATE WATER AND SEWER:**

Water to be served by private well water. Sewer to be served by private individual disposal system.

**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.

**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 these 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.

**TARRANT COUNTY STANDARD PLAT 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, as 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.

**STATE OF TEXAS  
COUNTY OF TARRANT**

That I, Trey O. Tovar owner of the herein described tract of land. Do hereby designate the herein described property as Lots 1A-R and 1B-R, Block 18, Pyramid Acres Subdivision, Unit No. 2, an addition to Tarrant County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. 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.

OWNER: *Trey O. Tovar*  
TREY O. TOVAR  
1409 Tobie Lane  
Benbrook, Texas 76126

**STATE OF TEXAS  
COUNTY OF TARRANT**

Before me, the undersigned authority on this day personally appeared TREY O. TOVAR, known to me 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 considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 6 day of September, 2023

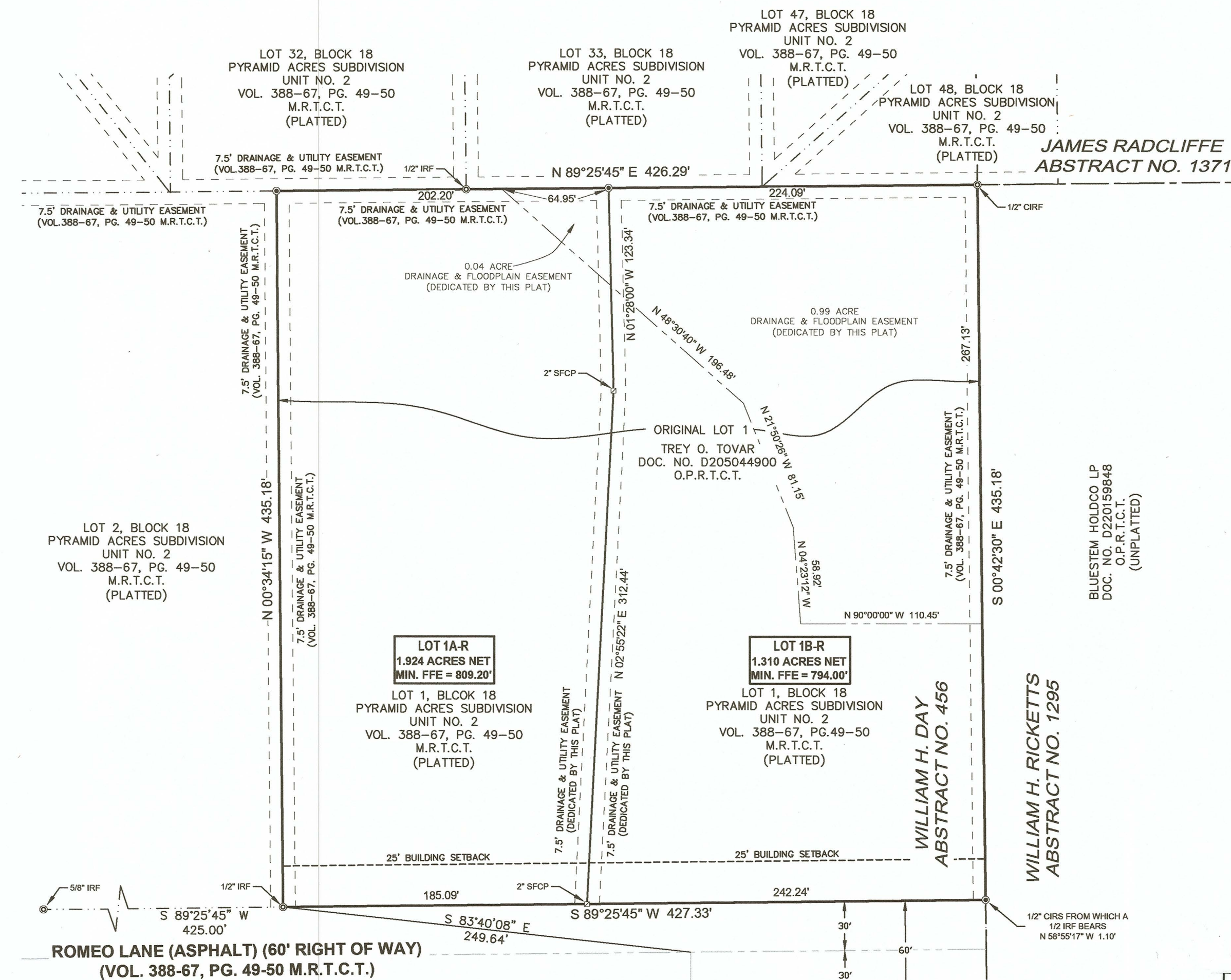
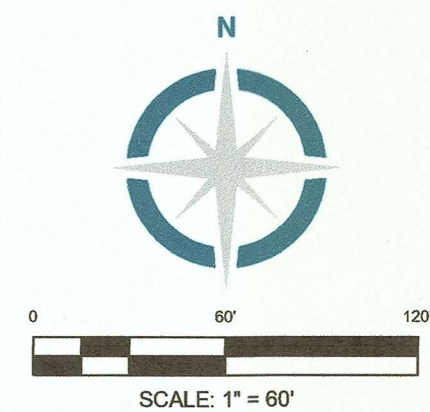
*Megan Kuper*  
NOTARY PUBLIC  
MEGAN KUPER  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMM. EXP. 02/19/2024  
NOTARY ID 13054714-9

I, \_\_\_\_\_ County Clerk of Tarrant County, do hereby certify that this plat was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ at \_\_\_\_\_ M, and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ at \_\_\_\_\_ M, in the Deed and Plat Records of Wise County, Book/Volume \_\_\_\_\_ on Page \_\_\_\_\_ in testimony whereof, given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2023

COUNTY CLERK, TARRANT COUNTY, TEXAS

DEPUTY

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.



**SURVEY NOTES:**

- ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83 2011, NORTH CENTRAL ZONE (4202), NAD83.
- ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED AUGUST 18, 2022.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- NET ACREAGE 4.264 ACRES (185,740 SQ. FT.), TOTAL EFFECTIVE AREA FOR DEVELOPMENT (LESS THE DRAINAGE EASEMENT) 3.234 ACRES (140,866 SQ. FT.)
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1, BLOCK 18, PYRAMID ACRES SUBDIVISION, UNIT NO. 2, TO CREATE TWO RESIDENTIAL LOTS FOR DEVELOPMENT.
- IF NOT DEPICTED ON THIS DOCUMENT, ALL LOT BOUNDARIES WITHIN PYRAMID ACRES SUBDIVISION UNIT NO. 2 (VOL. 388-67, PG. 49-50 M.R.T.C.T.) ARE ACCOMPANIED BY A 15-FOOT-WIDE (7.5 FEET ON EACH SIDE OF THE LINE) EASEMENT FOR DRAINAGE AND UTILITY PURPOSES.

**LEGEND**

- SUBJECT TRACT BOUNDARY
- CENTERLINE CREEK/DITCH
- EXISTING EASEMENT
- CENTERLINE ROAD
- RIGHT OF WAY (R.O.W.)
- UNDER GROUND TELEPHONE
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- HIGH GAME FENCE
- PIPE FENCE
- WOOD FENCE
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD UNLESS OTHERWISE NOTED
- POWER POLE
- WELL
- WATER VALVE
- GAS METER
- ELEC. METER

NOTE:  
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

LAND USE TABLE	
GROSS AREA	4.264 ACRES
DRAINAGE & FLOODPLAIN ESMT AREA	1.030 ACRES
NET AREA FOR DEVELOPMENT	3.234 ACRES

**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: 9/15/2023

By: *Monica R. Bowen* Chairman  
By: *[Signature]* Secretary

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

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

BY: \_\_\_\_\_  
CLERK OF COMMISSIONERS COURT

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

**LEGAL DESCRIPTION**

BEING a 4.264 acre tract of land situated in the WILLIAM H. DAY SURVEY, ABSTRACT NO. 456, Tarrant County, Texas, and being all of a Lot 1, Block 18, of Pyramid Acres Subdivision, Unit No. 2, according to the plat recorded in Volume 388-67, Page 49-50, Map Records, Tarrant County, Texas.

**STATE OF TEXAS  
COUNTY OF TARRANT**

I here by certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property made on the ground by:

Datapoint Surveying & Mapping

*[Signature]*  
OBINNA UBASINEKE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7037



FINAL PLAT  
LOTS 1A-R AND LOT 1B-R, BLOCK 18  
PYRAMID ACRES  
SUBDIVISION, UNIT NO. 2

BEING AN RE-PLAT OF ALL OF LOT 1, BLOCK 18 OF PYRAMID ACRES SUBDIVISION, UNIT NO. 2, AN ADDITION TO TARRANT COUNTY, TEXAS, SITUATED IN THE WILLIAM H. DAY SURVEY, ABSTRACT NO. 456, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-67, PAGE 49-50 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS

PLAT PREPARED: JANUARY 20, 2023  
(REVISED AUGUST 31, 2023)

OWNER:  
TREY O. TOVAR  
1409 TOBIE LANE  
BENBROOK, TX 76126

**DATAPoint**  
SURVEYING & MAPPING

12450 NETWORK BOULEVARD, SUITE 300  
SAN ANTONIO, TEXAS 78249  
P: 726-777-4240 - FIRM NO. 10194585