

**LEGEND**

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED IR. SET
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ GAS RISER
- ⊕ TEL. PED.
- ⊕ FENCE CORNER
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT
- ⊕ CLEAN OUT

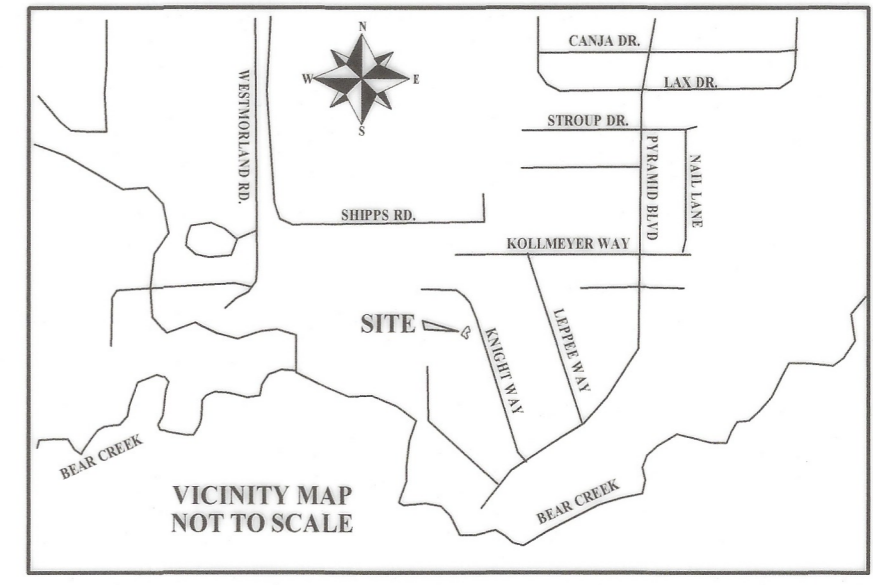
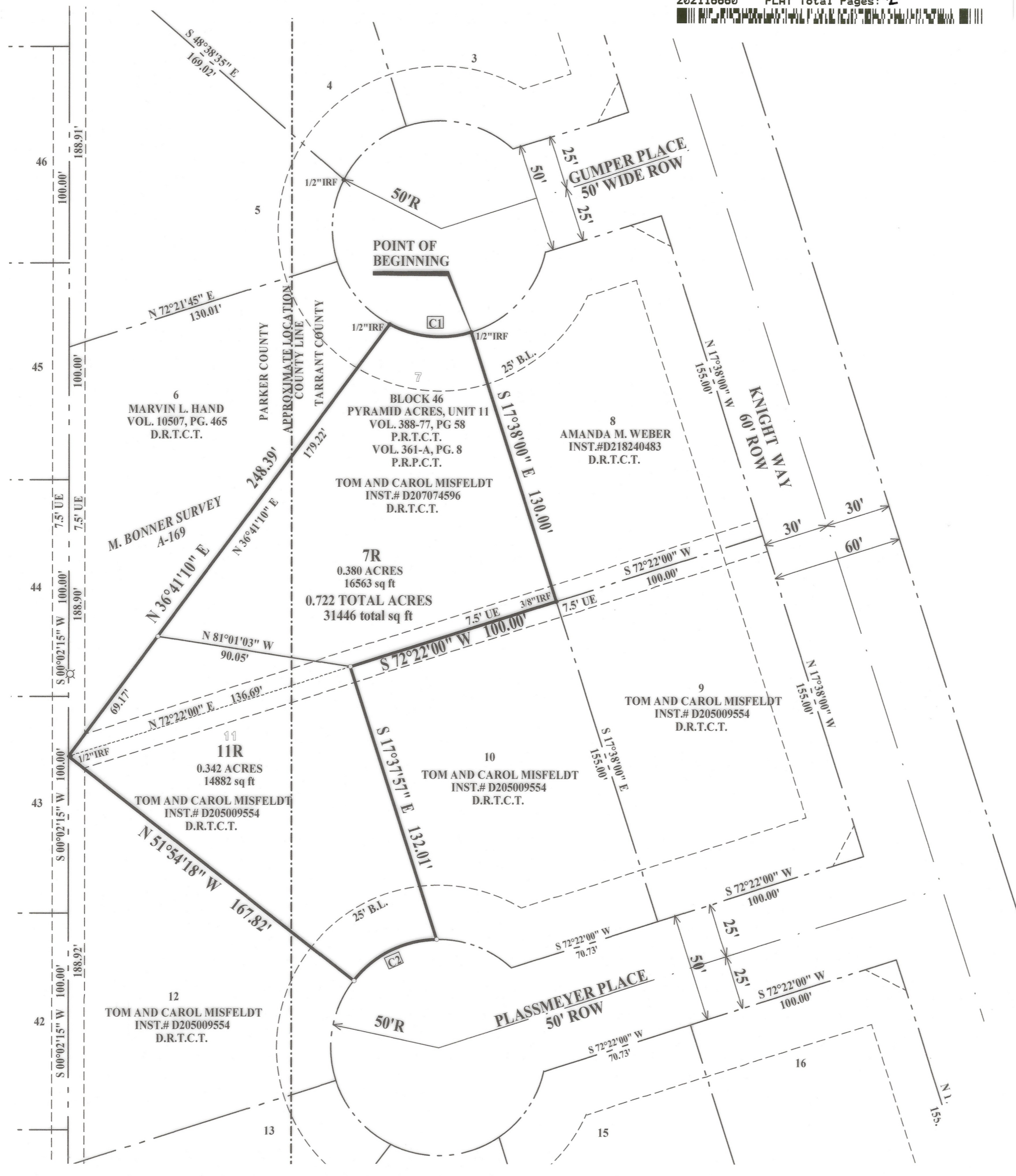
CIRS - CAPPED IRON SET  
STAMPED "RPLS 4818"

**CURVE TABLE**

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	44°37'19"	50.00'	38.94'	37.96'	S 84°34'03" E
C2	50°34'09"	50.00'	44.13'	42.71'	S 63°22'39" W

**LAND USAGE AND YIELD TABLE**

LOTS:	USAGES:
2	RESIDENTIAL
ACREAGE	
LOT 7R:	0.380 ACRES
LOT 11R:	0.342 ACRES
<b>TOTAL:</b>	<b>0.722 ACRES</b>



carried in Tarrant Co

**FINAL PLAT**  
 SHOWING  
 LOTS 7R AND 11R  
 BLOCK 46  
**PYRAMID ACRES, UNIT 11**  
 BEING A REPLAT OF LOTS 7 & 11, BLOCK 46, PYRAMID ACRES, UNIT 11, AN ADDITION TO PARKER AND TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-77, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND VOLUME 361-A, PAGE 8, PLAT RECORDS, PARKER COUNTY, TEXAS AND IN THE M. BONNER SURVEY, ABSTRACT NUMBER 169, TARRANT AND PARKER COUNTY, TEXAS.

**NOTES:**

- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 388-77, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- NO PORTION OF THIS SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48367C0575 E, EFFECTIVE DATE SEPTEMBER 26, 2008.
- SEWAGE DISPOSAL WILL BE PROVIDED BY PRIVATE ON-SITE SEWAGE FACILITIES.

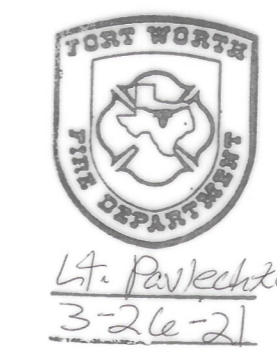
FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS OF  
 TARRANT COUNTY, TEXAS  
 04/12/2021 01:36 PM

D221099969  
 PLAT  
 Pages: 3  
 Fees: \$57.00

Mary Louise Nicholson  
 MARY LOUISE NICHOLSON  
 COUNTY CLERK

THE PURPOSE OF THIS REPLAT IS A RECONFIGURATION OF LOTS 7 AND 11, BLOCK 46.

CASE: FS-20-193



Lt. Pawelchko  
 3-26-21

PAGE 1 OF 2 **E 738**

FS-20-193

**OWNER**  
 TOM AND CAROL MISFELDT  
 12617 PLASSMEYER COURT  
 FORT WORTH, TEXAS  
 76126-8318

**SURVEYOR:**  
 WHITFIELD - HALL SURVEYORS  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 (817) 560-2916

PROJECT FILES\FCS 2020\20-050 PYRAMID ACRES\20-050 LOT 20 FINAL.pcs

CITY 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 part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

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.

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".

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

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 1 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.

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.

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.

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 ACCESS

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.

PRIVATE WATER

Water to be served by private well.

PRIVATE SEWER

Sewer to be served by private individual disposal system.

Tarrant County

General 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.
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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Tom Misfeldt, does hereby adopt this plat as LOTS 7R AND 11R, BLOCK 46, Pyramid Acres, Unit 11, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

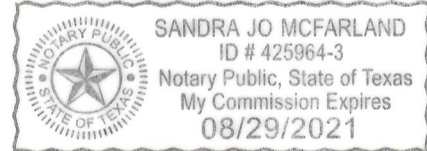
WITNESS MY HAND THIS the 17th day of March, 2021.

Tom Misfeldt signature

STATE OF TEXAS )
COUNTY OF TARRANT )

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Tom Misfeldt, 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.

Sandra Jo McFarland signature



My commission expires: 8-29-2021

THAT, Carol Misfeldt, does hereby adopt this plat as LOTS 7R AND 11R, BLOCK 46, Pyramid Acres, Unit 11, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

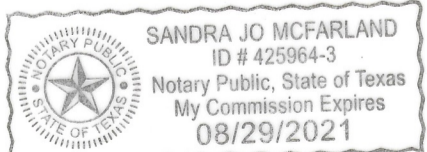
WITNESS MY HAND THIS the 17th day of March, 2021.

Carol Misfeldt signature

STATE OF TEXAS )
COUNTY OF TARRANT )

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Carol Misfeldt, 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.

Sandra Jo McFarland signature



My commission expires: 8-29-2021

PROPERTY DESCRIPTION:

WHEREAS TOM AND CAROL MISFELDT are the owners of a 0.722 acre tract of land in the M. Bonner Survey, Abstract Number 169, situated in Tarrant and Parker County, Texas, and being all of those certain tracts of land described as Lots 7 and 11, Block 46, Pyramid Acres, Unit 11, an addition to Tarrant and Parker County, Texas recorded in Volume 388-77, Page 58, Plat Records, Tarrant County, Texas and Volume 361-A, Page 8, Plat Records, Parker County, Texas and in deed to Tom and Carol Misfeldt, recorded in Instrument Number D207074596 and Instrument Number D205009554, Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Volume 388-77, Page 58, Plat Records, Tarrant County, Texas. Said 0.722 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Lot 7, the most westerly northwest corner of Lot 8 of said Block 46, and in the south right of way line of Gumper Place, a 50' wide right of way,

THENCE South 17°38'00" East, departing said south right of way line and continuing along the common line of said Lots 7 and 8, a distance of 130.00 Feet to a 3/8" iron rod found for the southeast corner of said Lot 7 and the southwest corner of said Lot 8 and the northeast corner of Lot 10 of said Block 46;

THENCE South 72°22'00" West, departing said common line and continuing along the common line of said Lots 7 and 10, a distance of 100.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of said Lot 10, the northeast corner of said Lot 11 and on the south line of said Lot 7;

THENCE South 17°37'57" East, departing said common line and continuing along the common line of said Lots 10 and 11, a distance of 132.01 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of said Lot 10 and the southeast corner of said Lot 11 and in the north right of way line of Dexter Place, a 50' wide right of way for the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 50.00 Feet a central angle of 50°34'09", and a chord of 42.71 Feet bearing South 63°22'39" West;

THENCE westerly departing said common line and along the south line of said Lot 11 and said north right of way line and said curve, a distance of 44.13 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of said Lot 11 and the northeast corner of Lot 12 of said Block 46;

THENCE North 51°54'18" West, departing said south line of Lot 11 and said north right of way line and continuing along the common line of said Lots 11 and 12, a distance of 167.82 Feet to a 1/2" iron rod found for the northwest corner of said Lot 11 and the northwest corner of said Lot 12 and the southwest corner of Lot 6 of said Block 46;

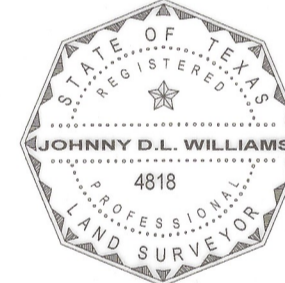
THENCE North 36°41'10" East, departing said common line and continuing along the common line of said Lots 6 and 7, a distance of 248.39 Feet to a 1/2" iron rod found for the northwest corner of said Lot 7, the most southeast corner of said Lot 6 and said south right of way line of Gumper Place for the point of curvature of a non-tangent curve, concave to the north, having a radius of 50.00 Feet a central angle of 44°37'19", and a chord of 37.96 Feet bearing South 84°34'03" East;

THENCE southeasterly departing said common line and continuing along the north line of said Lot 7 and said curve, a distance of 38.94 Feet to the POINT OF BEGINNING and containing a computed area of 0.722 Acres, more or less.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF TARRANT:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams signature
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPLS FIRM REG. NO. 10138500



Date: February 5, 2021

Fort Worth City Plan Commission City of Fort Worth, Texas. Plat Approval Date: March 26, 2021. Signed by Donald R. Brown, Chairman and Mary Elliott, Secretary.



Lt. Pawelchko 3-26-21

COMMISSIONER'S COURT TARRANT COUNTY, TEXAS. PLAT APPROVAL DATE: BY: CLERK OF COMMISSIONER'S COURT. NOTE: CONSTRUCTION NOT COMPLETED WITH IN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle signature
202116660
04/28/2021 02:55 PM
Fee: 80.00
Lila Deakle, County Clerk
Tarrant County, Texas
PLAT

E 738

OWNER
TOM AND CAROL MISFELDT
12617 PLASSMEYER COURT
FORT WORTH, TEXAS
76126-8318

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916