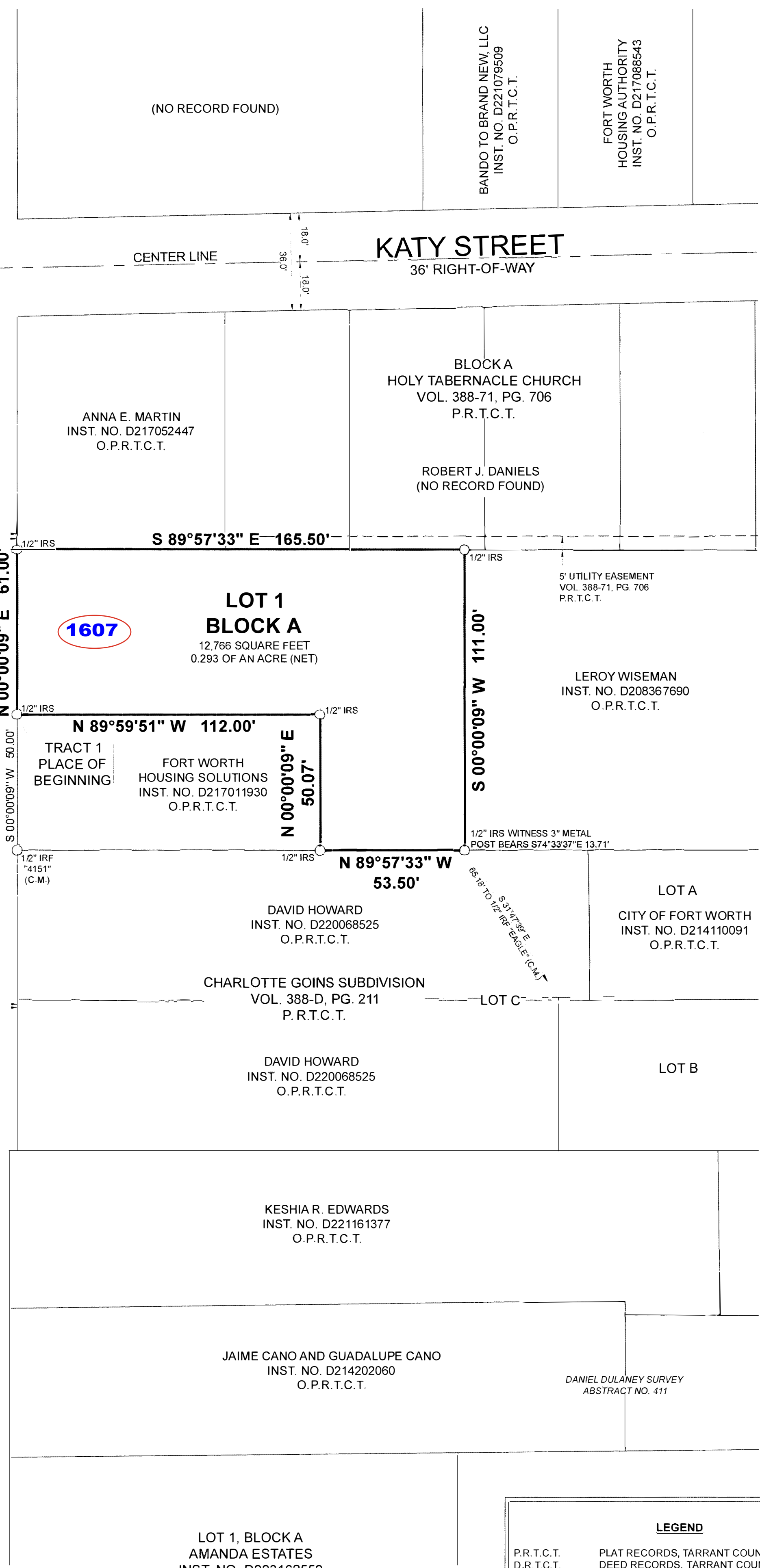


SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM PART OF TWO (2) EXISTING TRACTS OF LAND.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0310L DATED 03/21/2019, AND 48439C0330K DATED 09/25/2009. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X

FP-24-234

AMANDA AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
APPROXIMATE LOCATION OF SURVEY LINE



LEGEND

P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

TRACT ONE
WHEREAS David Avelar and Samuel Martinez, are the sole owners of all that certain lot, tract, or parcel of land located in the GEORGE W. COONROD SURVEY Abstract No. 291, City of Fort Worth, Tarrant County, Texas, and being part of the same tract of land described as "Tract 1" in deed to David Avelar and Samuel Martinez, recorded in Instrument No. D222146709, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the East line of Amanda Avenue, and being North 00 deg. 00 min. 09 sec. West, a distance of 50.00 feet from a 1/2 inch iron rod stamped "4151" found at the Northwest corner of a tract of land described in deed to David Howard, recorded in Instrument No. D220068525, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 00 min. 09 sec. East, along said East line, a distance of 61.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner;

THENCE South 89 deg. 57 min. 33 sec. East, a distance of 165.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the South line of Block A, of Holy Tabernacle Church, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-71, Page 706, Plat Records, Tarrant County, Texas, at the Northwest corner of a tract of land described in deed to Leroy Wiseman, recorded in Instrument No. D208367690, Official Public Records, Tarrant County, Texas;

THENCE South 00 deg. 00 min. 09 sec. West, a distance of 111.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the North line of said Howard tract, at the Southwest corner of said Wiseman tract;

THENCE North 89 deg. 57 min. 33 sec. West, along said North line, a distance of 53.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of a tract of land described in deed to Fort Worth Housing Solutions, recorded in Instrument No. D217011930, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 00 min. 09 sec. East, a distance of 50.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northeast corner of said Fort Worth Housing Solutions tract;

THENCE North 89 deg. 59 min. 51 sec. West, a distance of 112.00 feet to the PLACE OF BEGINNING and containing 12,766 square feet or 0.293 of an acre of land.

TRACT TWO
WHEREAS David Avelar and Samuel Martinez, are the sole owners of all that certain lot, tract, or parcel of land located in the DANIEL DULANEY SURVEY Abstract No. 411, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described as "Tract 2" in deed to David Avelar and Samuel Martinez, recorded in Instrument No. D222146709, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 3/8 inch iron rod found in the West line of Amanda Avenue, at the Southeast corner of a tract of land described in deed to Caville Public Facility Corporation, recorded in Instrument No. D216047404, Official Public Records, Tarrant County, Texas, and being the Northeast corner of said "Tract 2" of Avelar and Martinez tract;

THENCE South 00 deg. 22 min. 00 sec. West, along said West line, a distance of 76.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of said Avelar and Martinez tract;

THENCE South 89 deg. 17 min. 02 sec. West, a distance of 271.82 feet to a 1/2 inch iron rod stamped "5294" found in the North line of a tract of land described in deed to Keshia Rene' Fields, recorded in Instrument No. D208451581, Official Public Records, Tarrant County, Texas, at the Southeast corner of a tract of land described in deed to Miguel A. Gonzalez, recorded in Instrument No. D221053069, Official Public Records, Tarrant County, Texas, and being the Southwest corner of said Avelar and Martinez tract;

THENCE North 00 deg. 31 min. 01 sec. West, a distance of 78.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the South line of Lot 13 of J. L. Gassaway Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 562, Page 137, Plat Records, Tarrant County, Texas, at the Northeast corner of said Gonzalez tract;

THENCE North 89 deg. 46 min. 13 sec. East, a distance of 273.00 feet to the PLACE OF BEGINNING and containing 21,139 square feet or 0.485 of an acre of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That David Avelar and Samuel Martinez, do hereby adopt this plat designating the herein-described property as **LOT 1, BLOCK 1, & LOT 1, BLOCK A, AVELAR MARTINEZ ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Fort Worth, Texas, This 12th day of February, 2025.

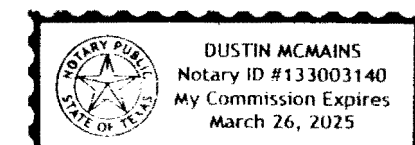
Name: David Avelar
Title: Owner

Name: Samuel Martinez
Title: Owner

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 David Avelar, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 12th day of February, 2025.

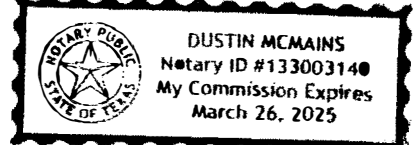
[Signature]
Notary Public in and for the State of Texas
My commission expires:



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 Samuel Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 12th day of February, 2025.

[Signature]
Notary Public in and for the State of Texas
My commission expires:



PROPERTY ADDRESS:
1607 & 1612 AMANDA ST., FORT WORTH, TX 76105
OWNER: DAVID AVELAR & SAMUEL MARTINEZ
ADDRESS: 2726 AVENUE E, FORT WORTH, TX 76105
PHONE: 817-808-7452



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS No. 3691
FIRM NO. 10194368
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202402533 PREPARATION DATE: 07/19/2024 DRAWN BY: TD

1. 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 1 then in effect on the date a building permit is issued, or the connection date of the municipal water and/or wastewater system.

2. 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.

3. 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.

4. 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.

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

6. 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.

7. Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

8. No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0310L, dated 03/21/2019, Community Panel No. 48439C0330K, dated 09/25/200, Zone X.

9. 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.

10. 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 area, 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.

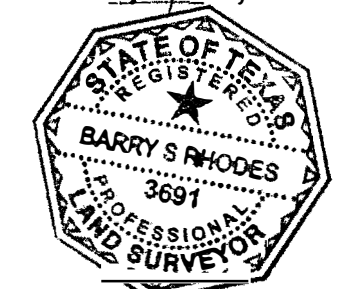
SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the plating rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 14th day of January, 2025.

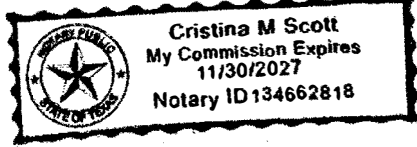
[Signature]
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691



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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of January, 2025.

[Signature]
Notary Public in and for the State of Texas
My commission expires:



FORT WORTH

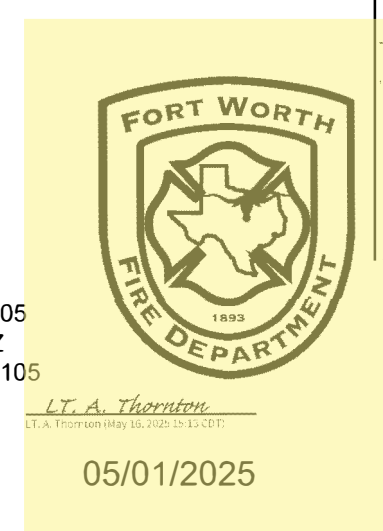
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THE PLAT, MAP, OR INSTRUMENT OF RECORD HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY PLAN COMMISSION'S POLICIES AND PROCEDURES.

Plat Approval Date: 05/16/2025

By Donald P. Ryan (Signature)
City Clerk

By Donald P. Ryan (Signature)
City Clerk



FINAL PLAT
LOT 1, BLOCK 1 & LOT 1, BLOCK A
AVELAR MARTINEZ ADDITION
0.778 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE DANIEL DULANEY SURVEY, ABSTRACT NO. 411, AND THE GEORGE W. COONROD SURVEY, ABSTRACT NO. 291 TWO SINGLE-FAMILY LOTS