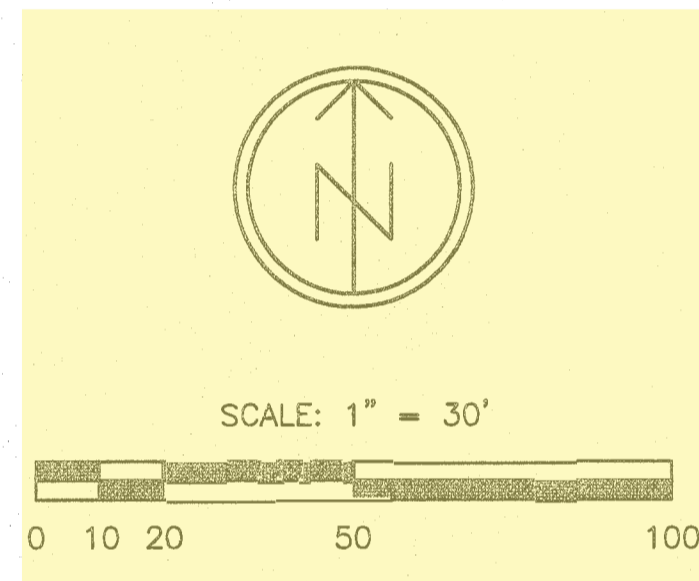
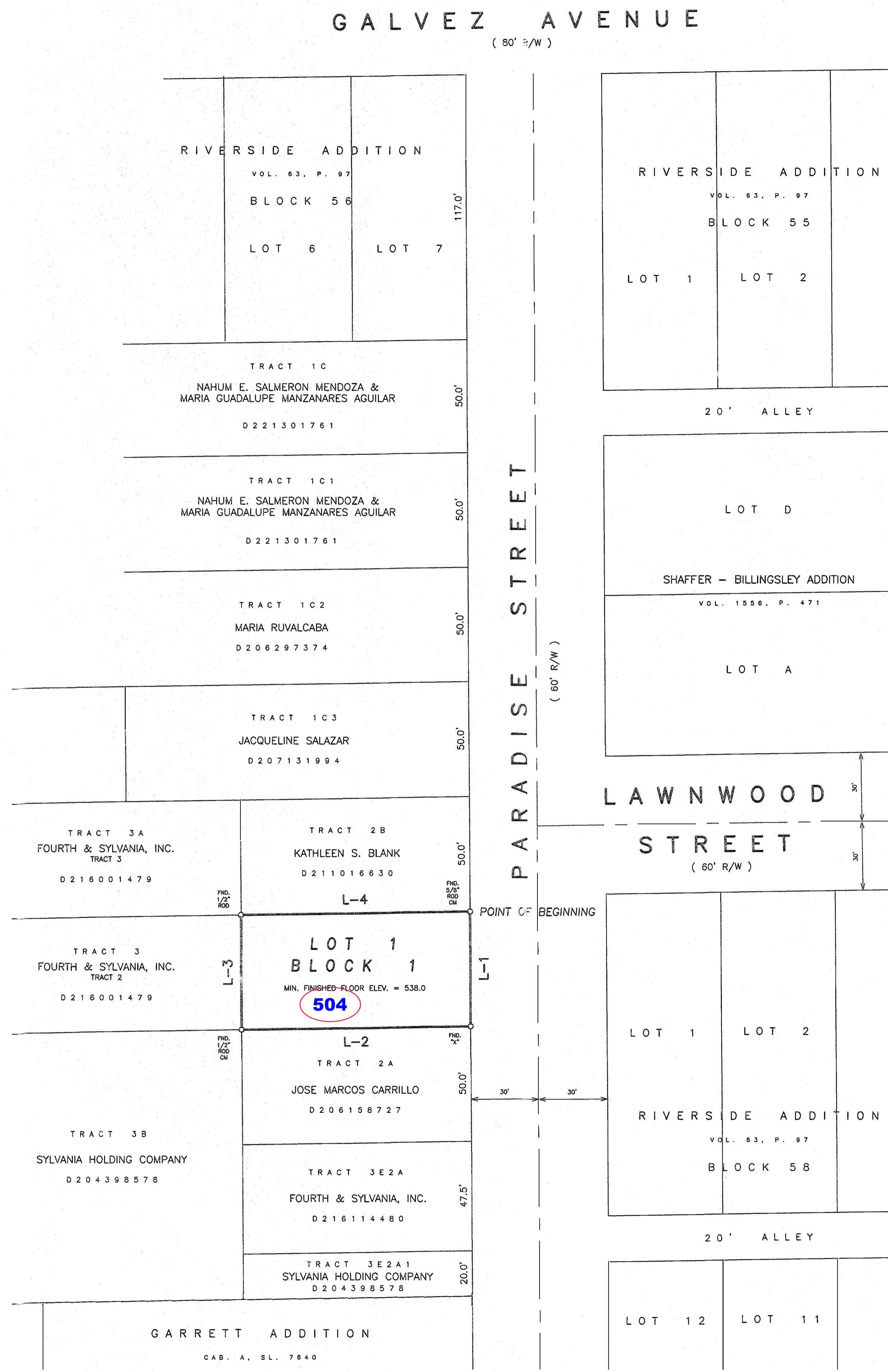


LINE	BEARING	LENGTH
L-1	S 00°18'19" E	50.00
L-2	S 89°10'32" W	100.00
L-3	N 00°18'19" W	50.00
L-4	N 89°10'32" E	100.00



OWNER:
 RIGO CARRILLO
 3601 GALVEZ AVENUE
 FORT WORTH, TEXAS 76111
 682-248-5007 VOICE
 rigoc.tpi@gmail.com

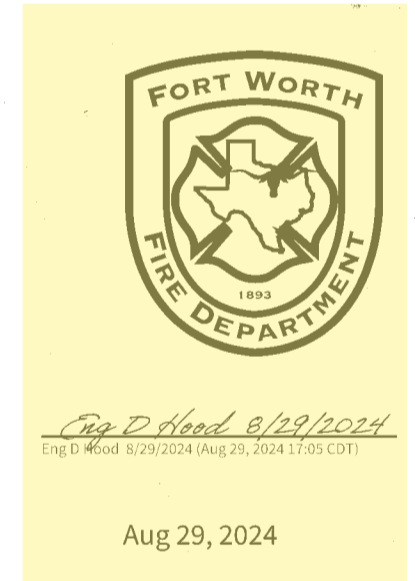
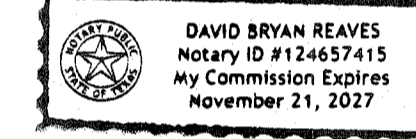
SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jgrant3@aol.com



FS-23-019

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT I, RIGO CARRILLO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:
 A TRACT OF LAND OUT OF THE BENJAMIN E. WALLER SURVEY, ABSTRACT NO. 1659, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO RIGO CARRILLO BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D220272534, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A FOUND 5/8 INCH STEEL ROD IN THE WEST RIGHT-OF-WAY LINE OF PARADISE STREET, A 60 FEET WIDE PUBLIC STREET, AT THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO KATHLEEN S. BLANK BY QUIT CLAIM DEED RECORDED UNDER CLERK'S FILE NO. D211016630, OF SAID REAL PROPERTY RECORDS, AND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 00 DEGREES 18 MINUTES 19 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PARADISE STREET, 50.00 FEET TO A FOUND "X" IN CONCRETE AT THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO JOSE MARCOS CARRILLO BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D206158727, OF SAID REAL PROPERTY RECORDS;
 THENCE SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID JOSE CARRILLO TRACT, 100.00 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER THEREOF, AT THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO SYLVANIA HOLDING COMPANY BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D204398578, OF SAID REAL PROPERTY RECORDS, AND AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED AS TRACT 2 IN THE SPECIAL WARRANTY DEED TO FOURTH & SYLVANIA, INC. RECORDED UNDER CLERK'S FILE NO. D216001479, OF SAID REAL PROPERTY RECORDS;
 THENCE NORTH 00 DEGREES 18 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID FOURTH & SYLVANIA TRACT 2, 50.00 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER THEREOF, AND AT THE SOUTHWEST CORNER OF SAID BLANK TRACT, 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1148 ACRES (5,000 SQUARE FEET) OF LAND, MORE OR LESS.
 I DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:
 LOT 1, BLOCK 1
 RIGO CARRILLO ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND I DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 13th DAY OF JUNE, 2024.
 Rigo Carrillo
 RIGO CARRILLO, OWNER

ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RIGO CARRILLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 13th DAY OF JUNE, 2024.
 MY COMMISSION EXPIRES: *David Bryan Reaves*
 NOTARY PUBLIC
 STATE OF TEXAS



THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS THE DEED RECORDED IN UNDER CLERK'S FILE NO. D220272534, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 CONTROLLING MONUMENTS DENOTED CM
 THE PURPOSE OF THIS REPLAT IS TO CREATE A PLATTED LOT IN ORDER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE.

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:
 By: *Donald R. Boren* Aug 29, 2024
 Chairman
 By: *Derek Hull*
 Secretary

This plat recorded in Document Number: _____
 Date: _____

Grant Engineering, Inc.
 Engineers Surveyors Planners
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
 Firm Registration No. 100919-00
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2022, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.
John A. Grant III
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL LAND SURVEYOR 4151

- GENERAL PLAT NOTES**
- 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.
 - 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.
 - 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 RECORDED 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.
 - 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 UTILITY EASEMENT OF ANY TYPE.
 - 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 WILL 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.
 - FLOODPLAIN STATEMENT:** NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0195-L, EFF. DATE 03-21-2019
 - DEED RESTRICTION NOTE:** THIS REVISED 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.
 - 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.
 - PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE 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, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, GOLF COURSES 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 PLAN / 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.

FINAL PLAT
 LOT 1, BLOCK 1
RIGO CARRILLO ADDITION
 AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
 A 0.1148 ACRE TRACT OF LAND OUT OF THE
 BENJAMIN E. WALLER SURVEY, ABSTRACT NO. 1659
 TARRANT COUNTY, TEXAS
 AS RECORDED UNDER
 CLERK'S FILE NO. D220272534
 REAL PROPERTY RECORDS
 TARRANT COUNTY, TEXAS

JUNE, 2024
 0.1148 ACRES
 1 RESIDENTIAL LOT