

State of Texas  
County of Tarrant

Whereas Angel Martinez, Karen Sarellano and Javier Martinez, being the sole owner(s) of a 1.495 acre tract of land, being a correction plat of Lots 7R and 9R, Block 22, Weisenberger Sunny Hill Garden Addition, an addition to the City of Fort Worth, according to the plat recorded in Clerk's File No. D223124419, Plat Records, Tarrant County, Texas (P.R.T.C.T.), being those certain tracts conveyed to Martinez and Sarellano in Clerk's File No. D22520200 and Martinez in Clerk's File No. D223202821, Real Property Records, Tarrant County, Texas (P.R.T.C.T.), and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

COMMENCING at a found 1/2" iron rod at the intersection of the north right-of-way of Elva Warren Street, 50 feet wide, and the east right-of-way of Stanphill Road, 58 feet wide, said Stanphill Road also being the southeast corner of Lot 10, Block 22, of said Weisenberger Sunny Hill Garden Addition, according to the plat recorded in Volume 388-B, Page 192, P.R.T.C.T., and being described in instrument to the City of Fort Worth, recorded in Volume 2485, Page 513, (P.R.T.C.T.);

THENCE North 00°46'39" West, 10.00 feet, to a found 1/2" capped iron rod for the westerly southwest corner of said Lot 7R for the POINT OF BEGINNING, and the herein described 1.495 acre tract;

THENCE North 00°46'39" West, 246.67 feet, with the east right-of-way of said Stanphill Road, to a found 1/2" capped iron rod, on the south line of Lot 5, Block 22 of said subdivision recorded in Volume 388-B, Page 192, for the southeast corner of tract described in instrument to the City of Fort Worth, recorded in Volume 2485, Page 513 (P.R.T.C.T.), for the northeast corner of said Lot 10, for the southwest corner of a portion of said Lot 5 described in instrument to Griselda Luevanos, recorded in Clerk File No. D22068786 (P.R.T.C.T.), being the northwest corner of said Lot 9R and the herein described 1.495 acre tract;

THENCE North 89°01'58" East, 252.22 feet, to a reset 1/2" capped iron rod, on the west right-of-way of the Southern Pacific Railroad, 100 feet wide, for the southeast corner of said Luevanos tract, being the northeast corner of said Lot 9R, and the herein described 1.495 acre tract for the beginning of a curve to the right having a radius of 1388.68 feet;

THENCE with said curve to the right 260.19 feet, having a radius of 1388.68 feet, said curve having a chord bearing of South 00°57'33" West, chord distance 259.81 feet, with said west right-of-way of railroad, to a set 1/2" iron rod capped "Texas Surveying Inc.", on the north right-of-way of said Elva Warren St., being the southwest corner of said Lot 7R and the herein described 1.495 acre tract;

THENCE South 89°44'04" West, 234.35 feet, with the north right-of-way of said Elva Warren St. to a found 1/2" capped iron rod for the southerly southwest corner of said Lot 7R and the herein described 1.495 acre tract;

THENCE North 45°31'21" West, 14.20 feet, to the POINT OF BEGINNING, and containing 1.495 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966  
Texas Surveying & Engineering, Inc.  
104 S. Walnut St., Weatherford, TX 76086  
weatherford@txs-e.com  
Project ID: 4005492-092  
Field Date: July 20, 2023  
Revised Date: May 1, 2026

Now, Therefore, Know All Men By These Presents:

That Angel Martinez, Karen Sarellano and Javier Martinez, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 7R and 9R, Block 22, Weisenberger Sunny Hill Garden, an addition to the City of Fort Worth, Tarrant County, Texas, and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness my hand, this 7 day of May, 2026.

By Angel Martinez Karellanos  
Angel Martinez (Owner) Karen Sarellano (Owner)

By Javier Martinez  
Javier Martinez (Owner)

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Angel Martinez, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this 7 day of May, 2026.

Jaime Godi  
Notary Public in and for the State of Texas

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Karen Sarellano, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this 7 day of May, 2026.

Jaime Godi  
Notary Public in and for the State of Texas

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Javier Martinez, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this 7 day of May, 2026.

Jaime Godi  
Notary Public in and for the State of Texas

State of Texas  
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Kellie Surber, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this 7 day of May, 2026.

Kellie Surber  
Notary Public in and for the State of Texas

Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Notary Public, State of Texas  
Comm. Expires 11-02-2027  
Notary ID 134630773

Notary Public, State of Texas  
Comm. Expires 11-02-2027  
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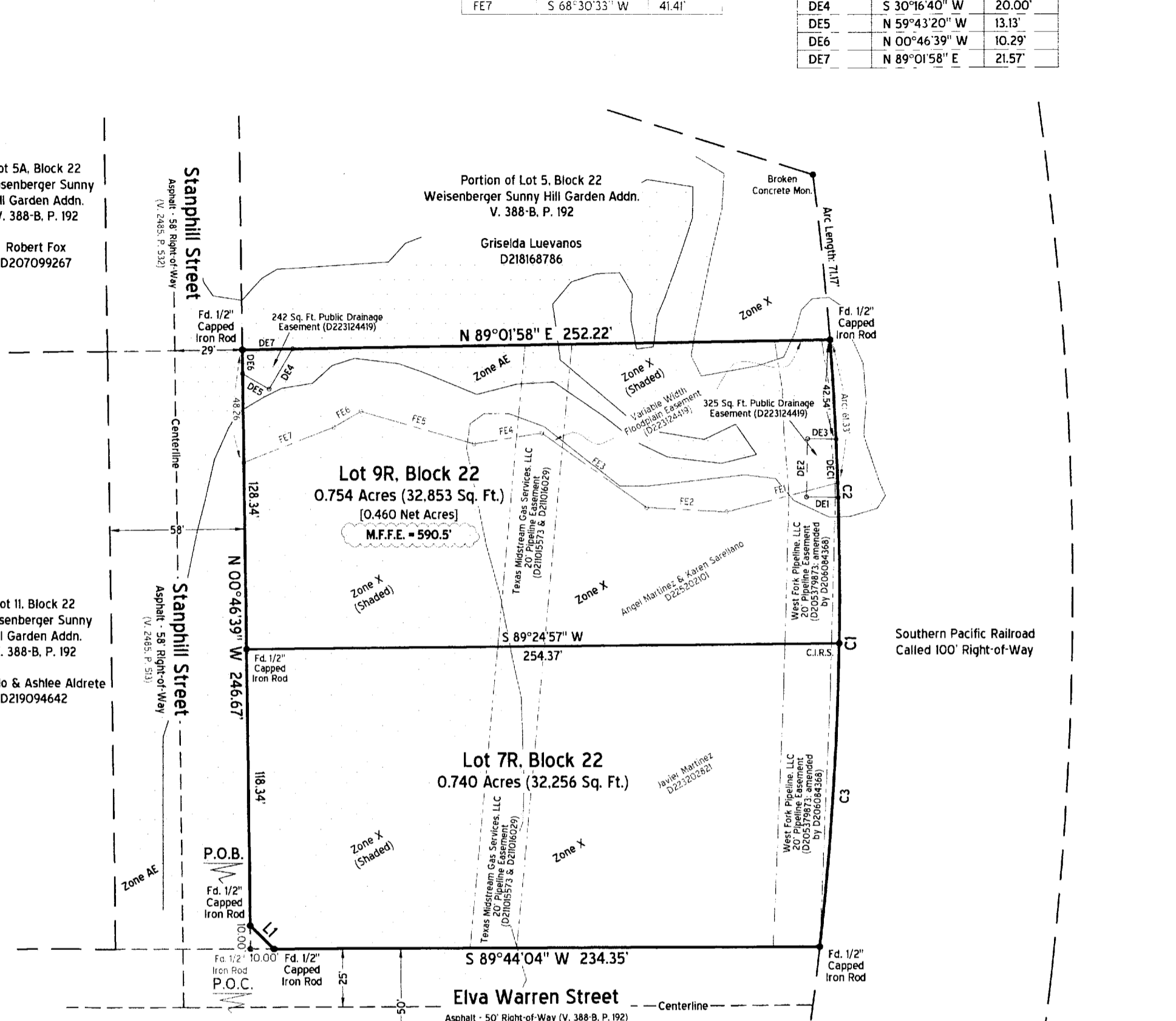
Boundary & Lot Calls				
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	1388.68'	260.19'	S 00°57'33" W	259.81'
C2	1388.68'	130.09'	S 01°43'29" E	130.05'
C3	1388.68'	130.09'	S 03°38'35" W	130.05'

Floodplain Easement Calls		
LINE	BEARING	DISTANCE
FE1	S 75°25'29" W	49.22'
FE2	N 86°54'31" W	34.53'
FE3	N 54°38'05" W	55.02'
FE4	S 81°04'30" W	29.59'
FE5	N 74°06'25" W	50.34'
FE6	S 60°32'29" W	13.47'
FE7	S 68°30'33" W	41.41'

Drainage Easement Calls				
CURVE	RADIUS	ARC	CHORD BRG	CHORD
DE1	1388.68'	25.04'	S 02°08'13" E	25.04'

LINE	BEARING	DISTANCE
DE1	N 88°54'59" W	13.67'
DE2	N 01°05'01" E	25.00'
DE3	S 88°54'59" E	12.26'
DE4	S 30°16'40" W	20.00'
DE5	N 59°43'20" W	13.13'
DE6	N 00°46'39" W	10.29'
DE7	N 89°01'58" E	21.57'

LINE	BEARING	DISTANCE
LI	N 45°31'21" W	14.20'



City of Fort Worth Notes:

Water:  
Water to be served by the City of Fort Worth Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Sewer:  
Sanitary sewer to be served by 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 their respective systems without the necessity at any time of procuring the permission of anyone.

Construction Prohibited Over Easements:  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

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.

Water/Wastewater Impact Fee:  
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat, 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 recordation 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.

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.

Building Permits:  
No building permits shall be issued for any lot in this subdivision until an approved 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.

Sidewalks & Street Lights:  
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Parkway Improvements:  
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Covenants or Restrictions are Unaltered:  
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.

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, shall be prepared and submitted by the party's wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

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 clear 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.

Correction Plat Purpose Statement:  
The purpose of this correction plat is to revise the Minimum Finished Floor Elevation (M.F.F.E.) for Lot 9R, Block 22 to 590.5 feet (formerly 595.0 feet, per the previous plat of record), as shown hereon. This revised elevation was provided to the surveyor by the City of Fort Worth, Stormwater Development Services (S.D.S.) department.

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within the following area(s):

Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined.

Other Flood Areas, Shaded Zone "X" - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48439C0310L dated March 21, 2019; for up to date flood hazard information visit the official F.I.R.M. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

4) Underground utilities were not located during this survey. Always call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = 1/2" Capped Iron Rod Set (plastic cap stamped "TEXAS SURVEYING INC.")

Correction Plat

Lots 7R and 9R, Block 22  
Weisenberger Sunny Hill Garden  
an addition to the City of Fort Worth,  
Tarrant County, Texas

Being a 1.495 acre correction plat of Lots 7R and 9R,  
Block 22, Weisenberger Sunny Hill Garden Addition,  
according to the plat recorded in Clerk's File No.  
D223124419, Plat Records, Tarrant County, Texas

May 2026  
TEXAS  
SURVEYING &  
ENGINEERING  
INC.

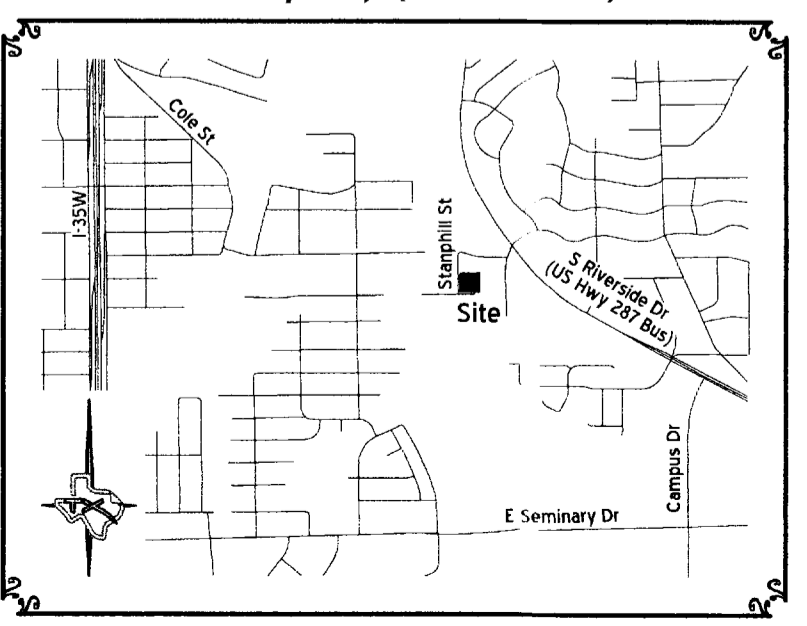
WEATHERFORD - MINERAL WELLS - ALEDO  
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

Surveyor:  
Zachariah R. Savory, R.P.L.S.  
104 S Walnut St  
Weatherford, TX, 76086  
weatherford@txs-e.com

Owner(s):  
Angel Martinez & Karen Sarellano  
739 W Kellis St  
Fort Worth, TX 76115

Javier Martinez  
739 W Kellis St  
Fort Worth, TX 76115

1" = 50'



**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: 05/08/2026

Caroline Cranz  
Caroline Cranz, May 8, 2026 12:11:18 CDT  
CHAIRMAN

Stephenn Murray  
Stephenn Murray, May 8, 2026 12:11:50 CDT  
SECRETARY

Land Use Table	
Total Gross Acreage:	1.495 Acres
Number of Residential Lots:	2
Residential Acreage:	1.495 Acres

This Plat Recorded in  
Doc. No. \_\_\_\_\_  
Date \_\_\_\_\_

# FS-23-034 CP

Eng. D. Hood 5/8/2026  
Eng. D. Hood 5/8/2026 (May 8, 2026 12:27:09 CDT)

