

FS-23-053

HANGER AVENUE

(A 50' public right-of-way)

BISHOP STREET
(A 50' public right-of-way)

BLOCK 18

7

8

BLOCK 17

10

9

BLOCK 16

7

8

BLOCK 20 - ENGLEWOOD HEIGHTS ADDITION
VOLUME 310, PAGE 67, P.R.T.C.T.

OWNER: GREATER HOPE
MISSIONARY BAPTIST CHURCH

10
(REMAINDER)

9
(REMAINDER)

NORTH
2.00'

EAST 52.00'

EAST 48.00'

LOT 9R

0.1296 ACRES

(5,646 SF)

MIN FF ELEV 617.0

3405

10' X 10' ROW
Dedication by
this plat (50 SF)

Point of
Beginning

WEST 100.00'
(Bearing basis per 310/67 P.R.T.C.T.)

LITTLEJOHN AVENUE

(A 50' public right-of-way)

BLOCK 21

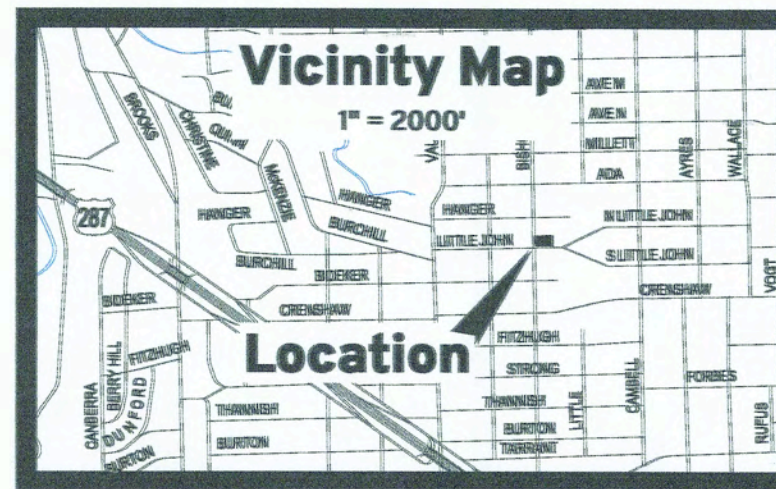
1

2

3

4

5



- Steel rod found/capped (SRF/CSRF)
- 1/2" "MILLER 5665" steel rod set
- × Cross in concrete set

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0310L, Effective 3/21/2019, said tract lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

DEVELOPMENT TABLE

Total Acreage	-	0.13 acre
Total number of buildable lots	-	1
Smallest Residential lot	-	5,646 SF
Total ROW Dedication	-	50
Density	-	7.64 lots per acre

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: 1/22/2026

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

OWNER/APPLICANT:

LAURENTINO ZARATE
6400 SADDLE HORSE LN
FOREST HILL, TEXAS 76119

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

[Signature]
Jason B. Rawlings
R. P. L. S. 5665



This plat recorded as Document No. _____ Date: _____

STATE OF TEXAS

COUNTY OF TARRANT

Whereas Laurentino Zarate is the sole owner of a tract of land out of the Robert Ramey Survey, Abstract No. 1342, and situated in the City of Fort Worth, Tarrant County, Texas, said tract being a portion of Lot 9 and a portion of Lot 10, Block 20, Englewood Heights Addition, an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Volume 310, Page 67 of the Plat Records of Tarrant County, Texas, said tract being the same tract of land described in the deed to Laurentino Zarate recorded as Instrument No. D219119684 of the Official Public Records of said County, and being more particularly described by metes and bounds as follows:

Beginning at a cross in concrete set for the southwest corner of said Lot 10, said cross being the intersection of the northerly right-of-way line of Littlejohn Avenue and the easterly right-of-way line of Bishop Street;

Thence NORTH with the westerly boundary line of said Lot 10 and with said easterly right-of-way line a distance of 56.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said Zarate tract;

Thence EAST with the northerly boundary line of said Zarate tract a distance of 52.00 feet to a 1/2 inch steel rod found for an angle point therein;

Thence NORTH continuing with said northerly boundary line a distance of 2.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence EAST continuing with said northerly boundary line a distance of 48.00 feet to the northeast corner of said Zarate tract and being in the easterly boundary line of said Lot 9;

Thence SOUTH with said easterly boundary line a distance of 58.00 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 9, said rod being in said northerly right-of-way line;

Thence WEST with the southerly boundary line of said Zarate tract and with said northerly right-of-way line a distance of 100.00 feet to the point of beginning and containing 0.1308 acre of land, more or less.

TO BE KNOWN AS:

LOT 9R, BLOCK 20, ENGLEWOOD HEIGHTS ADDITION

An addition to The City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon except those created by separate instrument shown hereon.

Executed this the 20 day of Novembre, 20 25

Laurentino Zarate - owner
Laurentino Zarate

STATE OF TEXAS

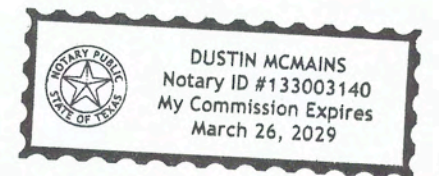
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Laurentino Zarate, 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 and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 20th day of November, 20 25

[Signature]
Notary Public in and for the State of Texas

My commission expires: 03-26-2029



The purpose of this replat is to plat portions of two residential lots into one (1) residential lot.



FINAL PLAT
LOT 9R, BLOCK 20
ENGLEWOOD
HEIGHTS
ADDITION

Being a replat of a portion of Lot 9 and a portion of Lot 10, Block 20, Englewood Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 310, Page 67 of the Deed Records of Tarrant County, Texas

JUNE 2025

FTW Case No. FS-23-149

Job No. 22040 • Plot File 22040

NOTES PER CITY OF FORT WORTH:

Water Sewer Impact Fee: 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 I 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.

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.

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, cable or other utility easement of any type.

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.

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.

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.

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 drainageways 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.

Pressure Release Valves: Private P.R.V.'s will be required; water pressure exceeds 80 p.s.i.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
01/22/2026 04:25 PM

D226013114
PLAT
Pages: 2
Fees: \$54.00

Mary Louise Nicholson
COUNTY CLERK