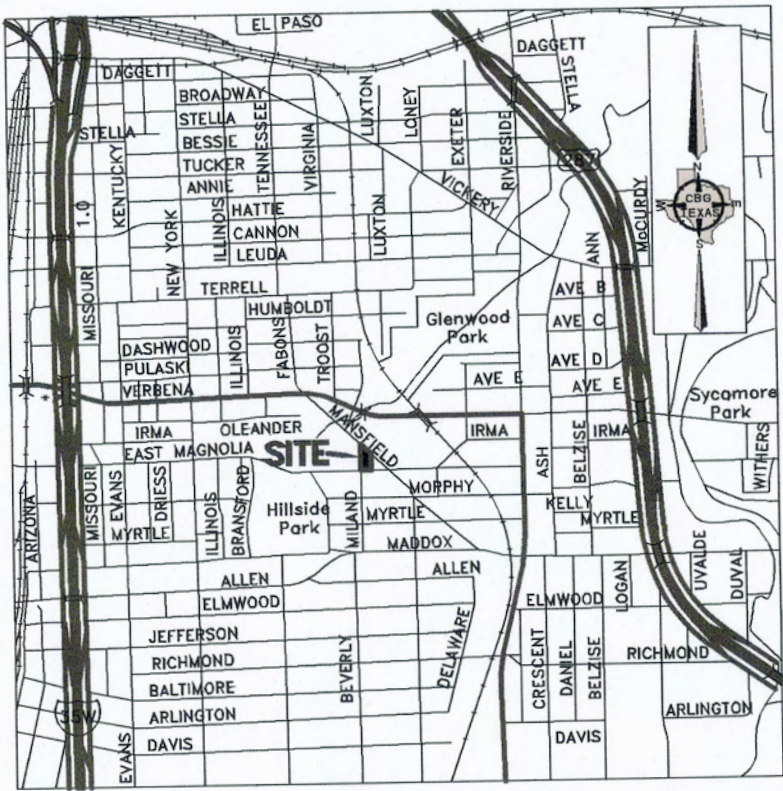




VICINITY MAP
NOT TO SCALE

FS-23-217

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 an existing or platted water, sanitary sewer, drainage, gas, electric, cable or 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 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.

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.

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.

Flood Plain Note:

According to the F.I.R.M. No. 48439C0310L in Community Panel 480596, dated 03/21/2020, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Parkway Permit Note:

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

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.

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 adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any adequate.)

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 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.

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

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, 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.

Direct access to Mansfield Avenue is Prohibited.

Sidewalks and Street Lights:

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Ruben Davila Bertadillo and Martha Griselda Mercado Ramirez, are the sole owners of a 15,947 square foot tract of land situated in the Lewis Moore Survey, Abstract No. 1093, City of Fort Worth, Tarrant County, Texas, and being Lot 2, Block 26, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 204, Page 5, Plat Records, Tarrant County, Texas, and being a tract of land conveyed to Ruben Davila Bertadillo and Martha Griselda Mercado Ramirez by Quitclaim Deed recorded in Instrument Number D223088103, Official Public Records, Tarrant County, Texas, and being a tract of land conveyed to Ruben Davila Bertadillo and Martha Griselda Ramirez by Warranty Deed with Vendor's Lien recorded in Instrument No. D221304621, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the along the North right of way line of E. Magnolia Avenue (50 foot right of way), said corner being the Southeast corner of Lot 8, Block 25 of Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204, Page 87, Plat Records, Tarrant County, Texas, said corner being the Southeast corner of a tract of land conveyed to Marcos Brandon Valdez, a married individual, and Ellen Valdez, a married individual, by General Warranty Deed recorded in Instrument No. D221269474, Official Public Records, Tarrant County, Texas;

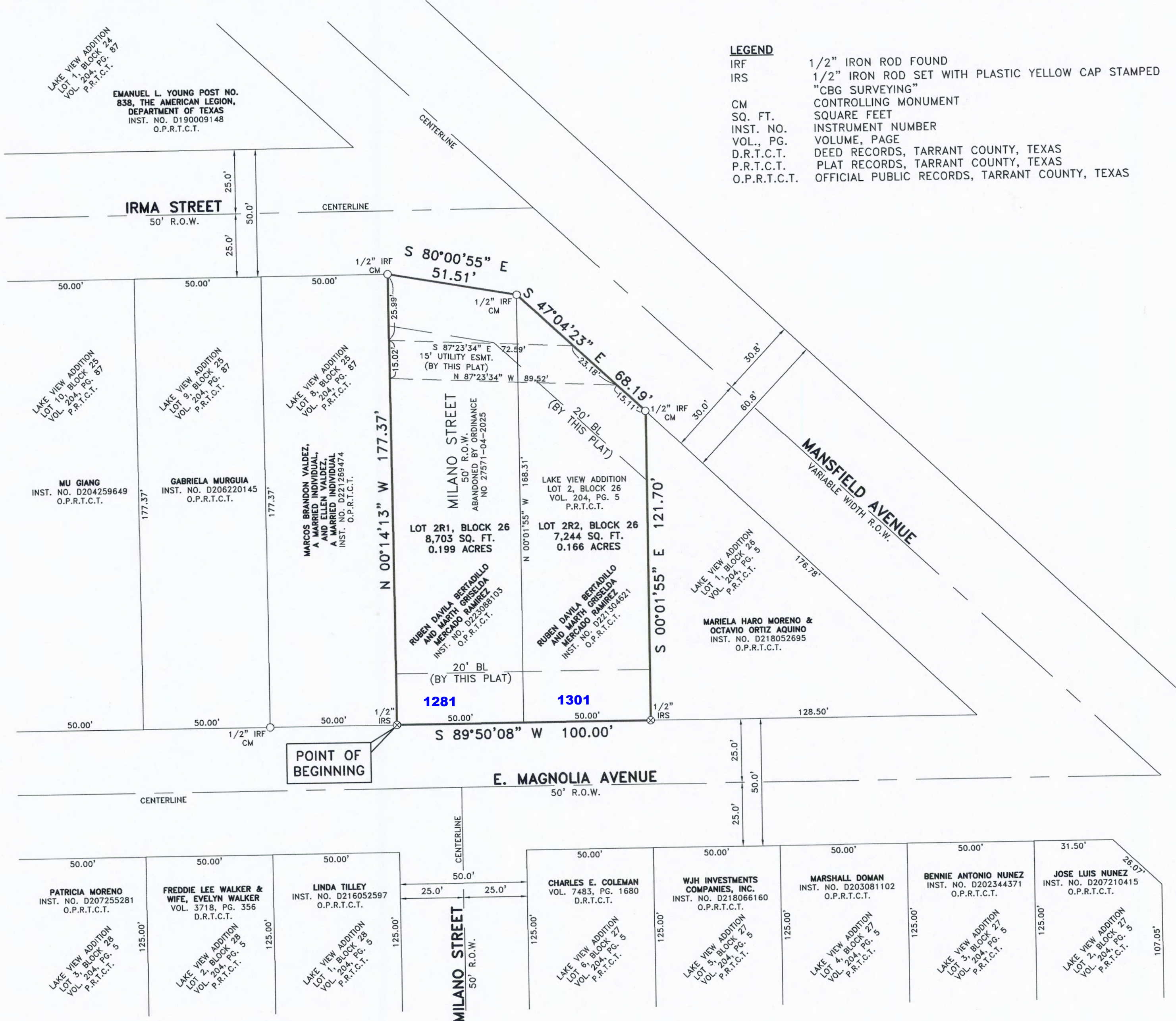
THENCE North 00 degrees 14 minutes 13 seconds West along the East line of said Valdez tract, a distance of 177.37 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Valdez tract, said corner being along the South right of way line of Irma Street (50 foot right of way);

THENCE South 80 degrees 00 minutes 55 seconds East, a distance of 51.51 feet to a 1/2 inch iron rod found for corner, said corner being along the Southwest right of way line of Mansfield Avenue (variable width right of way), said corner being the Northwest corner of Lot 2, Block 26 of said Lake View Addition (204.5), said corner being the Northwest corner of a tract of land conveyed to Rodolfo Davila Bertadillo and Ruben Davila Bertadillo by Warranty Deed recorded in Instrument No. D215087374, Official Public Records, Tarrant County, Texas;

THENCE South 47 degrees 04 minutes 23 seconds East along the Southwest line of said Mansfield Avenue, a distance of 68.19 feet to a 1/2 inch iron rod found for corner, said corner being along the Southwest line of said Mansfield Avenue, said corner being the Northwest corner of Lot 1, Block 26 of said Lake View Addition (204.5), said corner being the Northwest corner of a tract of land conveyed to Mariela Haro Moreno and Octavio Ortiz Aquino by Warranty Deed with Vendor's Lien recorded in Instrument No. D218052695, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 01 minutes 55 seconds East along the West line of said Moreno and Aquino tract, a distance of 121.70 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North line of said E. Magnolia Avenue;

THENCE South 89 degrees 50 minutes 08 seconds West along the North line of said E. Magnolia Avenue, a distance of 100.00 feet to the POINT OF BEGINNING and containing 15,947 square feet or 0.37 acres of land.



GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- 4) 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, 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.
- 5) NO VEHICULAR ACCESS TO LEON STREET SERVING LOT 2R1, BLOCK 26.
- 6) DIRECT ACCESS TO MANSFIELD AVENUE IS PROHIBITED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ruben Davila Bertadillo and Martha Griselda Mercado Ramirez, do hereby adopt this plat as **LOTS 2R1 & 2R2, BLOCK 26, LAKE VIEW ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 3RD day of NOVEMBER, 2025.

By: Ruben Davila
Ruben Davila Bertadillo, Owner

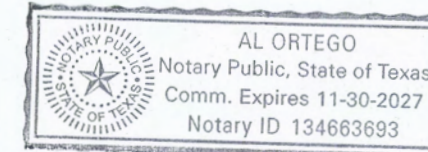
By: Martha Griselda Mercado Ramirez
Martha Griselda Mercado Ramirez, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ruben Davila Bertadillo, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3RD day of NOVEMBER, 2025.

Notary Public in and for the State of Texas

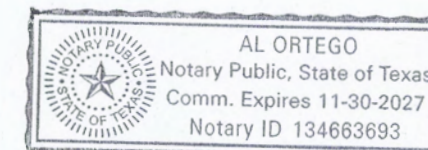


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Martha Griselda Mercado Ramirez, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3RD day of NOVEMBER, 2025.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

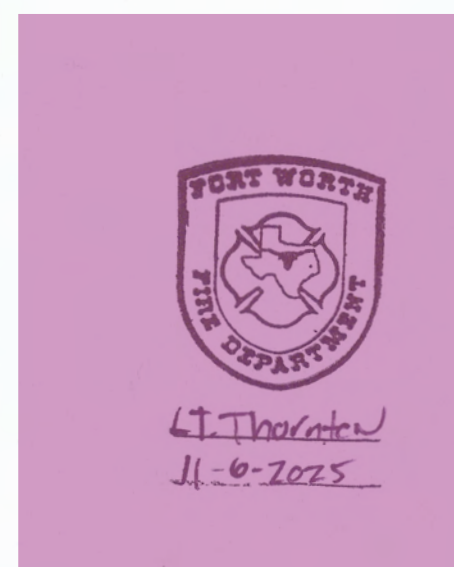
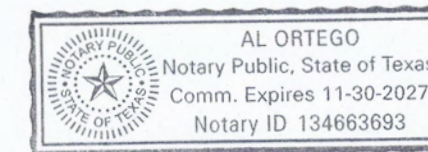
Bryan Connolly Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3RD day of NOVEMBER, 2025.

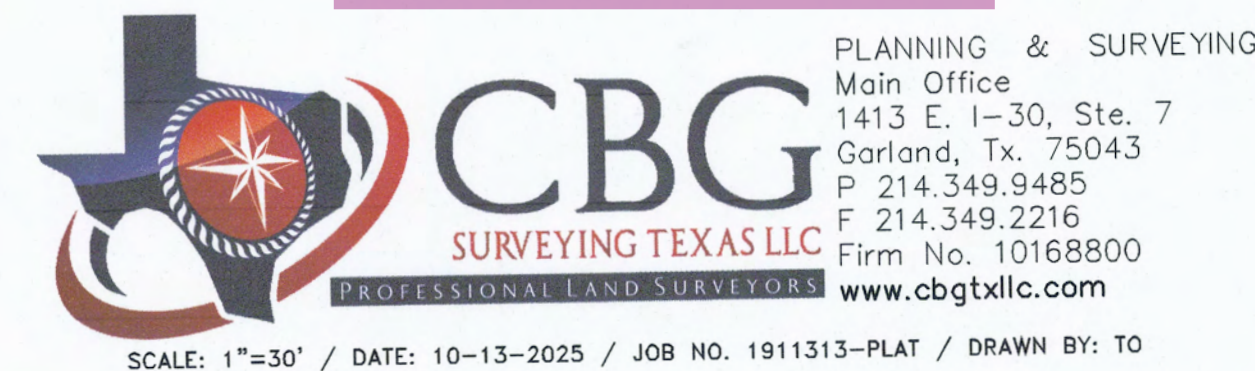
Notary Public in and for the State of Texas



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: <u>11/6/2025</u>	
By: <u>Quin Tietzel</u>	Chairman
By: <u>Stacy</u>	Secretary

FINAL PLAT
LOTS 2R1 & 2R2, BLOCK 26, LAKE VIEW ADDITION
BEING A REPLAT OF MILANO AVENUE &
LOT 2, BLOCK 26, LAKE VIEW ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS RECORDED IN
VOLUME 204, PAGE 5, P.R.T.C.T.

CASE NUMBER: FS-23-217



**OWNERS: RUBEN DAVILA
BERTIDILLO AND MARTHA
GRISIELA MERCADO RAMIREZ**
1311 7TH AVENUE
FORT WORTH, TX 76104
PHONE: 817-996-7933
EMAIL: grisyrudavila@yahoo.com

This plat recorded in Document No. _____, Date _____