

OWNERS:
 CG SUPERB HOMES, LLC
 c/o CEASAR GONZALEZ
 4136 5TH AVENUE
 FORT WORTH, TEXAS 76110
 817-501-4573 VOICE
 cgsuperbhomes@gmail.com

JUAN MENDOZA
 5808 DANA DRIVE
 HALTOM CITY, TEXAS 76117
 682-559-0646 VOICE
 juanmendoza123@gmail.com

SURVEYOR:
 GRANT ENGINEERING, INC.
 2751 PARK HILL DRIVE
 FORT WORTH, TEXAS 76109
 817-923-3131 VOICE
 817-923-4141 FAX
 jgrant3@aol.com

OSCAR TEJPA DIAZ
 CLERK'S FILE NO. D219205519

VELMA LOUISE MORSE HOLT
 CLERK'S FILE NO. D213183993

TRAC 1
 HECTOR LEON BENITEZ JR.
 CLERK'S FILE NO. D212143384

TRAC 2
 HECTOR LEON BENITEZ JR.
 CLERK'S FILE NO. D212143384

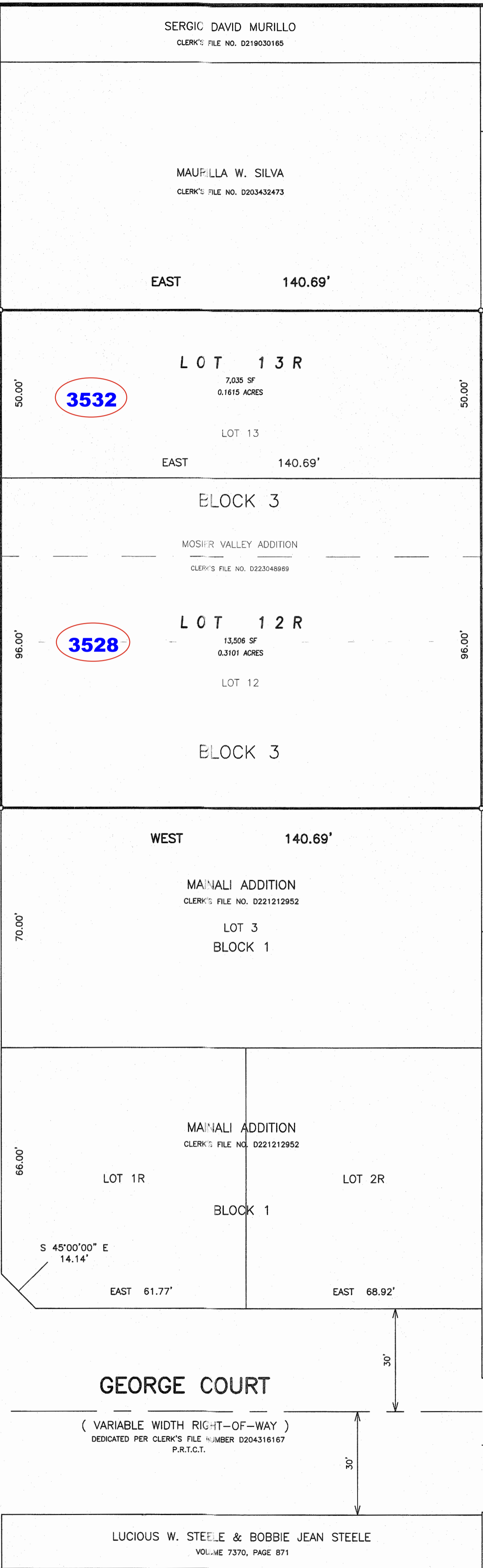
TRAC 3
 HECTOR LEON BENITEZ JR.
 CLERK'S FILE NO. D212143384

MOSIER VALLEY ADD.
 CABINET B, SLIDE 3091

LOT 2
 BLOCK 2

ANGEL DIAZ
 CLERK'S FILE NO. D22132500

FRAZIER COURT
 (60' RIGHT-OF-WAY)
 DEDICATED PER D204316167



SERGIC DAVID MURILLO
 CLERK'S FILE NO. D219030165

MAUPELLA W. SILVA
 CLERK'S FILE NO. D203432473

MOSIER VALLEY ADDITION
 CABINET A, SLIDE 9609

LOT 8
 BLOCK 3

LOT 9A
 BLOCK 3

MOSIER VALLEY ADDITION
 CLERK'S FILE NO. D211005322

LOT 9B
 BLOCK 3

LOT 10
 BLOCK 3

MOSIER VALLEY ADDITION
 CABINET A, SLIDE 9609

LOT 11
 BLOCK 3

MANALI ADDITION
 CLERK'S FILE NO. D221212952

LOT 3
 BLOCK 1

CRESCENCIO CORDERO
 VOLUME 15629, PAGE 371

LOT 1R
 LOT 2R
 BLOCK 1

GEORGE COURT
 (VARIABLE WIDTH RIGHT-OF-WAY)
 DEDICATED PER CLERK'S FILE NUMBER D204316167
 P.R.T.C.T.

LUCIOUS W. STEELE & BOBBIE JEAN STEELE
 VOLUME 7370, PAGE 871

TOBIAS ADDITION
 CABINET B, SLIDE 1914
 LOT 1, BLOCK 1

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT JUAN MENDOZA AND CG SUPERB HOMES, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 12 AND 13, BLOCK 3, MOSIER VALLEY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D223049899, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

DO HEREBY ADAPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 12R AND 13R, BLOCK 3
 MOSIER VALLEY ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET MY SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED ON THIS DAY OF March, 2024.

JUAN MENDOZA, OWNER
 CEASAR GONZALEZ, OWNER
 FOR CG SUPERB HOMES, LLC

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN MENDOZA, 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 19th DAY OF March, 2024.

MY COMMISSION EXPIRES:
 DAVID BRYAN REAVES
 Notary ID #124657415
 My Commission Expires November 21, 2027

DAVID BRYAN REAVES
 NOTARY PUBLIC
 STATE OF TEXAS

ACKNOWLEDGMENT

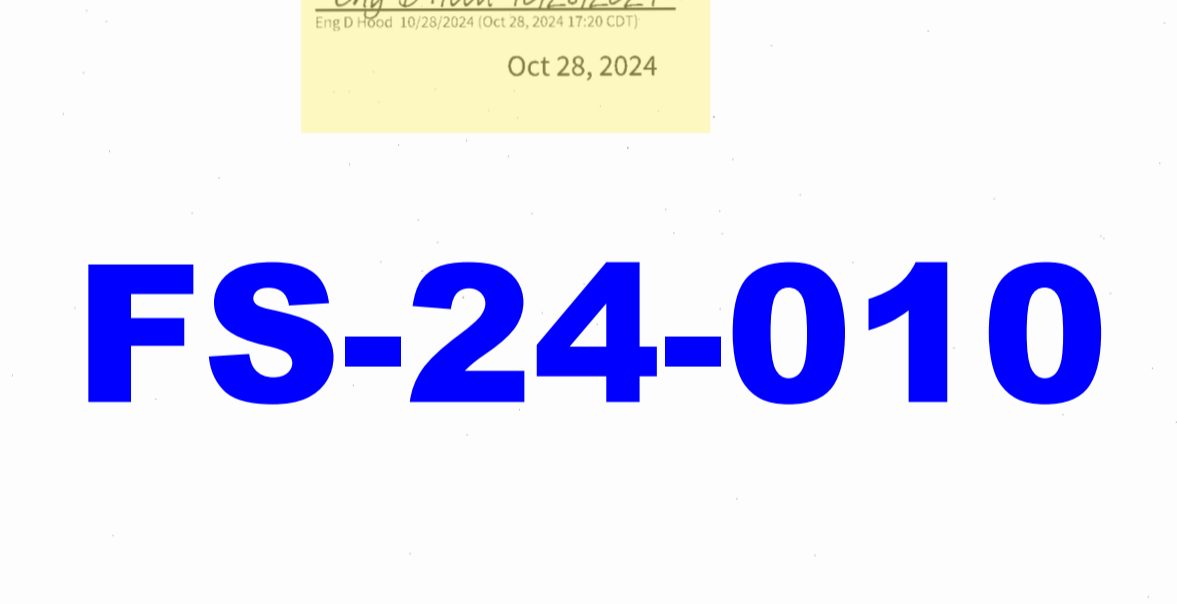
STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CEASAR GONZALEZ, 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 19th DAY OF March, 2024.

MY COMMISSION EXPIRES:
 DAVID BRYAN REAVES
 Notary ID #124657415
 My Commission Expires November 21, 2027

DAVID BRYAN REAVES
 NOTARY PUBLIC
 STATE OF TEXAS



THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT OF MANALI ADDITION RECORDED AT CLERK'S FILE NO. D221212952, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
 1/2" STEEL ROD AT THE NW CORNER OF LOT 1R, BLOCK 1, MANALI ADDITION, RECORDED AT CLERK'S FILE NO. D221212952
 1/2" STEEL ROD AT THE NW CORNER OF LOT 1, BLOCK 3, MOSIER VALLEY ADDITION, RECORDED IN CABINET A, SLIDE 9609

THE PURPOSE OF THIS PLAT IS TO MOVE THE PROPERTY LINE BETWEEN THESE LOTS 23.00 FEET NORTH.

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. Bowen Oct 28, 2024
 Chairman

By: Deak Hill
 Secretary

This plat recorded in Document Number: _____

Date: _____

Grant Engineering, Inc.

Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109 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 DECEMBER, 2023, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III 3-19-24
 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 INSPECT AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSES 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 IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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:** 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.
 - FLOODPLAIN STATEMENT:** NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAPS DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0210-K, EFF. DATE 09-25-2009
 ZONE X, COMMUNITY 480596, PANEL 0220-L, EFF. DATE 03-21-2019
 - DEED RESTRICTION NOTE:** THIS REVISED PLAT DOES NOT VAGATE 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, 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.
 - PRESSURE REDUCING VALVE NOTE:** PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

FINAL PLAT

LOTS 12R AND 13R, BLOCK 3
MOSIER VALLEY ADDITION

TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

A REVISION OF
 LOTS 12 AND 13, BLOCK 3
 MOSIER VALLEY ADDITION
 AS RECORDED UNDER
 CLERK'S FILE NO. D223049899
 PLAT RECORDS, TARRANT COUNTY, TEXAS

MARCH, 2024
 0.4716 ACRES
 2 RESIDENTIAL LOTS

FS - 24 - 010