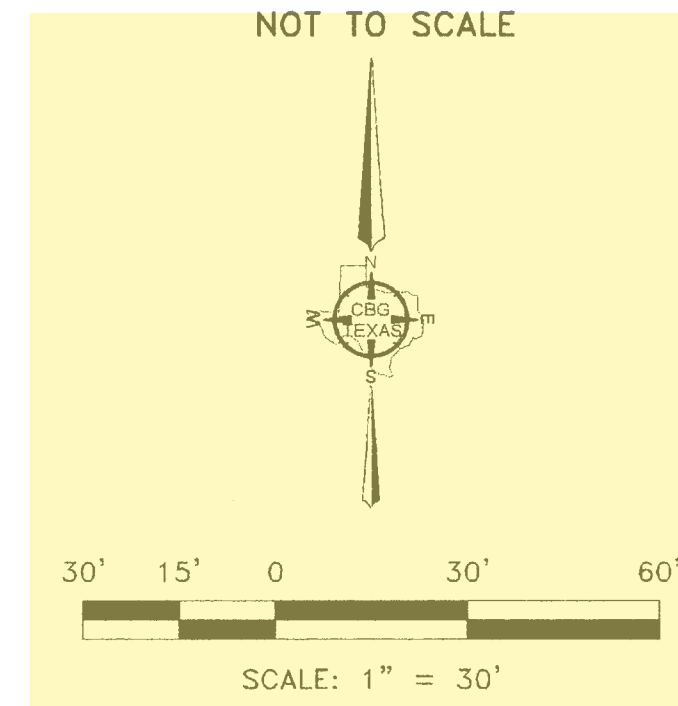


VICINITY MAP NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS A First Step, LLC, is the owner of a 0.23 acre tract of land situated in the William McFadin Survey, Abstract Number 1076, City of Fort Worth, Tarrant County, Texas, some being a portion of Lot 7, Block 14, of Tandy Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388, Page 31, Map Records, Tarrant County, Texas, some being that tract of land conveyed to A First Step, LLC, by General Warranty Deed recorded in Instrument Number D223221623, 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 found for corner, said corner lying along the North Right-of-Way line of Purington Avenue (a 49 foot Right-of-Way), same being the Southeast corner of a tract of land conveyed to Billy John Burch by deed recorded in Instrument Number D206310366, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 22 minutes 44 seconds East, along the East line of said Burch tract, a distance of 192.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Burch tract, same lying along the South Right-of-Way line of a 16 foot Alley;

THENCE North 89 degrees 34 minutes 47 seconds East, along the South Right-of-Way line of said 16 foot Alley, a distance of 52.50 feet to a 1 inch iron pipe found for corner, said corner lying along the South Right-of-Way line of said 16 foot Alley, same being the Northwest corner of a tract of land conveyed to Rosa Leon by deed recorded in Instrument Number D222090984, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 22 minutes 44 seconds West, along the West line of said Leon tract, a distance of 192.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Leon tract, same lying along the North Right-of-Way line of said Purington Avenue;

THENCE South 89 degrees 34 minutes 47 seconds West, along the North Right-of-Way line of said Purington Avenue, a distance of 52.50 feet to the POINT OF BEGINNING and containing 10,079.02 square feet or 0.23 acres of land.

LAND USE TABLE:

LOT 7-A:
NET: 0.23 ACRES
GROSS: 0.23 ACRES
USE: RESIDENTIAL

LEGEND

- CM CONTROL MONUMENT
- BL BUILDING LINE
- IRF 1/2 INCH IRON ROD FOUND
- IPF 1 INCH IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"
- R.O.W. RIGHT-OF-WAY
- F.K.A. FORMERLY KNOWN AS
- SQ. FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- M.R.T.C.T. MAP RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

GENERAL NOTES

- BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 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.
- THE PURPOSE OF THIS RE-PLAT IS TO CREATE 1 LOT OUT OF A PORTION OF A LOT.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- 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.
- SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required adjacent to both sides of all public and private streets and public access easements, 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.

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.

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 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.

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.

Site Drainage Study

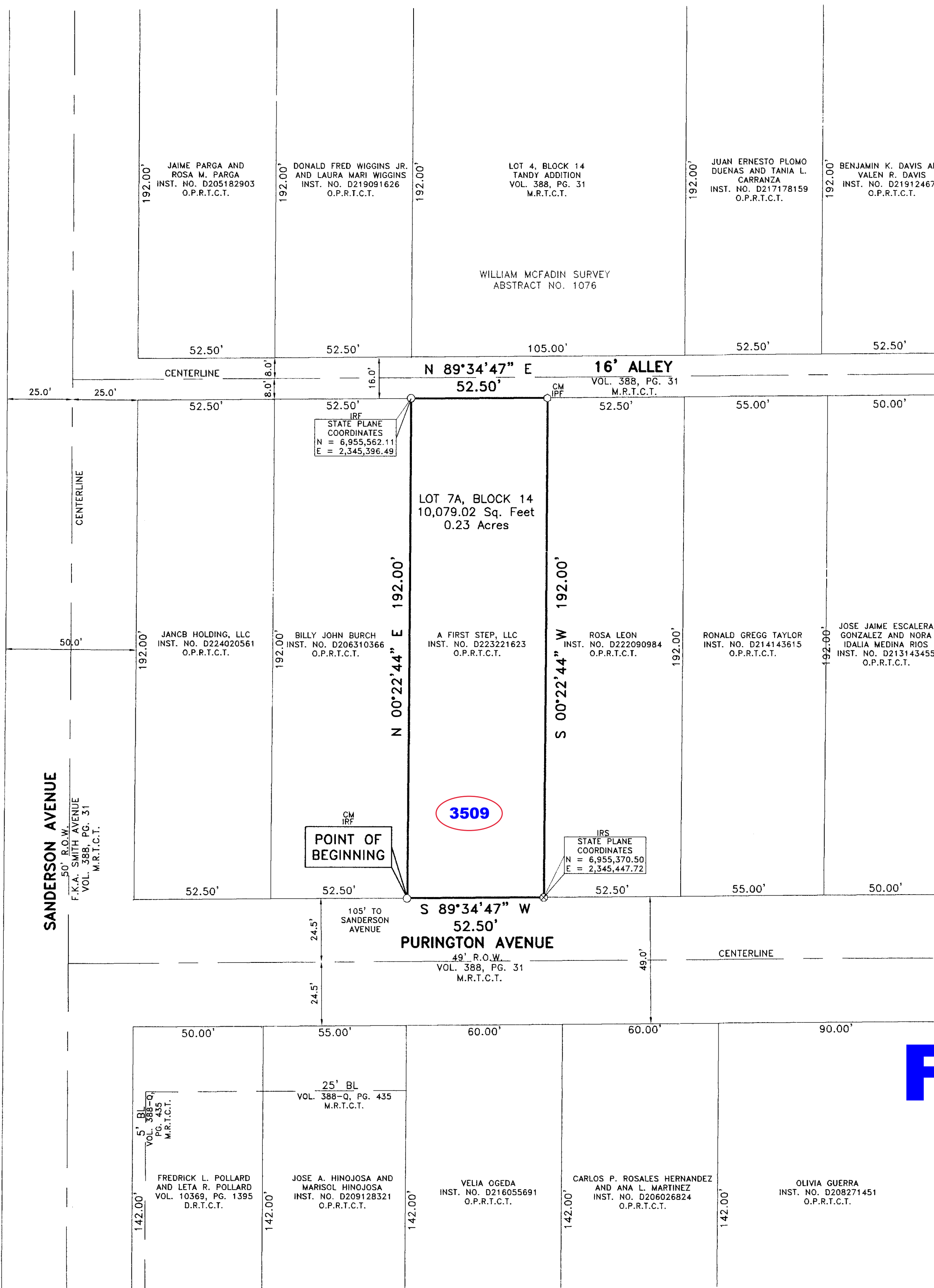
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required 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 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.

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 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.



FLOOD PLAIN NOTE:

ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0310L, DATED 03/21/2019, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, A First Step, LLC, acting by and through their duly authorized agent, Alexis Levya, do hereby adopt this plat as TANDY ADDITION LOT 7-A, BLOCK 14, 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 13th day of August, 2024.

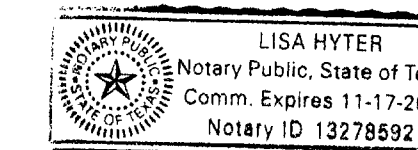
By: Alexis L
A First Step, LLC (Owner)
Alexis Levya (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alexis Levya, 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 13th day of August, 2024.

Lisa Hyter
Notary Public in and for the State of Texas

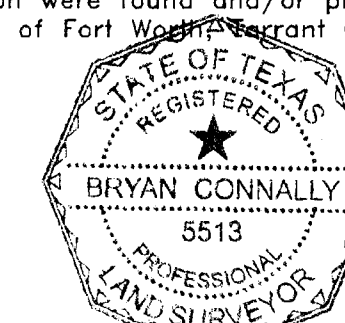


SURVEYOR'S CERTIFICATE

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 personal supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connolly
Bryan Connolly Registered Professional Land Surveyor No. 5513

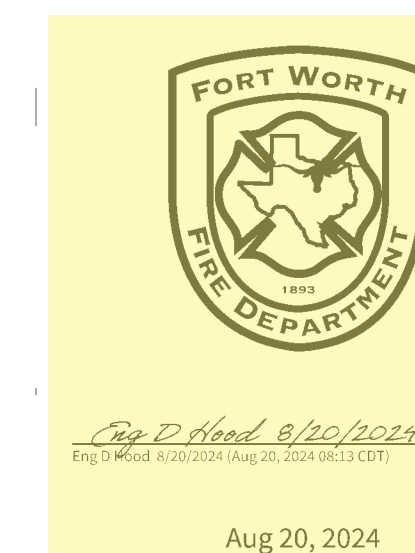
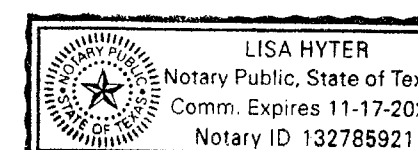


STATE OF TEXAS
COUNTY OF DALLAS

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 13th day of August, 2024.

Lisa Hyter
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: _____

By: Donald Brown Aug 19, 2024
Chairman

By: Derek Hill
Secretary

FS-24-056

FINAL SHORT PLAT
LOT 7-A, BLOCK 14
TANDY ADDITION
10,079.02 SQ. FT. 0.23 ACRES
BEING A REPLAT OF A PORTION OF LOT 7, BLOCK 14, OF
TANDY ADDITION, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 388, PAGE 31 M.R.T.C.T.

CASE NUMBER: FS-24-056



OWNER: A FIRST STEP, LLC
AGENT: ALEXIS LEVYA
3654 GRIFFITH COURT
AUBREY, TEXAS 76227
PHONE: 817-455-6701
EMAIL: LEVYAALXIS2005@GMAIL.COM

SCALE: 1"=30' / DATE: 06/27/2024 / JOB NO. 2405626 / DRAWN BY: ANR

Document No. _____, Date _____