Whereas, Roberto Carlos Rodriguez Melgar is the owner of a tract of land in the George J. Ashabranner Survey, Abstract Number 7, City of Fort Worth, Tarrant County, Texas; and being part of Lot 1, Block 4, Park View Addition, as recorded in Volume 388-B, Page 191, Plat Records, Tarrant County, Texas (PRTCT) and being the same property sold to Roberto Carlos Rodriguez Melgar per the deed recorded as County Clerk Document D219244431, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with an orange cap stamped FELS found for the southwest corner of said Lot 1, Block 4, Park View Addition and being on the east line of Village Creek Road;

THENCE North 0° 23' 06" West, with the east line of Village Creek Road, a distance of 69.59 feet to a MAG nail with a washer stamped RPLS 5094 set for the northwest corner of said Lot 1, Block 4, Park View Addition and the intersection of the south line of Sunshine Drive;

THENCE North 89° 28' 14" East, with the south line of Sunshine Drive, a distance of 59.00 feet to a 1/2" iron rod found for northwest corner of a tract of land sold to Rigoberto Saravia, per the deed recorded as County Clerk Document D210310421, OPRTCT, from which a 1/2" iron rod with an orange cap stamped FELS found for the northwest corner of Lot 7. Block 4. Park View Addition, bears North 89° 28' 14" East at distance of 118.28 feet:

THENCE South 0° 23' 17" East, with the common line between said Saravia and Melgar tracts, passing the southwest corner of said Saravia tract at a distance of 68.00 feet, in all, a total distance of 69.49 feet to a 5/8" iron road with a blue cap stamped RPLS 5094 set on the on the north line of said Lot 2, Block 4, from which a 1/2" iron rod with an orange cap stamped FELS found for the northeast corner of Lot 2, Block 4, Park View Addition, bears North 89° 19' 13" East at distance of 118.34 feet;

THENCE South 89° 19' 13" West, with the north line of said Lot 2, Block 4, a distance of 59.00 feet to the POINT OF BEGINNING and containing a calculated area of 4103 square feet.

OWNERS DEDICATION

I, Roberto Carlos Rodriguez Melgar do hereby adopt the herein described plat as Lot 1R1, Block 4, Park View Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

STATE OF TEXAS § COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas; on this date personally appeared Roberto Carlos Rodriguez Melgar, 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 considerations therein expressed.

MICHAEL B. DAVIS

Notary Public, State of Texas

Comm. Expires 01-21-2027 Notary ID 10037480

Witness my hand in Tarrant, County, Texas, this the gib day of Novembers, 2024.

Roberto Carlos Rodriguez Melgar-Owner

Given under my hand and seal of office the 8th day of Warehow, 2024.

WWW H

Notary Public for the State of Texas.

Standard Plat Notes

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

Utility Easements

wastewater system.

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 shall have the right at all times to ingress and egress upon said easements for the purpose of efficiency of its respective systems on any of the easements shown on the plat; and they or part of its respective systems without the necessity at any time of procuring the permission construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all

the date a building permit is issued, or the connection date to the municipal water and/or

Site Drainage Study

of anyone.

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.

<u>Sidewalks</u> Sidewalks (Ch. 31-106-C-15) — Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth 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.

Covenants or Restrictions are un-altered

This plat does not amend or remove any deed coventants or restrictions

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owner shall 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.

Floodplain
Per FEMA FIRM 48439C0330K with an effective date of September 25, 2009; the subject property is not in a floodplain or Special Flood Hazard Areas; it is in Zone X, areas determined to be outside

the 0.2% annual chance floodplain

GRID NORTH, NAD 83, NORTH CENTRAL TEXAS

Remainder Lot 9

Tom Danner

Vol.204,Pa.94

DRTCT

Road Village 80' RDW Lot 16R, Block 1 Park View D219264040 OPRTCT

Park View Vol.388-B,Pg.191 Vol.6349 Pg.493 DRTCT Remainder PRTCT Lot 15 Blk.1

Sunshine Drive

50' ROW

1/2"IRF

Lot 14 Block 1

117.92' meas.

5004

East 59'

Lot 1 Block 4

Roberto Carlos

Rodriguez Melgar D219244409

Future

Lot 1R3

Block 4

Remainder

Lot 16 Blk.1

CM:Controlling Monument

Lot 7

Block 4

Park View

Vol.388-B,Pg.191

PRTCT

Lot 8

1/2"CIRF FELS

NORRIS BERRY

BURTON

CRENSHAW

AVE L

AVE M

CHAPMA

DUNBAR

CHAPMAN

CALLAHAN

HARLEM

SUNSHINE Project

Location

ELGIN

Vicinty Map Scale: 1"=1000'

Nov 15, 2024

CITY OF FORT WORTH CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS

AFTER DATE OF APPROVAL

CHAIRMAN

SECRETARY

Nov 15, 2024

PINSON

RAMEY

DRAPER

티 SEARS

Page 2 of 2

ALEXANDRIA

TRUMAN

B□NG

BOOK#R

CHARLENE

VELMA

CAROL

ANDERSON

COTTEY

TURNER

CAPERS

ALTER

COTTEY

RICKENBACKER

LESTER GRANGE

Bunche

Park

NORRIS

RICHARI

RAME'

Sunshine Drive

50' ROW

Lot 22 Block 1 Douglas Park

Vol.388-A,Pg.88

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

Parkway improvements such as curb and gutter, pavement tie—in drive approachs, sidewalks and

drainage inlets may be required at the time the building permit is issued via a Parkway Permit.

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 the a building permit is issued.

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, Sanitary Sewer, Storm Drainage, Street Lights, Sidewalks or Paving improvements; and

ALPHA LAND SURVEYING, INC.

KELLER, TEXAS 76262-4941

Phone (817) 614-8017

approval is first obtained from the City of Fort Worth.

Land Surveyor:

969 Elkin Lane

mbd7@gte.net

Point of Beginning D

Village

Owner:

615 Stadium Dr

Arlington Texas 76011

Phone 682-785-0056

Roberto Carlos Rodriguez Melgar

MAG Set 10' N 89°28'14" E 59.00'

5000

West 59'

Lot 1

Block 4

Lot 1R1

Block 4

Roberto Carlos

Rodriguez Melgar B219244431

5' Util. Esmt.By This Plat

CM S 89°19'13" W 59.00'

2501 PRTCT

7/10′×10′ P□SE •

Lot 2 Block 4

Lot 3 Block 4

N 89°28'14" E____

5002

Part of

Lot 1,Block 4

Park View

Vol.388-B,Pg.191

PRTCT

Rigoberto Saravia D210310421

S 89°19'13" W 177.34' meas.

Park View Vol.388-B,Pg.191

FS-24-119

Texas Board of Professional Engineers and Land Surveyors. The field work was completed on February 7, 2024. Date of Plat: November 8, 2024.

Michael B.H. Davis R.P.L.S. No. 5094

Texas Firm Registration Certificate Number: 10135300

This Plat recorded in Document Number

This is to declare that this map or plat and the survey on which it is based were made in

accordance with the regulations of Tarrant County, the City of Fort Worth, Texas and the

MICHAEL B.H. DAVIS

Case Number:FS-24-119

PLAT APPROVAL DATE:

BY Donald R. Boren

(Nov 15, 2024 11-45 CCT)

FINAL PLAT

being part of Lot 1, Block 4, Park View Addition, as recorded in Volume 388-B, Page 191, Plat Records, Tarrant County, Texas and being

0.0942 Acres out of the George J. Ashabranner Survey Abstract Number 7 Tarrant County, Texas.

Revised: November 8,2024

(C) Copyright 2024 Michael B Davis/Alpha Land Surveying, Inc.

Sheet 1 of 1