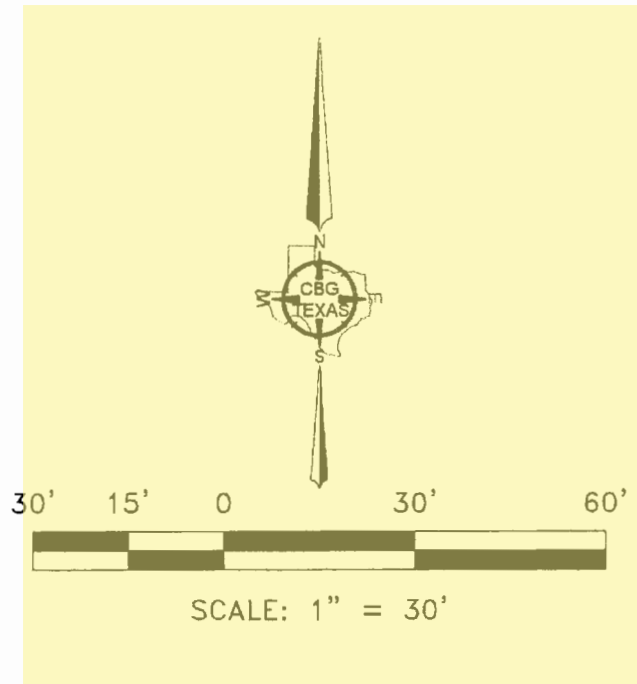


VICINITY MAP NOT TO SCALE



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.

Sidewalks:

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

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.

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.

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.

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 2 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.

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 necessary 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 Note:

According to the F.I.R.M. No. 48439C0330K in Community Panel 480596, dated 09/25/2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Residential Drive Access Limitation

Residential Driveway Access Limitation Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cui-ds-eac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- A. Rear entry access shall be provided from an abutting side or rear alley or
B. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Brenda M Ayala, is the owner of Lots 1, 2, and 3, Block 3, of W.E. Christian Addition of part of Lot 1, Block 3, W.R. Tandy and M.E. Wakefield Addition, an addition to the City of Fort Worth, Tarrant County, Texas thereof recorded in Volume 1365, Page 86, Map Records, Tarrant County, Texas, same being a tract of land conveyed to Brenda M. Ayala, by General Warranty Deed recorded in Instrument No. D223098946, 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 being in the intersection of the South Right-of-Way line of South Hampshire Boulevard (60' Right-of-Way) and the East Right-of-Way line of House Street (50' Right-of-Way);

THENCE South 76 degrees 08 minutes 20 seconds East, along the South Right-of-Way line of said South Hampshire Boulevard, a distance of 86.90 feet to a mag nail set for corner, said corner lying along the South Right-of-Way line of said South Hampshire Boulevard, same being the Northwest corner of Lot 4, of said W.E. Christian Addition of part of Lot 1, Block 3, W.R. Tandy and M.E. Wakefield Addition;

THENCE South 00 degrees 05 minutes 06 seconds West, along the West line of said Lot 4, a distance of 250.91 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 4, same lying along the North line of a tract of land conveyed to Jaime Mulgado Barba and Adela Camargo Cruz, by deed recorded in Instrument No. D219147210, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 14 seconds West, along the North line of said Barba/Cruz tract, a distance of 84.00 feet to a point for corner, said corner being the Northwest corner of said Barba/Cruz tract, same lying along the East Right-of-Way line of said House Street, from which a T-Post bears North 35 degrees 20 minutes 51 seconds East, a distance of 0.53 feet for witness;

THENCE North along the East Right-of-Way line of said House Street, a distance of 271.99 feet to the POINT OF BEGINNING and containing 22,011.78 square feet or 0.506 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Brenda M. Ayala, does hereby adopt this plat as a LOTS 1-A, 2-A, 3-A, BLOCK 3, W.E. CHRISTIAN SUBDIVISION OF PART OF LOT 1, BLOCK 3, W.R. TANDY AND M.E. WAKEFIELD 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 6th day of November, 2024.

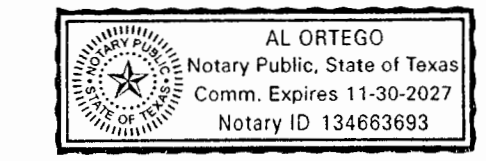
By: Brenda M. Ayala (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Brenda M. Ayala, 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 6th day of November, 2024.

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.

By: Bryan Connolly Registered Professional Land Surveyor No. 5513

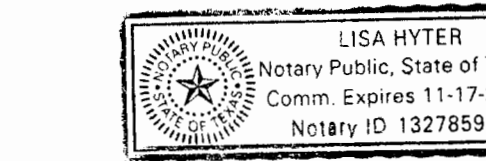


STATE OF TEXAS
COUNTY OF DALLAS

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 6th day of November, 2024.

Notary Public in and for the State of Texas



GENERAL NOTES

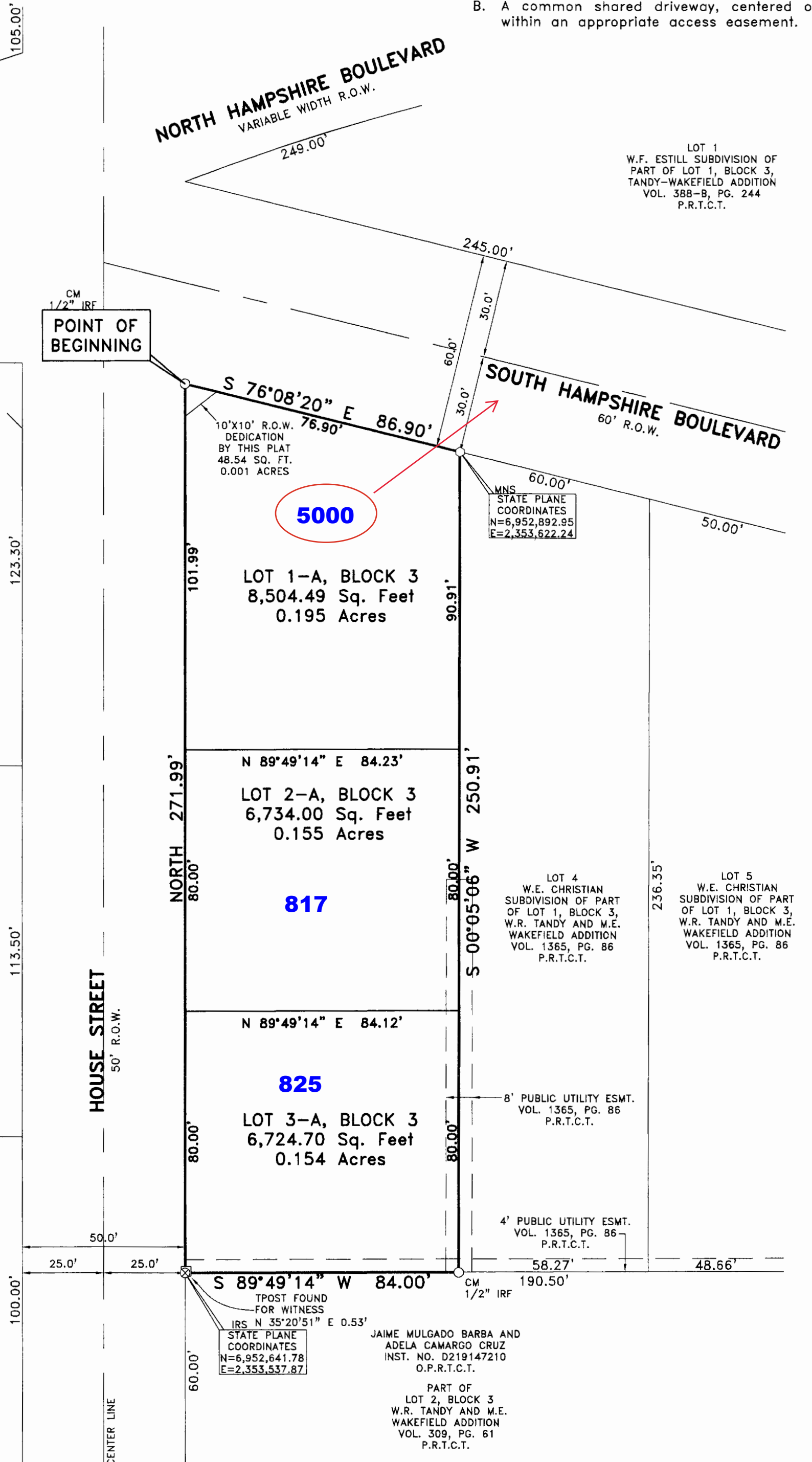
- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
3) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE 3 PLATTED LOTS.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6) 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.

LAND USE TABLE

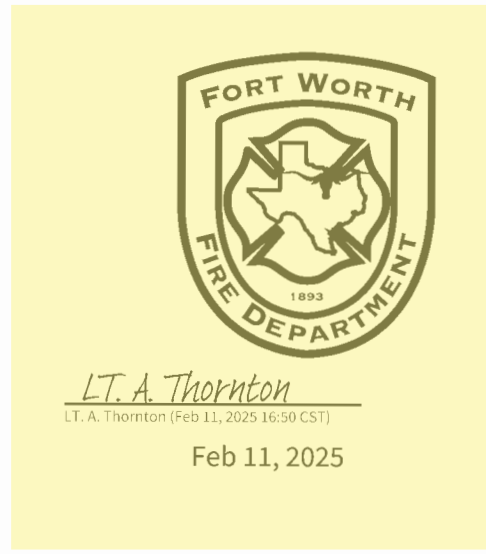
LOT TYPE: Residential
TOTAL NUMBER: 3
GROSS SITE AREA: 0.504 Acre (21,960.29 SQUARE FEET)
NET SITE AREA: 0.505 Acre (22,011.79 SQUARE FEET)

LEGEND

Table with 2 columns: Legend symbols and descriptions. Includes items like 1/2" IRF (1/2 inch iron rod found), CM (center monument), and various surveying methods.



FS-24-121



Fort Worth City Plan Commission City of Fort Worth, Texas. Plot Approval Date: Feb 11, 2025. Includes signatures of Donald E. Baran and Frank Hill.

CASE NUMBER: FS-24-121

FINAL SHORT PLAT
LOTS 1-A, 2-A, 3-A, BLOCK 3
W.E. CHRISTIAN SUBDIVISION OF PART OF LOT 1, BLOCK 3, W.R. TANDY AND M.E. WAKEFIELD ADDITION

BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK 3, W.E. CHRISTIAN SUBDIVISION OF PART OF LOT 1, BLOCK 3, W.R. TANDY AND M.E. WAKEFIELD ADDITION, RECORDED IN VOLUME 1365, PAGE 86 P.R.T.C.T. SITUATED IN THE R.H. AHLERS SURVEY, ABSTRACT NO. 33 CITY OF FORT WORTH, TARRANT COUNTY 22,011.78 SQ. FT. / 0.506 ACRES

OWNER: BRENDA M. AYALA
6053 MOUNTAIN ROBIN CUYL
FORT WORTH, TX 76244
PHONE: (817) 757-8003
EMAIL: MARCOS@TORRADDSERVICES.COM

CBG SURVEYING TEXAS LLC logo and contact information. Includes address: 1413 East I-30, Ste. 7 Garland, TX 75043. Website: www.cbgtxl.com

This plat recorded in
Document No. _____ Date _____