

ZONING: CF
LOT 11R1, BLOCK 1
J.B. GRAY ADDITION
INST. NO. D221001163
O.P.R.T.C.T.

ZONING: A-5
ROMAN ZUNIGA VASQUEZ &
TANIA YESSENIA CABRERA MONTIEL
INST. NO. D222286431
O.P.R.T.C.T.

ZONING: A-5
BLOCK 3
WALTER WILLI ADDITION
VOL. 1013, PG. 7
M.R.T.C.T.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, being a portion of Lot 22-B and a portion of Lot 23, of the Revision of Lot 22, W.H. Lynn Addition, recorded in Volume 388-46, Page 79, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being the same tract of land as described in deed to Jorge Salas, recorded under Instrument No. D221281196, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found in the East line of a 26 foot alley, at the Southwest corner of Lot 22-A, of The Revision of Lot 22, W.H. Lynn Addition, recorded in Volume 388-46, Page 79, Plat Records, Tarrant County, Texas, at the Northwest corner of Lot 22-B of said addition;

THENCE, along said South line, North 89 degrees 43 minutes 54 seconds, a distance of 73.24 feet, to a 1/2 inch iron rod with yellow plastic cap set at the Northeast corner of said Lot 22-B, said point being the PLACE OF BEGINNING;

THENCE North 89 degrees 43 minutes 54 seconds East, a distance of 64.60 feet, to a 1/2 inch iron rod with yellow plastic cap set in the West line of Liberty Street, at the Southeast corner of a tract of land as described in deed to Daniel Gutierrez, recorded in Instrument No. D21706505, Official Public Records, Tarrant County, Texas, from which a 3/8 inch iron rod found for reference bears South 30 degrees 09 minutes 35 seconds East, a distance of 0.45 feet;

THENCE, along said West line, South 00 degrees 01 minutes 42 seconds West, a distance of 72.62 feet, to a 1/2 inch iron rod with yellow plastic cap set for corner;

THENCE, South 44 degrees 43 minutes 54 seconds West, a distance of 48.62 feet, to a 1/2 inch iron rod with yellow plastic cap set in the North line of Chapman Street;

THENCE, along said North line, South 89 degrees 43 minutes 54 seconds West, a distance of 29.76 feet, to a 1/2 inch iron rod with yellow plastic cap set at the Southeast corner of said Lot 22-B, from which a 5/8 inch iron rod found for reference bears South 00 degrees 18 minutes 43 seconds East, a distance of 29.76 feet;

THENCE, along said East line, North 00 degrees 18 minutes 43 seconds East, a distance of 107.00 feet to the PLACE OF BEGINNING and containing 6,290 square feet or 0.1444 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Jorge Salas, does hereby adopt this plat designating the herein-described property as 26-R, J.B. GRAY'S ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

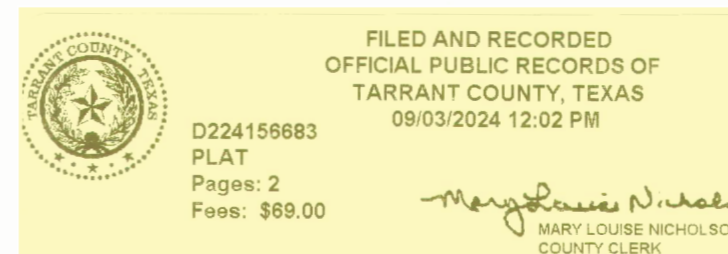
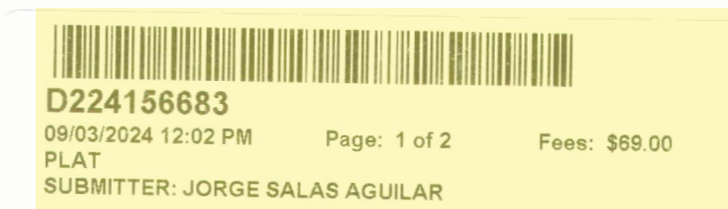
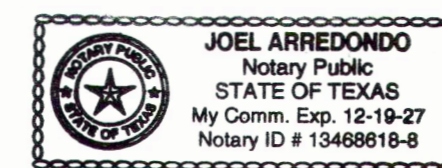
Witness my hand at Fort Worth, Texas, This 26th day of August, 2024

Name: Jorge Salas
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jorge Salas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 26th day of August, 2024

Notary Public in and for the State of Texas
My commission expires: 12-19-2027



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 the date a building permit is issued, or the connection date of the municipal water and/or wastewater system.
- 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 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.
- CONSTRUCTION PROHIBITED OVER EASEMENTS** - No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- 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".
- No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0330K, dated 09/25/2009, Zone X.
- 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, or the connection date to the municipal water and/or wastewater system.
- PRIVATE COMMON AREAS AND FACILITIES** - 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 area, 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.
- 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.
- RESIDENTIAL DRIVEWAY ACCESS LIMITATION** - Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, 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.
- Private P.R.V.'s will be required; Water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 22 day of August, 2024

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691



STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of August, 2024

Cristina M Scott
Notary Public in and for the State of Texas
My commission expires:



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: 8-30-24
By: [Signature] Chairman
By: [Signature] Secretary

FS-24-151

SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING" UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202)
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) PORTIONS OF PLATTED LOTS.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0330K DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____
CASE NO.: FS-24-151

CITY OF FORT WORTH BENCHMARKS UTILIZED:	
MONUMENT NAME: CS2963	MONUMENT NAME: 8921
YEAR ESTABLISHED: 1986	YEAR ESTABLISHED: 1992
COUNTY: TARRANT	COUNTY: TARRANT
NORTHING: 6,951,399.687	NORTHING: 6,950,312.0577
EASTING: 2,355,415.990	EASTING: 2,355,441.0881
ELEVATION: 626.42	ELEVATION: 619.039
LOCATION: IN HANDLEY AT THE INTERSECTION OF OLD HANDLEY ROAD & BENSON AVENUE, 22.8M (74.7 FT) NORTH OF THE NEAR RAIL OF MICHIGAN PACIFIC RAILROAD, 1.5M (5.0 FT) SOUTH OF THE CENTER OF THE ROAD, 4.1M (13.5 FT) EAST OF THE EXTENDED CENTER OF THE AVENUE, AND 1.9M (6.3 FT) WEST OF A UTILITY POLE.	LOCATION: ON THE NORTH CURB OF CALUMET STREET, 370 FEET WEST OF THE WEST CURB OF BRIDLE STREET IN THE CENTER OF A DOUBLE 15 FOOT NILE, 1 FOOT OFF THE FACE OF THE CURB, A CITY MONUMENT #8921 SET IN THE TOP OF THE INLET.

LEGEND

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
CAB. CABINET
SLD. SLIDE
INST. NO. INSTRUMENT NUMBER
PFC POINT FOR CORNER
IRF IRON ROD FOUND
IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING"

PROPERTY ADDRESS: 5147 CHAPMAN STREET, FORT WORTH, TEXAS 76105
OWNER: JORGE SALAS
ADDRESS: 5147 CHAPMAN STREET, FORT WORTH, TEXAS 76105
PHONE: 214-666-8734



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 328-1090
JOB NO.: 202109469-01 PREPARATION DATE: 06/04/2024 DRAWN BY: ABP
REVISED 07/24/2024

FINAL PLAT
LOT 23R
W.H. LYNN ADDITION
BEING A REPLAT OF A PORTION OF LOTS 22B AND 23, REVISION OF LOT 22, W.H. LYNN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-46, PAGE 79, P.R.T.C.T.