

COUNTY OF TARRANT §

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 D219244409, 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 northwest corner of Lot 7, Block 4, Park View Addition and being on the south line of Sunshine Drive;

THENCE South 0° 43' 37" East, departing the south line of Sunshine Drive and with the common line between said Lots 1 and 7, Block 4, a distance of 69.13 feet to a 1/2" iron rod with an orange cap stamped FELS found for the northeast corner of Lot 2, Block 4, Park View Addition;

THENCE South 89° 19' 13" West, with the common line between Lots 1 and 2, Block 4, a distance of 59.00 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on the north line of Lot 7, Block 4, Park View Addition;

THENCE North 0° 43' 37" West, passing the southeast corner of a tract of land sold to Rigoberto Saravia per the deed recorded as D210310421, OPRTCT at a distance of 3.1 feet; in all, a total distance of 69.28 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for a corner on 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 the **POINT OF BEGINNING** and containing a calculated area of 4083 square feet.

OWNERS DEDICATION

I, Roberto Carlos Rodriguez Melgar do hereby adopt the herein described plat as **Lot 1R3, 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 §

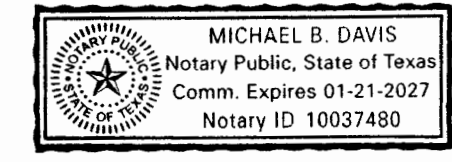
Before me, the undersigned authority, a Notary Public in and for the State of Texas; on this date personally appeared Roberto Carlos Rodriguez Melgar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Witness my hand in Tarrant County, Texas, this the 8th day of November, 2024.

[Signature]
Roberto Carlos Rodriguez Melgar-Owner

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

[Signature]
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 the date a building permit is issued, or the connection date to 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 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 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.

Sidewalks
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 planned 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 covenants or restrictions

Private Maintenance
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

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 the a building permit is issued. Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the time the building permit is issued via a Parkway Permit.

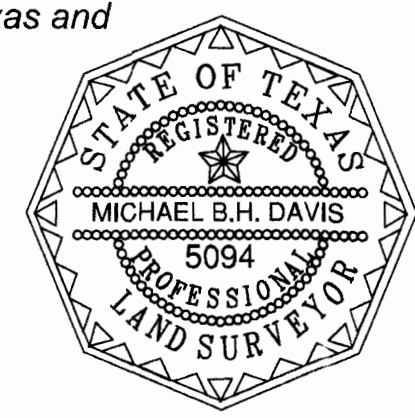
Building Permits: No Building Permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable Water, Sanitary Sewer, Storm Drainage, Street Lights, Sidewalks or Paving improvements; and approval is first obtained from the City of Fort Worth.

Land Surveyor:
ALPHA LAND SURVEYING, INC.
969 Elkin Lane
KELLER, TEXAS 76262-4941
Phone (817) 614-8017
mbd7@gte.net

Owner:
Roberto Carlos Rodriguez Melgar
615 Stadium Dr
Arlington Texas 76011
Phone 682-785-0056

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

[Signature] November 8, 2024
Michael B.H. Davis
R.P.L.S. No. 5094
Texas Firm Registration Certificate Number: 10135300



FS-24-174

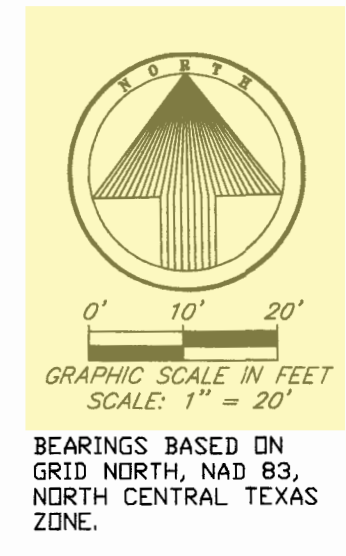
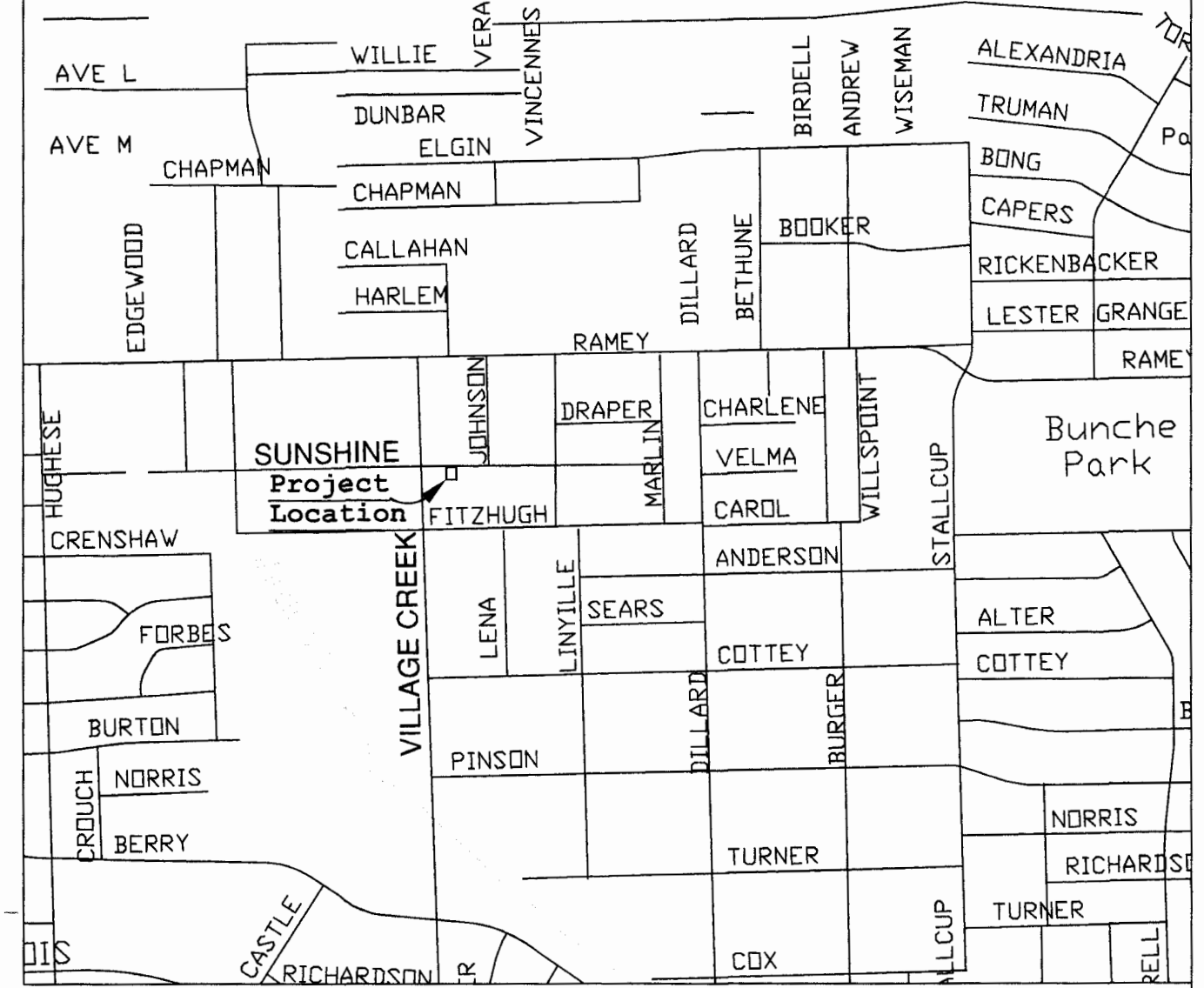
Case Number: FS-24-174

FINAL PLAT

LOT 1R3, BLOCK 4
PARK VIEW ADDITION
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

0.0937 Acres out of the
George J. Ashabranner Survey
Abstract Number 7
Tarrant County, Texas.
Revised: November 8, 2024

CITY OF FORT WORTH
CITY PLAN COMMISSION
NOTE: THIS PLAT IS VALID ONLY IF
RECORDED WITHIN NINETY (90) DAYS
AFTER DATE OF APPROVAL
PLAT APPROVAL DATE: _____
BY: Donald R. Boren Nov 15, 2024
CHAIRMAN
BY: David Hill
SECRETARY



Village Creek Road
80' ROW

Village Creek Road
ROW 68.5' measured

