

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

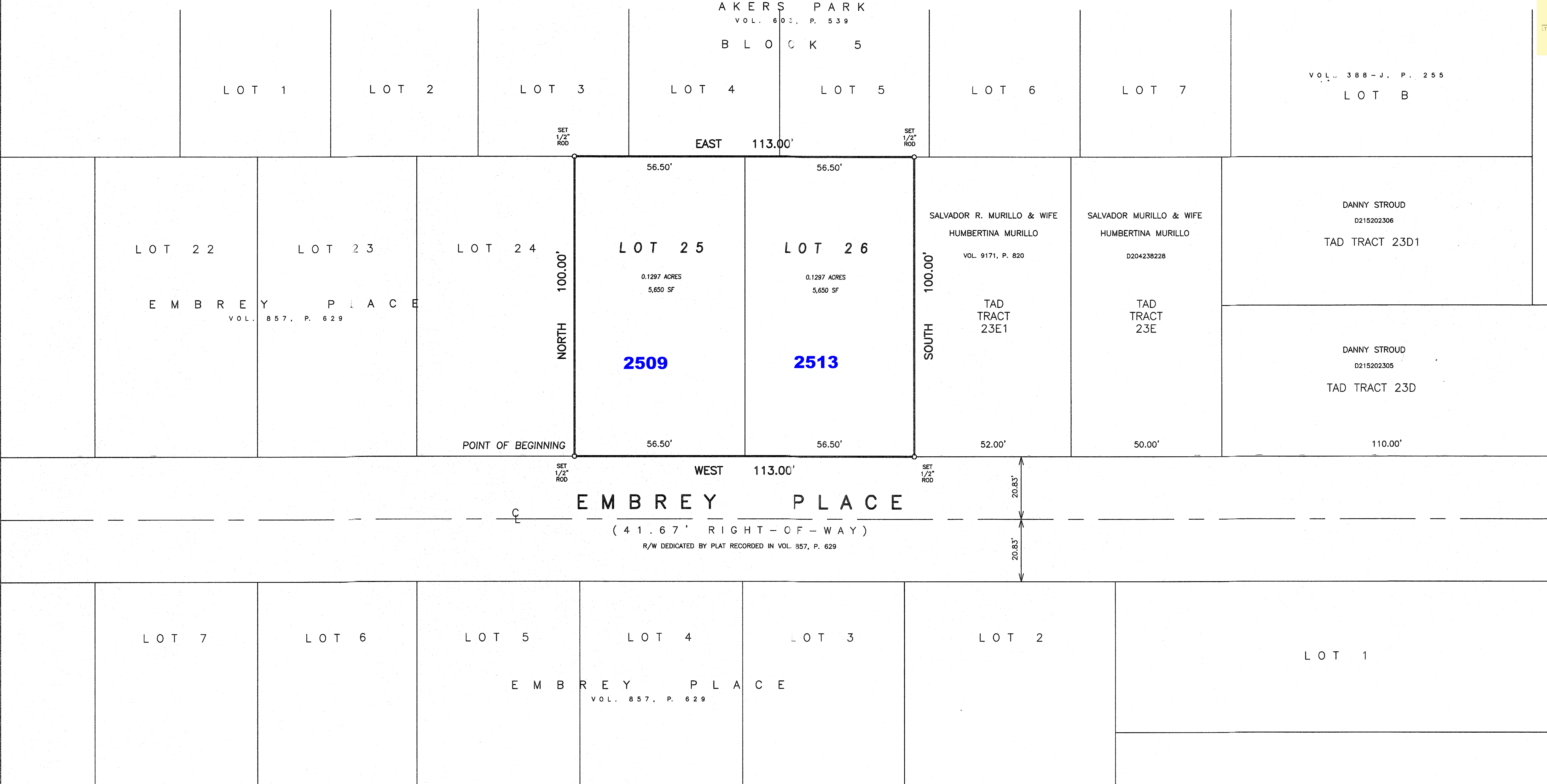


John A. Grant III 11-11-24
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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.
 - 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 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 - 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".
 - CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
 - 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.
 - FLOODPLAIN STATEMENT:** NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 484390195L, EFF. DATE 03/21/2019
 - DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
 - 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.
 - PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
 - PRIVATE MAINTENANCE NOTE:** 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.
 - PRESSURE REDUCING VALVE NOTE:** PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
- THE BASIS OF BEARINGS SHOWN HEREON IS AN ASSUMED BEARING OF DUE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF EMBREY PLACE.
- CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE NW CORNER OF LOT 13, EMBREY PLACE, VOLUME 857, PAGE 629
1/2" STEEL ROD AT THE NE CORNER OF LOT 10, EMBREY PLACE, VOLUME 857, PAGE 629
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LEGAL LOTS OF RECORD FROM 2 UNPLATTED TRACTS.

NORTH SYLVANIA AVENUE



FS-24-187

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT I, LUIS ANTONIO GONZALEZ RAMIREZ, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TWO TRACTS OUT OF THE JOHN LITTLE SURVEY, ABSTRACT NO. 958, TARRANT COUNTY, TEXAS, BEING ALL OF THAT PROPERTY CONVEYED TO LUIS ANTONIO GONZALEZ RAMIREZ BY WARRANTY DEED RECORDED UNDER TARRANT COUNTY CLERK'S FILE NO. D223155121, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF TRACT 1 OF SAID RAMIREZ PROPERTY, AT THE SOUTHEAST CORNER OF LOT 24, EMBREY PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 857, PAGE 629, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND IN THE NORTH RIGHT-OF-WAY LINE OF EMBREY PLACE, A 41.67 FEET WIDE PUBLIC STREET;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 24, 100.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER THEREOF, AND IN THE SOUTH LINE OF BLOCK 5, AKERS PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 603, PAGE 539, OF SAID REAL PROPERTY RECORDS;

THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 5, 113.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER THAT TRACT CONVEYED TO SALVADOR R. MURILLO AND WIFE, HUMBERTINA MURILLO BY WARRANTY DEED RECORDED IN VOLUME 9171, PAGE 820, OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH ALONG THE WEST LINE OF SAID MURILLO TRACT, 100.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER THEREOF AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID EMBREY PLACE;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EMBREY PLACE, 113.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.2594 ACRES (11,305 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 25 AND 26 EMBREY PLACE, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 29th DAY OF OCTOBER, 2024.

Luis A. Gonzalez Ramirez
LUIS ANTONIO GONZALEZ RAMIREZ, OWNER

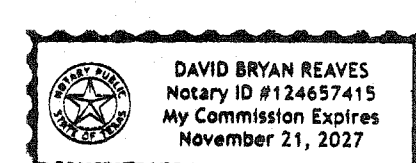
ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS ANTONIO GONZALEZ RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 29th DAY OF OCTOBER, 2024.

MY COMMISSION EXPIRES:



David Bryan Reaves
NOTARY PUBLIC
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 R. Brown* Feb 11, 2025
Chairman

By: *David Hull*
Secretary

FINAL PLAT LOTS 25 AND 26 EMBREY PLACE

AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

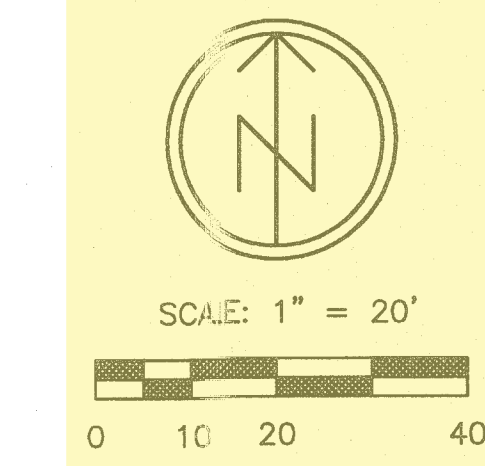
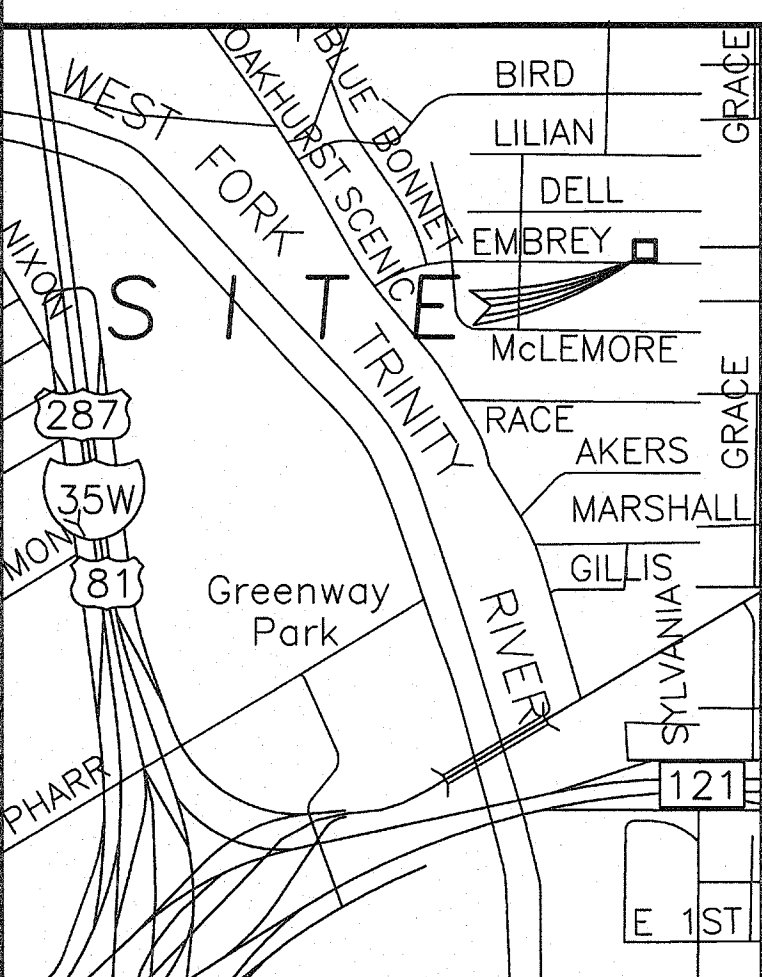
A REVISION OF
2 TRACTS OUT OF THE
JOHN LITTLE SURVEY, ABSTRACT NO. 958

AS CONVEYED TO
LUIS ANTONIO GONZALEZ RAMIREZ

BY WARRANTY DEED RECORDED AT D223155121
REAL PROPERTY RECORDS
TARRANT COUNTY, TEXAS

OCTOBER, 2024
0.2594 ACRES

This plat recorded
in Document Number: _____
Date: _____



SURVEYOR:
GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@ol.com

OWNER:
LUIS ANTONIO GONZALEZ RAMIREZ
6704 BOWMAN ROBERTS ROAD
FORT WORTH, TEXAS 76179
817-500-7852 VOICE
luisgonzalr13731830@gmail.com