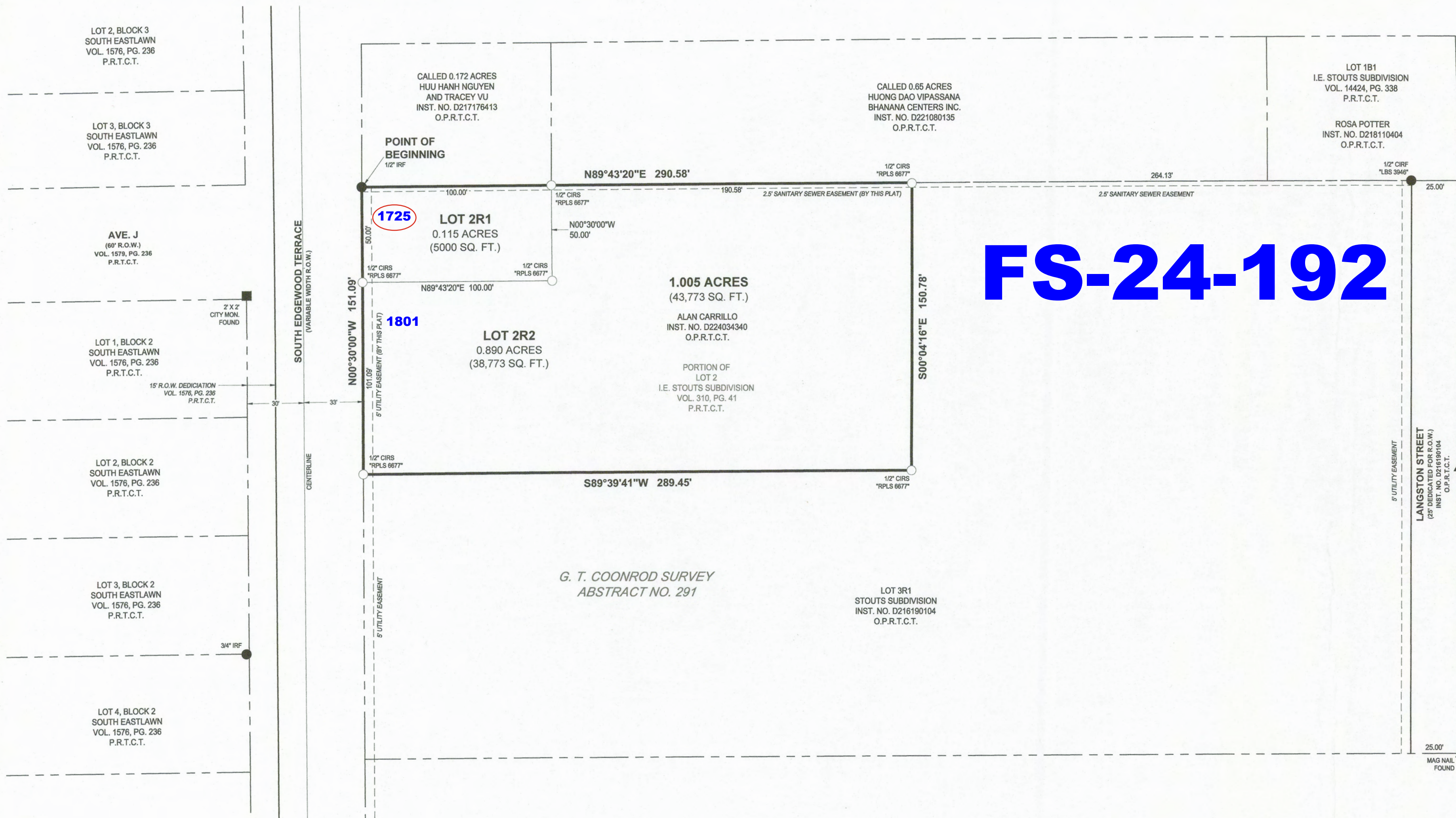
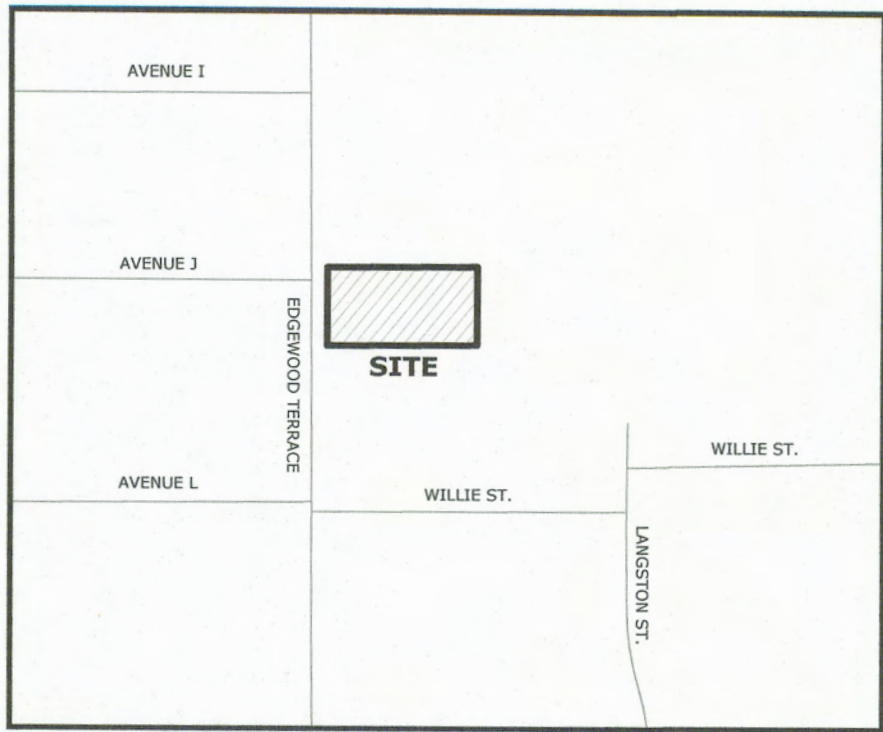
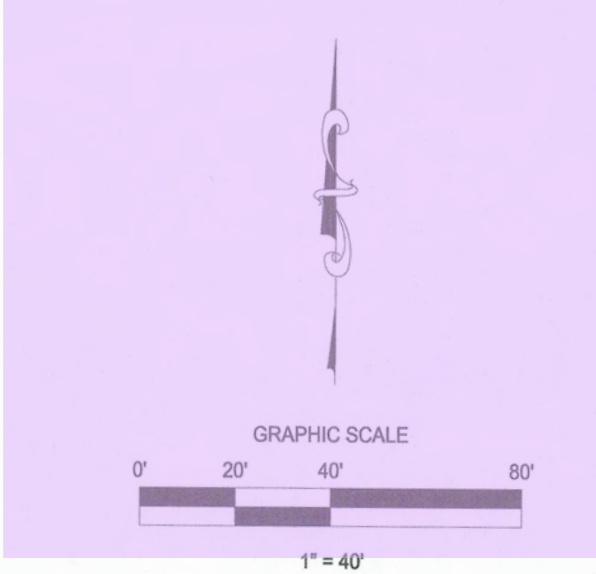




LEGEND / ABBREVIATIONS

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- LOT LINE
- MONUMENT FOUND
- NAIL FOUND
- MONUMENT SET
- O.P.R.T.C.T.
- D.T.C.T.
- IRF
- CIRS
- CAPPED IRON ROD SET



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS ALAN CARRILLO, is the rightful owner of all of that tract of land situated in the G. T. Coonrod Survey, Abstract No. 291, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 2, I. E. Stouts Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 310, Page 41, Plat Records of Tarrant County, Texas, and being all of that tract of land described in deed to Alan Carrillo, recorded in Instrument No. D224034340, Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of Edgewood Terrace (Variable width right-of-way) and at the northwest corner of said Lot 2, and in the southwest corner of a called 0.172 acre tract of land described in the deed to Huu Hanh Nguyen and Tracey Vu, recorded in Instrument No. D217176413, said Official Public Records;

THENCE South 00° 04' 16" East, a distance of 150.78 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) at the northwest corner of Lot 3R1, Stouts Subdivision, recorded in Instrument No. D216190104, said Official Public Records;

THENCE South 89° 39' 41" West, with a westerly line of said Lot 3R1, a distance of 289.45 feet to a capped iron rod set at a re-entrant corner of said Lot 3R1;

THENCE North 00° 30' 00" West, a distance of 151.09 feet to a capped iron rod set in the east right-of-way line of Edgewood Terrace (Variable width right-of-way), at the southwest corner of said Lot 2, and at a salient corner of said Lot 3R1;

THENCE North 89° 43' 20" East, with the east right-of-way line of Edgewood Terrace (Variable width right-of-way) and the west line of said Lot 2, a distance of 290.58 feet to the POINT OF BEGINNING and enclosing 1.005 acres (43,773 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That ALAN CARRILLO does hereby adopt this final plat designating the herein described property as the FINAL PLAT of LOTS 2R1 AND 2R2, I.E. STOUTS SUBDIVISION, to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

By: Alan Carrillo

By: Alan Carrillo
Alan Carrillo

STATE OF TEXAS
COUNTY OF TARRANT

Beforeme, the undersigned authority, on this day personally appeared Alan Carrillo 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of 18th August, 2025.

Sonia de Hoyos
Notary Public for and in the State of Texas
My commission expires: 9/26/26

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, and this plat was prepared in accordance with the rules and regulations of the City of Fort Worth.

Date of Plat: August 1, 2025.

Michael R. Kersten
Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

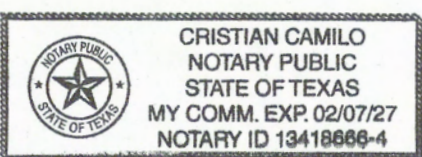


STATE OF TEXAS
COUNTY OF Denton

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of 14th August, 2025.

CRISTIAN CAMILO
Notary Public for and in the State of Texas
My commission expires: 02/07/27



STANDARD 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 I 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 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.
- Flood Plain/Drainage-Way: Maintenance - The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.
- Floodplain Restriction - No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- 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.
- Building Construction Distance Limitation to an Oil Or Gas Well Bore - Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.
- Sidewalks - Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards."
- Private Maintenance - 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.
- 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.
- 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 applications, based upon Schedule I 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.
- Covenants or Restrictions are Un-altered - This 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.

THIS PLAT FILED IN C.C.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/05/2025 10:54 AM
D225165981
PLAT
Pages: 2
Fees: \$89.00
Mary Louise Nicholson
COUNTY CLERK

GENERAL NOTES

- Bearing and Coordinates based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Selling a portion of this addition by metes and bounds is a violation of the City of Fort Worth Development Code and is subject to withholding of utilities and building permits.
- All lot corners are 1/2-inch iron rods with cap stamped "RPLS 6677" set unless otherwise shown or noted.
- According to FEMA Map Number 48439C0310K, Non-Shaded Zone "X", dated September 25th, 2009, the above lots do not lie within the 100 Year Flood Plain, at this time.
- 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.
- The purpose of this replat is to reconfigure the remainder of Lot 2, into two Lots.

FLOOD STATEMENT

A portion of the surveyed property is situated in Non-Shaded Zone "X" in the City of Fort Worth, Tarrant County, Texas according to FEMA map number 48439C0310K, dated September 25th, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

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: 9-5-2025

By: Monal R. B... Chairman

By: S... Secretary

FORT WORTH

SURVEYOR:
CHISHOLM TRAIL LAND SURVEYING
1700 THORNDAL COURT
CORNTH, TX 76210
940-367-7188

OWNER:
ALAN CARRILLO
2408 LOVING AVE.
FORT WORTH, TX 76164

FINAL PLAT
LOTS 2R1 & 2R2
I.E. STOUTS SUBDIVISION
BEING A REPLAT OF
A REMAINDER OF LOT 2, I.E. STOUTS SUBDIVISION
AS RECORDED IN VOL. 310, PG. 41, P.R.T.C.T.
IN THE G. T. COONRAD SURVEY, ABSTRACT NO. 291
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: 07/26/2024

CHISHOLM TRAIL LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTL5-LLC.COM
940.367.7188