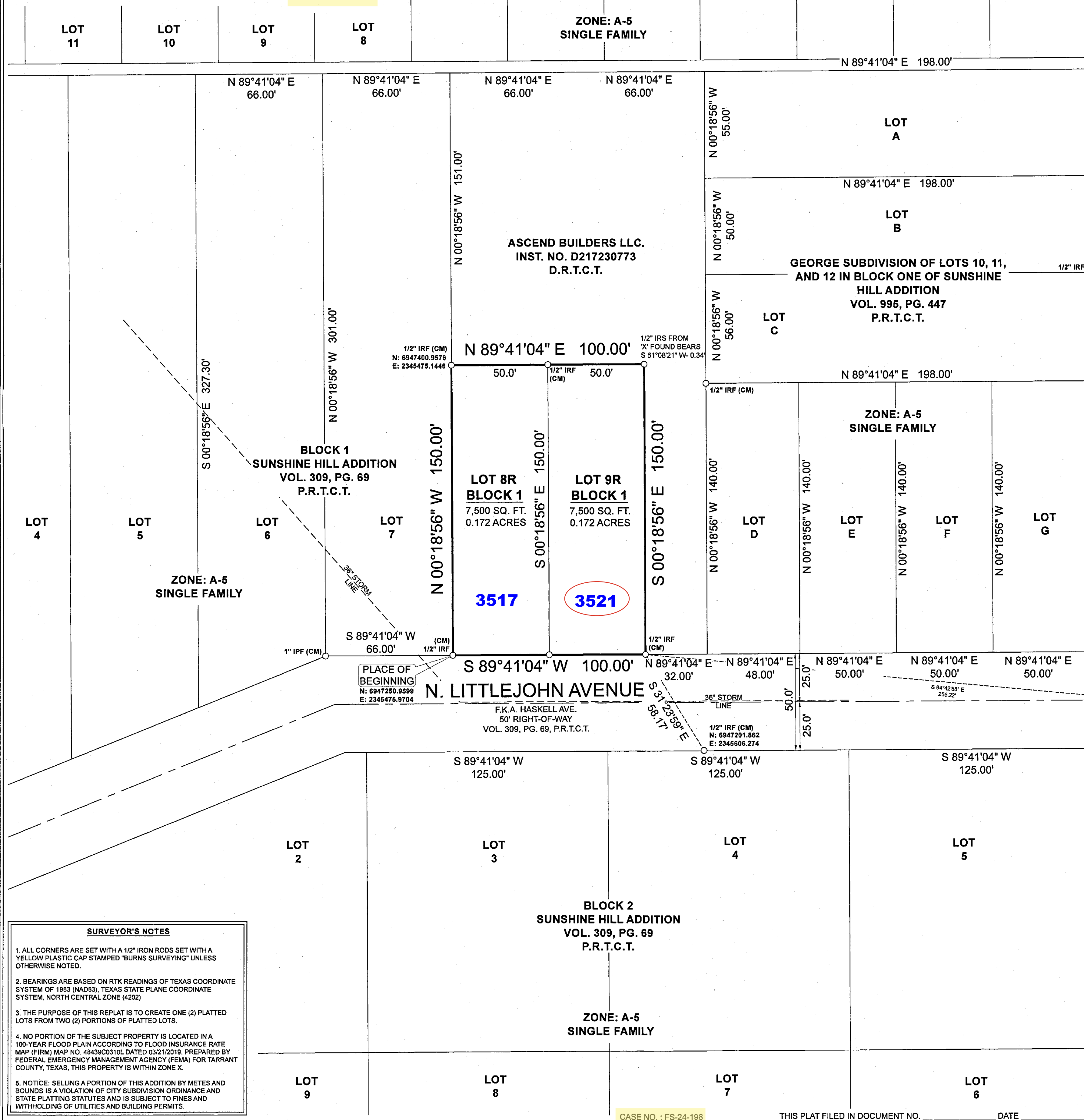


**BLOCK 9  
RAEF SUBDIVISION  
VOL. 310, PG. 52  
P.R.T.C.T.**

LOT 7      LOT 6      LOT 5      LOT 4      LOT 3      LOT 2      LOT 1

**ZONE: A-5  
SINGLE FAMILY**



**BLOCK 8  
RAEF SUBDIVISION  
VOL. 310, PG. 52  
P.R.T.C.T.**

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS, Daniel Martinez, is the sole owner of a tract of land situated in the R.R. Ramey Survey, Abstract No. 1342, City of Fort Worth, Tarrant County, Texas, and being a tract of land as described in deed to Daniel Martinez, as recorded in Instrument No. D223226093, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the North line of N. Littlejohn Avenue (a 50 foot Right-Of-Way), at the Southeast corner of Lot 7, Block 1, Sunshine Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 309, Page 69, Plat Records, Tarrant County, Texas (P.R.T.C.T.), at the Southwest corner of said Martinez tract;

THENCE along said East line, North 00 deg. 18 min. 56 sec. West, a distance of 150.00 feet, to a 1/2 inch iron rod found at the Most Northwesterly Southwest corner of a tract of land as described in deed to Ascend Builders LLC., recorded in Instrument No. D217230773, (D.R.T.C.T.);

THENCE along said South line, North 89 deg. 41 min. 04 sec. East, a distance of 50.00 feet, passing a 1/2 inch iron rod found and continuing a total distance of 100.00 feet to a point for corner, from which an 'X' found for reference bears South 61 deg. 08 min. 21 sec. West, a distance of 0.34 feet;

THENCE South 00 deg. 18 min. 56 sec. East, a distance of 150.00 feet, to a 1/2 inch iron rod found in the North line of said N. Littlejohn Avenue, at the Southwest corner of said Martinez tract;

THENCE along said North line, South 89 deg. 41 min. 04 sec. West, a distance of 34.00 feet, passing a 1/2 inch iron rod found and continuing a total distance of 100.00 feet, to the PLACE OF BEGINNING and containing 15,000 square feet or 0.3444 of an acre of land.

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

That, Daniel Martinez, does hereby adopt this plat designating the herein-described property as LOTS 8R & 9R, BLOCK 1, SUNSHINE HILL 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 Ft. Worth, Texas, This 30 day of December, 2024.

Name: Daniel Martinez  
Title: Owner

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 Daniel Martinez, 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 30 day of December, 2024.

Notary Public in and for the State of Texas  
My commission expires: March 8, 2025

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 property 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 20 day of December, 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 20 day of December, 2024.

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

**FS-24-198**

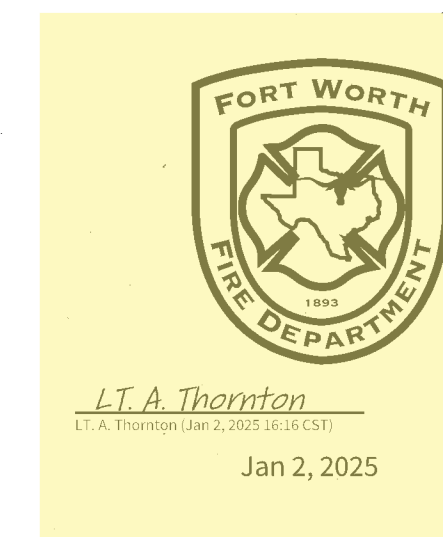
PROPERTY ADDRESS: 3517 & 3521 N. LITTLEJOHN AVENUE, FORT WORTH, TEXAS 76105  
OWNER: DANIEL MARTINEZ  
ADDRESS: 7041 SAN LUIS TRAIL, FORT WORTH, TEXAS 76131  
PHONE: 817-657-5935



PROFESSIONAL LAND SURVEYORS  
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 326-1090  
JOB NO.: 202400984 PREPARATION DATE: 04/29/2024 DRAWN BY: ABP&TD

**PLAT NOTES**

- 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 of the municipal water and/or wastewater system.
- 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.
- 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.
- 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.
- 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 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. 48439C0310L, dated 03/21/2019, Zone X.
- 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.
- 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.
- 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, Cui-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.



**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: Jan 2, 2025  
By: [Signature] Chairman  
By: [Signature] Secretary

**SURVEYOR'S NOTES**

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS 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 (2) PLATTED LOTS 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. 48439C0310L DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.
- 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.

**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.	TEXAS CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
C&B.	CABINET
S.I.D.	SLIDE
INST. NO.	INSTRUMENT NUMBER
PFC	POINT FOR CORNER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
IPF	IRON PIPE FOUND