

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT WHEREAS Israel Guillen, is the sole owner of Lots 22, 23, and 24, Block 186, of Rosen Heights Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 2009, Page 124, Plat Records, Tarrant County, Texas, and being the same tract of land described in deeds to Israel Guillen, recorded in Instrument No.'s D207334816 and D217055329, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the intersection of the Northwest line of Robinson Street, a 60 foot right-of-way, with the Northeast line of NW 30th Street, a 60 foot right-of-way, and being the South corner of said Lot 24, Block 186,

THENCE North 46 deg, 26 min, 04 sec, West, with said Northeast line, a distance of 150.00 feet to a 1/2 inch iron rod found at the South corner of Lot 21, of said Block 186, and being the West corner of said Lot 22;

THENCE North 43 deg, 33 min, 56 sec, East, a distance of 140.00 feet to a 1/2 inch iron rod found in the Southwest line of a 20 foot alley right-of-way, at the common Northerly corner of said Lots 21 and 22, Block 186;

THENCE South 46 deg, 26 min, 04 sec, East, with said Southwest line, a distance of 150.00 feet to a 1/2 inch iron rod found at the intersection of said Southwest line, with the said Northwest line of Robinson Street, and being the East corner of said Lot 24, Block 186;

THENCE South 43 deg, 33 min, 56 sec, West, with said Northwest line, a distance of 140.00 feet to the PLACE OF BEGINNING and containing 21,000 square feet or 0.482 of an acre of land.

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

That Israel Guillen, does hereby adopt this plat designating the herein-described property as LOTS 22R & 23R, BLOCK 186, ROSEN HEIGHTS ADDITION, SECOND FILING, 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 Rockwall, Texas, this 12 day of December, 2024

Israel Guillen Name: Israel Guillen 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 Israel Guillen, 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 Rockwall, Texas, this 12th day of December, 2024

Cristina M Scott My Commission Expires 11/30/2027 Notary ID 134662818

PLAT NOTES

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
8. 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. 48439C0170L, dated 03/21/2019, Zone X.
9. 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.
10. 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.
11. 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.

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 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 11 day of December, 2024

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

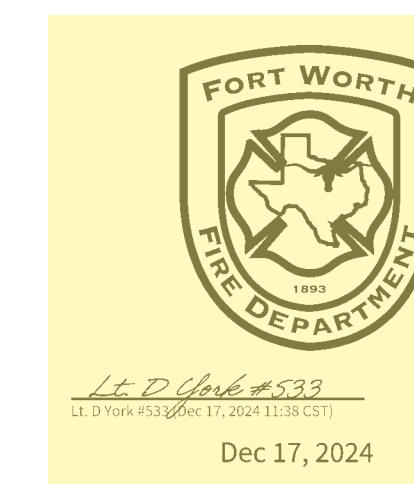
STATE OF TEXAS COUNTY OF ROCKWALL BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of December, 2024

Cristina M Scott My Commission Expires 11/30/2027 Notary ID 134662818

Table with 5 columns: LOT, ACRES (GROSS), ACRES (NET), R.O.W. DEDICATION, LOT USE TYPE. Rows for lots 22R and 23R.

JOSE L. MARTINEZ AND CLAUDIA L. MARTINEZ VOL. 14038, PG. 288 D.R.T.C.T.



Fort Worth City Plan Commission stamp and approval date section.

PROPERTY ADDRESS: 3100 & 3104 NORTHWEST 30TH STREET, FORT WORTH, TX 76106 OWNER: ISRAEL GUILLEN ADDRESS: 3104 NORTHWEST 30TH STREET, FORT WORTH, TX 76106 PHONE: 817-454-8986

- CASE NO. FS-24-238 THIS PLAT FILED IN DOCUMENT NO. 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. COUNTY, TEXAS VOL. CONTROLLING MONUMENT PG. VOLUME CAB. PAGE SLD. CABINET INST. NO. INSTRUMENT NUMBER IRF. IRON ROD FOUND IRS. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" R.R.S.F. RAIL ROUND SPIKE FOUND M.N.F. MAG NAIL FOUND

BURNS PROFESSIONAL LAND SURVEYORS OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75087 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691 FIRM NO. 10194386 WEBSITE: WWW.BURNSSURVEY.COM PHONE: (214) 328-1090 JOB NO.: 202406521 PREPARATION DATE: 09/10/2024 DRAWN BY: TD

FINAL PLAT ROSEN HEIGHTS ADDITION, SECOND FILING LOTS 22R & 23R, BLOCK 186 BEING A REPLAT OF LOTS 22, 23, & 24, BLOCK 186, ROSEN HEIGHTS ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN VOLUME 2009, PAGE 124, P.R.T.C.T. DANIEL W. CAMPBELL SURVEY, ABSTRACT NO. 358

SURVEYOR'S NOTES 1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED. 2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). 3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM THREE (3) EXISTING PLATTED LOTS. 4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0170L DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

BRETT J. ROBLEAU AND JEUNEINE ROBLEAU INST. NO. D207298271 D.R.T.C.T. BLOCK 180 ROSEN HEIGHTS ADDITION, SECOND FILING VOL. 204A, PG. 153, P.R.T.C.T.