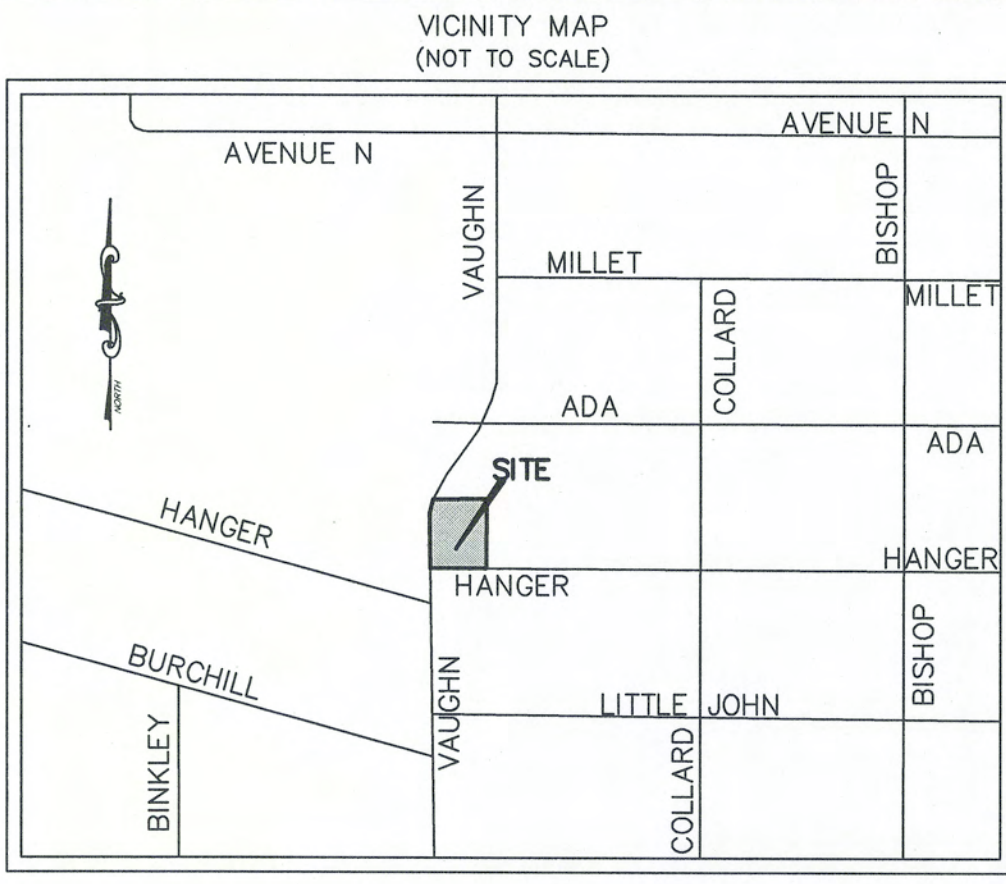
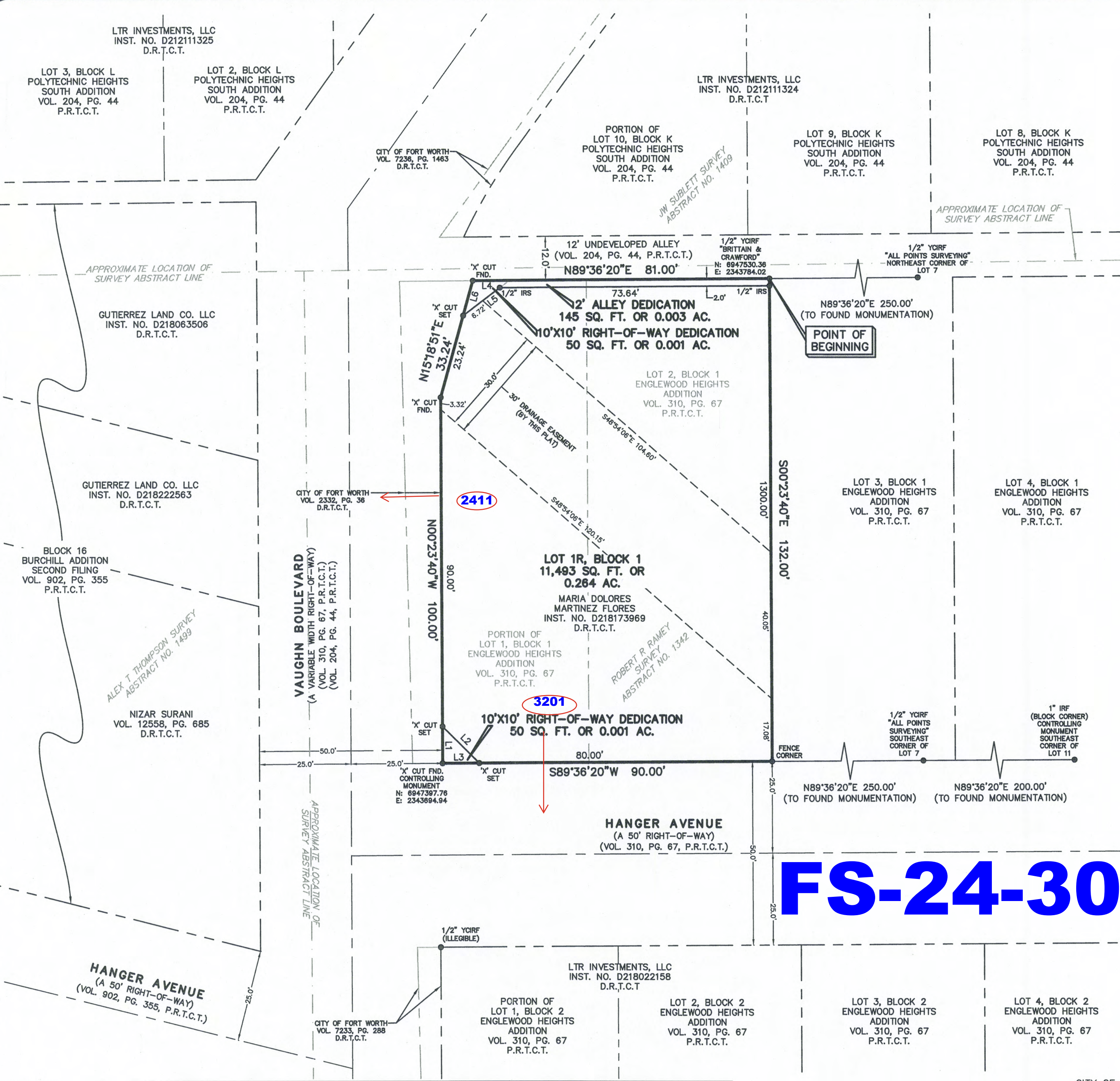
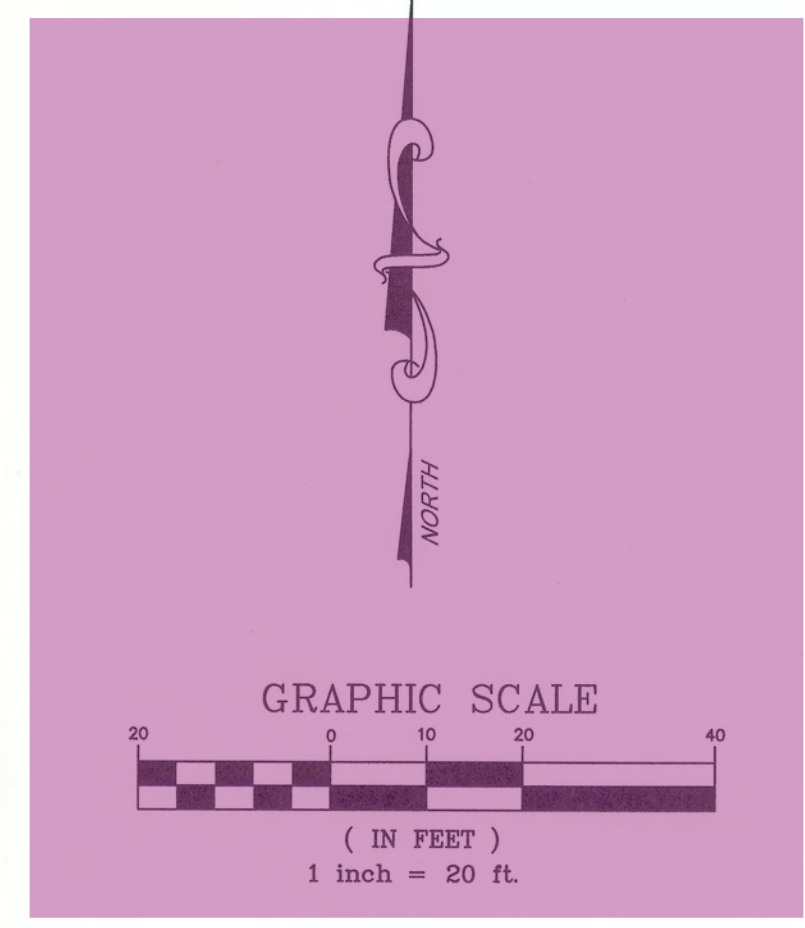




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°23'40" W	10.00'
L2	S 45°23'40" E	14.14'
L3	S 89°36'20" W	10.00'
L4	N 89°36'20" E	12.63'
L5	N 52°27'36" E	15.94'
L6	N 15°18'51" E	10.00'

LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	STREET CENTERLINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE



FS-24-309

LAND USE SUMMARY					
	EXISTING ZONING	NO. OF LOTS	TOTAL ACREAGE	TYPICAL LOT DIMENSION	MINIMUM LOT SIZE
NEIGHBORHOOD COMMERCIAL	E	1	0.269	N/A	N/A

NOTES:

1. IRF — Iron Rod Found.
2. YCIRF — Iron Rod Found with yellow plastic cap.
3. Basis of Bearing — Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000135546 was used to scale grid coordinates and distances to surface.
4. Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.
5. 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.
6. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
7. P.R.T.C.T. — Plat Records, Tarrant County, Texas.
8. O.P.R.T.C.T. — Official Public Records, Tarrant County, Texas.
9. D.R.T.C.T. — Deed Records, Tarrant County, Texas.
10. 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.
11. The purpose of this replat is to combine a portion of one existing lot with another existing lot and to dedicate a drainage easement and right-of-way.
12. 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.
13. Private P.R.Vs will be required; water pressure exceeds 80 P.S.I.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 3/21/2019 Community Panel No. 48439C0310L subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

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.

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 confirm, 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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.

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".

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.

CITY OF FORT WORTH STANDARD PLAT NOTES

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S CERTIFICATE

WHEREAS MARIA DELORES MARTINEZ FLORES is the sole owner of that certain 0.269 acre tract of land situated in the Robert R Ramey Survey, Abstract No. 1342, City of Fort Worth, Tarrant County, Texas, and being a portion of Lot 1 and all of Lot 2, Block 1, Englewood Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 67, Plat Records of Tarrant County, Texas, same being all that certain tract of land conveyed to Maria Delores Martinez Flores, by Warranty Deed recorded in Instrument Number D218173969, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "Brittain & Crawford" found for the northeast corner of said Lot 2, same being the northwest corner of Lot 3, said Block 1, Englewood Heights Addition, same being in the southerly line of a 12 foot undeveloped Alley dedicated by plat recorded in Volume 204, Page 44, Plat Records, Tarrant County, Texas;

THENCE South 00 deg. 23 min. 40 sec. East, along the common line of said Lots 2 and 3, a distance of 132.00 feet to a fence corner post found for the southeast corner of said Lot 2, same being the southwest corner of said Lot 3, same being in the north right-of-way line of Hanger Avenue (a 50 foot right-of-way per Volume 310, Page 67, Plat Records, Tarrant County, Texas);

THENCE South 89 deg. 36 min. 20 sec. West, along the common line of said Lot 2 and said Hanger Avenue, passing the southwest corner of said Lot 2, same being the southeast corner of aforesaid Lot 1, and continuing along the common line of said Lot 1 and said Hanger Avenue, a total distance of 90.00 feet to an 'X' cut found for the southwest corner of the herein described tract, same being the southeast corner of a right-of-way dedication to the City of Fort Worth by deed recorded in Volume 2332, Page 36, Deed Records, Tarrant County, Texas, same being in the intersection of said Hanger Avenue and Vaughn Boulevard (a variable width right-of-way);

THENCE through the interior of said Lot 1, along the east line of said right-of-way dedication to the City of Fort Worth, and along the easterly right-of-way line of said Vaughn Boulevard as follows:

North 00 deg. 23 min. 40 sec. West, a distance of 100.00 feet to an 'X' cut found for angle point;

North 15 deg. 18 min. 51 sec. East, a distance of 33.24 feet to an 'X' cut found for the northwest corner of the herein described tract, same being in the north line of said Lot 1, same being the northeast corner of said right-of-way dedication to the City of Fort Worth, same being in the intersection of said Vaughn Boulevard and aforesaid 12 foot undeveloped Alley;

THENCE North 89 deg. 36 min. 20 sec. East, along the common line of said Lots 1 and said 12 foot undeveloped Alley, passing the northeast corner of said Lot 1, same being the northeast corner of said Lot 2, and continuing along the common line of said Lot 2 and said 12 foot undeveloped Alley, a total distance of 81.00 feet to the POINT OF BEGINNING and containing 11,738 square feet or 0.269 acre of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, MARIA DELORES MARTINEZ FLORES, does hereby adopt this plat, designating the herein above described property as **ENGLEWOOD HEIGHTS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this the 30th day of June, 2025.

BY: Maria Dolores Martinez Flores
MARIA DELORES MARTINEZ FLORES, OWNER

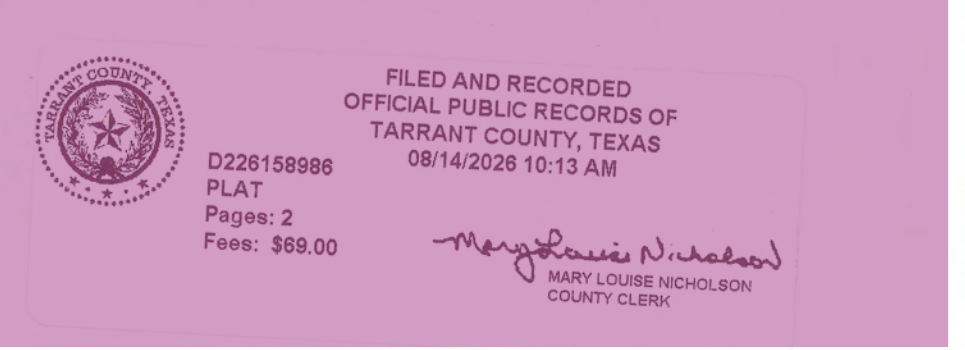
STATE OF TEXAS
COUNTY OF Tarrant

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARIA DELORES MARTINEZ FLORES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of June, 2025.

Notary Public in and for Tarrant County

My Commission Expires: 4-10-2029



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

Date 06/20/2025



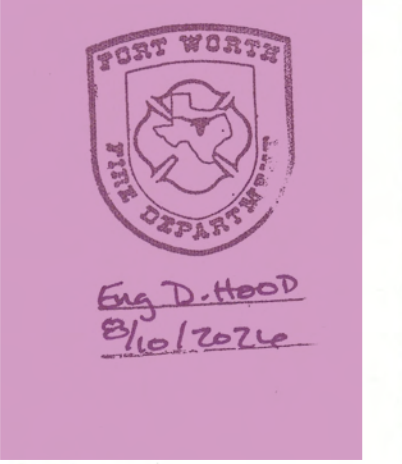
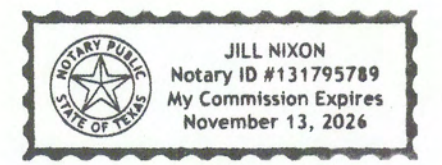
STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

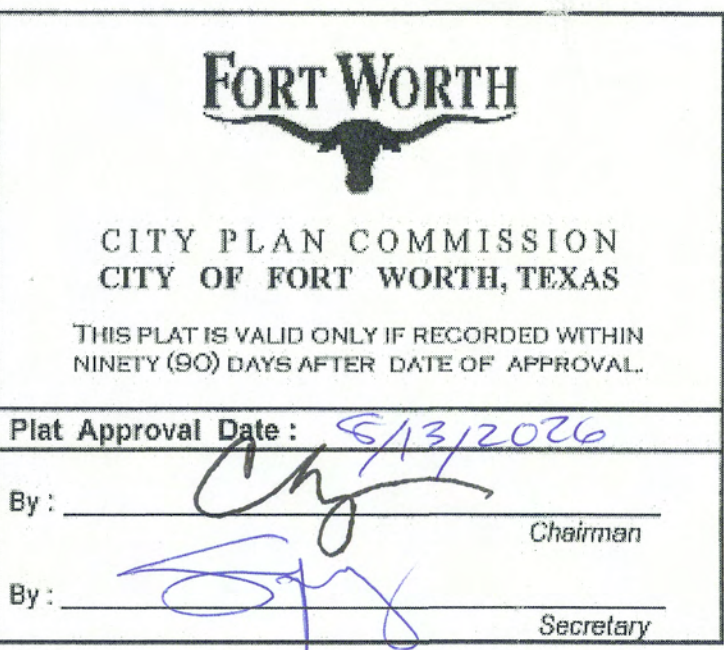
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of June, 2025.

Notary Public in and for Tarrant County, Texas

My Commission Expires: November 13, 2026



CASE NUMBER FS-24-309



OWNER:
MARIA DELORES MARTINEZ FLORES
9100 CORAL LANE
FORT WORTH, TEXAS 76140

FINAL PLAT
ENGLEWOOD HEIGHTS ADDITION
LOT 1R, BLOCK 1

BEING A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK 1, ENGLEWOOD HEIGHTS ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 310, PAGE 67, PLAT RECORDS, TARRANT COUNTY, TEXAS

THIS PLAT RECORDED IN DOCUMENT NUMBER		DATE	
JOB NO.:	24-0816	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE:	9/25/2024	www.peisersurveying.com	
FIELD DATE:	9/19/2024		
SCALE:	1" = 20'		
FIELD:	E.M.		
DRAWN:	J.M.N.		
CHECKED:	T.R.M.		
1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
tmankin@peisersurveying.com		FIRM No. 100999-00	
		Member Since 1977	