

UTILITY EASEMENT NOTE

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 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.

SIDEWALKS NOTE

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 NOTE

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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED NOTE

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.

WATER / WASTEWATER IMPACT FEES NOTE

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.

TRANSPORTATION IMPACT FEES NOTE

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.

SITE DRAINAGE STUDY NOTE

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.

BUILDING PERMITS NOTE

No buildings 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.

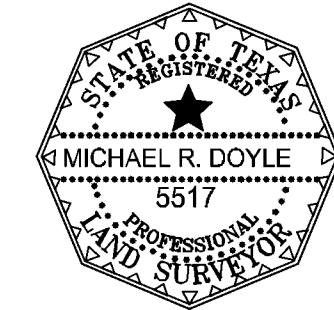
ZONING NOTE

Subject site classified as "A-7.5" ("being classified as a one-family "A-7.5" district provide a zone with a minimum lot size of 7,500 square feet for the development of a one-family dwelling on each lot and accessory uses. The minimum lot size of 7,500 square feet may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health" - § 4.704)

GENERAL NOTES:

- 1.) 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.
- 2.) The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easement, public access easements, public pedestrian access easements, recreation areas, open area 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.
- 3.) The subject site currently lands in Zone "X" according to the Flood Insurance Rate Map, according to Map No. 48439C0305L, Revision date March 21, 2019.
- 4.) Bearings, coordinates and distances are based on United States, North American Datum of 1983 (EPOCH 2011), Texas North Central Zone (4202).
- 5.) This Plat was prepared without the benefit of a title commitment. There may be easements of record that are not shown. This Plat is subject to any covenants and restrictions as set forth within the subject property document.
- 6.) Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. FIELD DATE JANUARY, 2025.



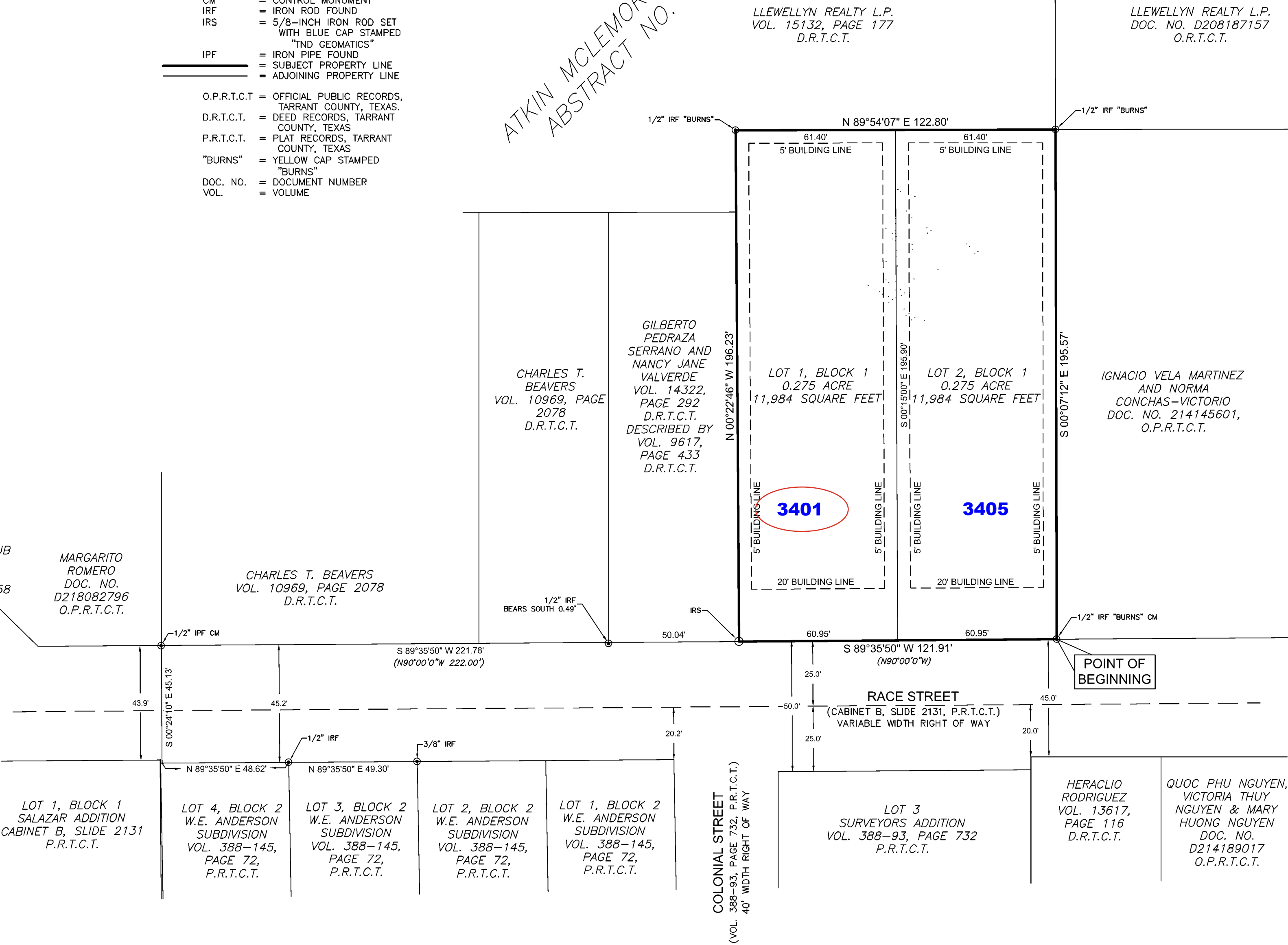
Michael R. Doyle
Registered Prof. Land Surveyor
Texas Registration No. 5517

SIGNED DATE: MARCH 26, 2025.

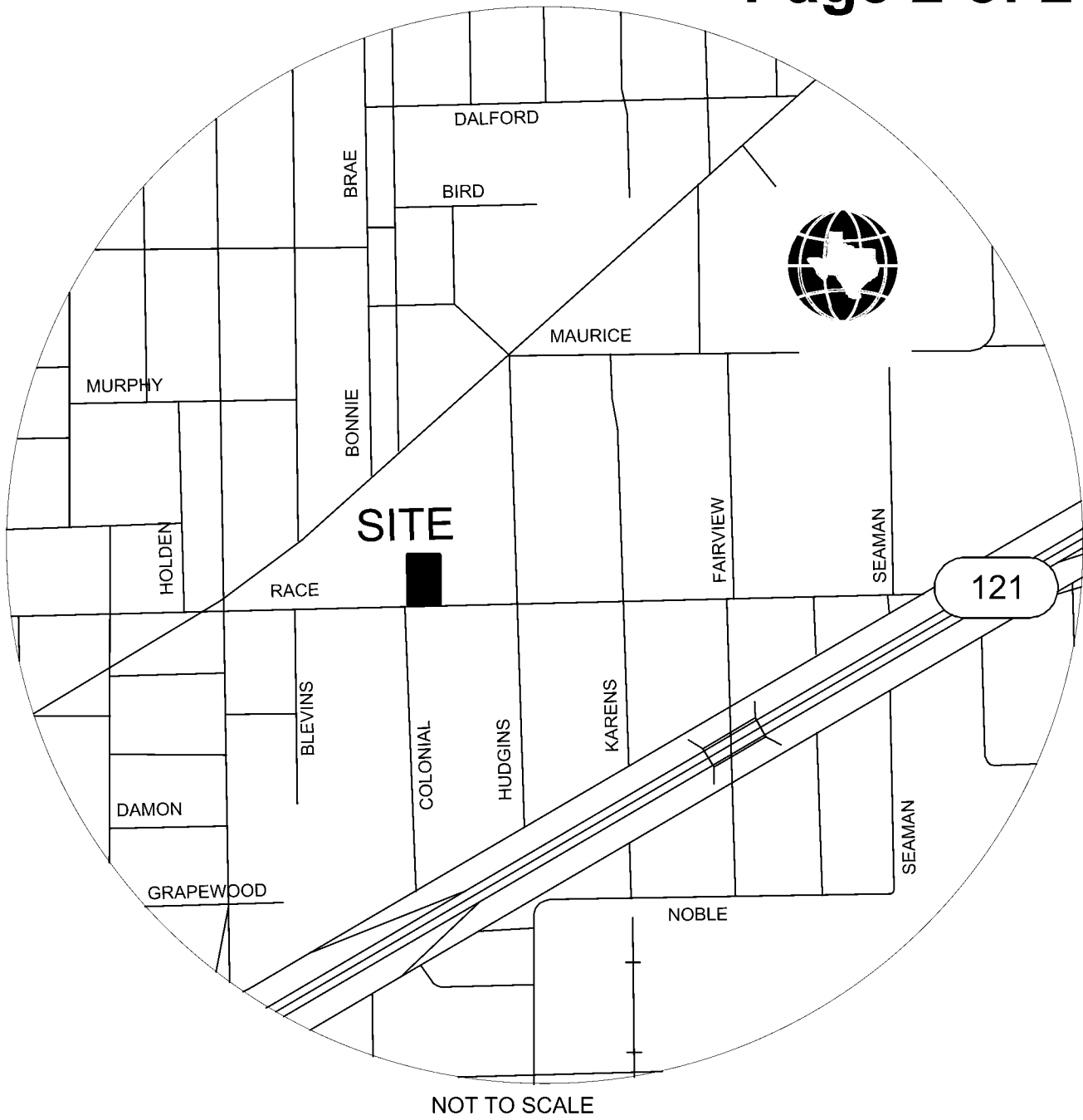
LEGEND

- () = RECORD CALLS
- CM = CONTROL MONUMENT
- IRF = IRON ROD FOUND
- IRS = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
- IPF = IRON PIPE FOUND
- ===== = SUBJECT PROPERTY LINE
- ===== = ADJOINING PROPERTY LINE
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS.
- "BURNS" = YELLOW CAP STAMPED "BURNS"
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME

ATKIN MCLEMORE SURVEY,
ABSTRACT NO. 1056



LAND USE TABLE	
TOTAL GROSS ACREAGE	0.550 ACRES
RIGHT-OF-WAY DEDICATION	0
NET ACREAGE	0.550 ACRES
NUMBER OF RESIDENTIAL LOTS	2
NUMBER NON-RESIDENTIAL LOTS	0
NON-RESIDENTIAL ACREAGE	0
PRIVATE PARK ACREAGE	0
PUBLIC PARK ACREAGE	0



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, LUIS ANTONIO GONZALEZ RAMIREZ, IS THE SOLE OWNER OF ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN THE ATKIN MCLEMORE SURVEY, ABSTRACT NUMBER 1056, LOCATED WITHIN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO DEED RECORDED UNDER DOCUMENT NO. D224231980, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING CORRECTED IN INSTRUMENT, ACCORDING TO THE DOCUMENT RECORDED UNDER DOCUMENT NUMBER D225010194, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "BURNS" (CONTROL MONUMENT) FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO IGNACIO VELA MARTINEZ AND NORMA CONCHAS-VICTORIO, ACCORDING TO DEED RECORDED UNDER DOCUMENT NO. D214145601, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY OF RACE STREET (HAVING A 40' RIGHT-OF-WAY, ACCORDING TO THE PLAT AS RECORDED UNDER CABINET B, SLIDE 2131, PLAT RECORDS, TARRANT COUNTY, TEXAS);

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST (N90°W), WITH THE NORTH RIGHT-OF-WAY OF SAID RACE STREET, A DISTANCE OF 121.91 FEET TO A 5/8 INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO GILBERTO PEDRAZA SERRANO AND NANCY JANE VALVERDE, ACCORDING TO DEED RECORDED UNDER VOLUME 14322, PAGE 292, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY OF SAID RACE STREET FROM WHICH A 1/2 IRON ROD (CONTROL MONUMENT) FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO CHARLES T. BEAVERS, ACCORDING TO DEED RECORDED UNDER VOLUME 10969, PAGE 2078, DEED RECORDS, TARRANT COUNTY, TEXAS AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO MARGARITO ROMERO, ACCORDING TO THE DEED RECORDED UNDER DOCUMENT NO. D218082796, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEARS SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST (N90°W), A DISTANCE OF 221.78 FEET (222.00'), AND FROM WHICH A 1/2 INCH IRON ROD (CONTROL MONUMENT) FOUND FOR THE WEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO PC BUILDING LLC, ACCORDING TO DEED RECORDED UNDER DOCUMENT NO. D205014376, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BEARS SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST (N90°W) (BASIS OF BEARING); A DISTANCE OF 411.89 FEET (411.22);

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID RACE STREET, NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST, WITH THE EAST LINE OF SAID GILBERTO TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, PASSING THE NORTHEAST CORNER OF SAID GILBERTO TRACT AND THE SOUTHERNMOST SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO LLEWELLYN REALTY L.P., ACCORDING TO DEED RECORDED UNDER VOLUME 15132, PAGE 177, DEED RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 196.23 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "BURNS" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND AN INNER EL CORNER OF SAID LLEWELLYN TRACT;

THENCE NORTH 89 DEGREES 54 MINUTES 07 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH LINE OF SAID LLEWELLYN TRACT, A DISTANCE OF 122.80 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "BURNS" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHERNMOST SOUTHEAST CORNER OF SAID LLEWELLYN TRACT, THE NORTHWEST CORNER OF SAID SERVANDO TRACT, AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO LLEWELLYN REALTY, LP., ACCORDING TO DEED RECORDED UNDER DOCUMENT NO. D208187157, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS.

THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID SERVANDO TRACT, A DISTANCE OF 195.57 FEET TO THE POINT OF BEGINNING AND ENCLOSING 0.550 ACRE (23,969 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT LUIS ANTONIO GONZALEZ RAMIREZ, BEING THE SOLE OWNER OF THE HEREIN ABOVE DESCRIBED LOTS, TRACTS OR PARCELS OF LAND, DO HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1 & 2, BLOCK 1, COLONIAL RACE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY CERTIFY THAT LUIS ANTONIO GONZALEZ, ARE THE CURRENT OWNER, AND HAVE NO OBJECTION TO THIS FINAL PLAT.

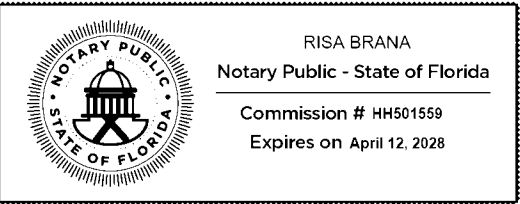
Luis Antonio Gonzalez Ramirez 04/17/2025
LUIS ANTONIO GONZALEZ RAMIREZ - OWNER DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, Luis Antonio Gonzalez Ramirez, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 17th DAY OF April, 2025

NOTARY PUBLIC, STATE OF TEXAS §
Risa Brana
NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: 04/12/2028 Notarized remotely online using communication technology via Proof.



FINAL PLAT OF
LOT 1 & 2, BLOCK 1
COLONIAL RACE ADDITION

A 0.550 ACRE ADDITION TO TARRANT COUNTY, TEXAS
SITUATED IN THE MCLEMORE SURVEY, ABSTRACT NUMBER 1056
TWO SINGLE FAMILY LOTS
PREPARED JANUARY 2025



6821 DAWK BLVD. STE. C
RICHLAND HILLS, TX
TECH: JAC
OFFICE: 817.616.3105
FAX: 817.616.3106
EMAIL: info@tndb.com

OWNER/DEVELOPER
LUIS ANTONIO GONZALEZ RAMIREZ
6704 BOWMAN ROBERTS DRIVE
FORT WORTH, TEXAS 76179
PHONE - 817-500-7852

CASE NUMBER FS-25-016

THIS PLAT RECORDED IN DOCUMENT NUMBER DATE