LOT 6

Vicinity Map (Not to scale) Location

millersurvey.net

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Jason B. Rawlings

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JASON B. RAWLINGS

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DEVELOPMENT TABLE 0.2876 Acres **Total Acreage** Total number of buildable lots **Total ROW Dedication** 0.2876 Acres Net Acreage

NOTE: The purpose of this plat is to create a single platted residential lot from two platted residential lots.

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0190L, Effective 3/21/19, all of the Surveyed Tract lies within FEMA Zone AE. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

OWNER/APPLICANT:

ASHLYN HOMES, INC 2870 TINSLEY LANE FT WORTH, TEXAS 76179 CONTACT: HENRY LOPEZ 817-887-9405 info@ashlynhomes.com



This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.



STATE OF TEXAS

COUNTY OF TARRANT

Whereas Ashlyn Homes, Inc., acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land out of the Abraham Andersen Survey, Abstract No. 21 and situated in the City of Fort Worth, Tarrant County. Texas, said tract being all of Lot 1 and Lot 2, Block 68, Fostepco Heights Addition. an addition to the City of Fort Worth, Texas according to the plat thereof recorded in Volume 204A, Page 126 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Page 2 of 2

Beginning at a 1/2 inch capped steel rod found for the northwest corner of said Lot 1, said rod being the the intersection of the southerly right-of-way line of E Long Avenue and the easterly right-of-way line of N Grove Street;

Thence North 89 degrees 57 minutes 07 seconds East with the northerly boundary line of said Lot 1 and said southerly right-of-way line a distance of 125.27 feet to a cross in concrete found for the northeast corner of said Lot 1, said cross being in the westerly right-of-way of a fifteen foot (15') public alley;

Thence South 00 degrees 01 degrees 32 seconds West with the westerly right-of-way line of said alley a distance of 100.29 feet to a a 1/2 inch capped steel rod found for the the southeast corner of said Lot 2;

Thence North 89 degrees 51 minutes 07 seconds West with the southerly boundary line of said Lot 2, passing at 124.17 feet a 1/2 inch steel rod found and continuing a total distance of 125.17 feet to a point in a driveway being the southwest corner of Lot 2 and also being in said easterly right-of-way line;

Thence NORTH with said easterly right-of-way line a distance of 99.86 feet to the point of beginning and containing 0.2876 acre of land, more or less;

Now Therefore, Known All By These Presents: That Henry Lopez of Ashlyn Homes doeshereby adopt this plat designation the hereinabove described real property as Lot 1R, Block 68, Fostepco Heights Addition, and addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon Executed this the 01 day of 2025

Henry Lopez, Manager Ashlyn Homes

STATE OF TEXAS **COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Henry Lopez 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 therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this Olday of May

CHEYANNE NGUYEN My Notary ID # 131718649 Expires September 11, 2026

My commission expires: 09/11/2026

FORT WORTH

FINAL PLAT

FOSTEPCO HEIGHTS ADDITION

LOT 1R, BLOCK 68

An Addition to the City of Fort Worth, Tarrant County, Texas being 0.2876 acre out of the Abraham Anderson Survey, Abstract No. 21 being a replat of Lot 1 and Lot 2, Block 68, Fostepco Heights Addition according to the plat thereof recorded on Volume 204A, Page 126, Plat Records, Tarrant County, Texas

APRIL 2025

FTW Case No. FS-25-038

NOTES PER CITY OF FORT WORTH:

LOT 6

Water Sewer Impact Fee: 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..

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.

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"

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.

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

LOT 19

Site Drainage: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of

Private Streets: 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.

Pressure Release Valves: : Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

Parkway Permit: 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...

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.

This plat recorded as Instrument No. _

Job No. 21074 • Plot File 21074