

DEDICATION

STATE OF TEXAS {
COUNTY OF TARRANT {

WHEREAS, BLANCA ESTELA RODRIGUEZ, is the owner of 0.67 acres situated in the A.S. Roberts Survey, Abstract No. 1262, Tarrant County, Texas, being further described as all of Lots 23 & 24, Block T, Lake Crest Estates Unit No. 2 as recorded in Volume 388-W, Page 136, Tarrant County Plat Records and as evidenced by deeds recorded in Instrument Numbers D209094379 and D207280691, Tarrant County Deed Records, Tarrant County, Texas being more particularly described, as follows:

BEGINNING at a 1/2 inch capped iron rod set in the west right of way line of Seth Barwise St (60' R.O.W.) same being common to the northwest corner of Lot 22, Block T of the aforementioned Lake Crest Estates plat;
THENCE NORTH 89°47'44" WEST, with the common line of the said Lot 22 a distance of 207.87 feet to a 1/2 capped iron rod inscribed "ALS" found for northwest corner of Lot 22, common to the northeast corner of Lot 9, Block T of the aforementioned Lake Crest Estates plat;
THENCE NORTH 00°13'02" WEST, with the common lines of Lots 8 & 7, Block T of the aforementioned Lake Crest Estates plat respectively a distance of 139.29 feet to a 5/8 inch iron rod found for southeast corner of the tract described in deed to Carlos Rodriguez Carranza & Blanca Rodriguez recorded as Instrument Number D217096591 Official Public Records, Tarrant County, Texas being common to the northwest corner of said Lot 7 and southeast corner of Lot 25, Block T of the aforementioned Lake Crest Estates plat;
THENCE SOUTH 89°59'25" EAST, with the common line of the said Lot 25 a distance of 208.37 feet to a 1/2 capped iron rod inscribed "Barron Stark" set in the west line of Seth Barwise St being common to the southeast corner of Lot 25;
THENCE SOUTH 00°00'37" EAST, with the west line of Seth Barwise Street a distance of 140.00 feet returning to the POINT OF BEGINNING and enclosing 0.67 Acres (29,063 Square Feet) more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BLANCA ESTELA RODRIGUEZ, does hereby dedicate same to be know as Lot 23R, Block T, Lake Crest Estates Unit No. 2, an addition to the City of Fort Worth, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-ways, drainage easements and utility easements as shown on the plat.

Executed This The 2 Day of April, 2026

By: *Blanca E. Rodriguez*

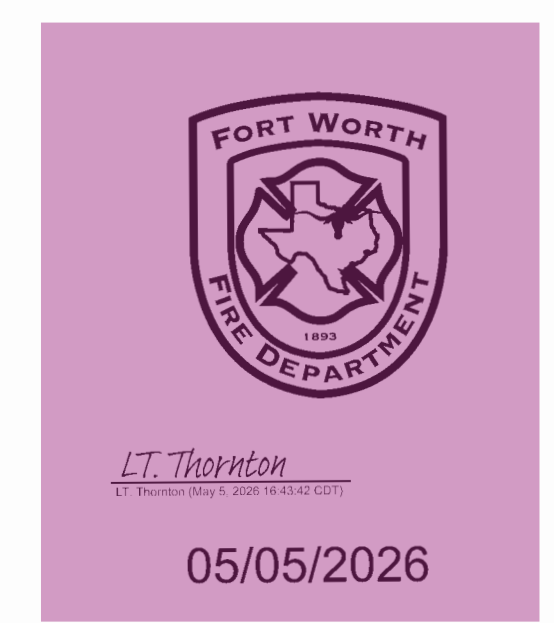
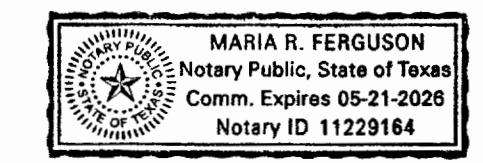
Printed Name: BLANCA ESTELA RODRIGUEZ, Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Blanca Estela Rodriguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me she executed same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 2 day of April, 2026

Maria R. Ferguson
Notary Signature



- NOTES:
- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
 - 2.) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0160K FOR THE CITY OF FORT WORTH, TEXAS, DATED 09/25/2009, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); THIS PROPERTY LIES WITHIN THE NON-SHADED ZONE "X" AREA, DEFINED BY FEMA AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LEVEL, DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
 - 3.) PURPOSE OF THE MINOR PLAT IS TO COMBINE LOTS FOR BUILDING A LARGER HOME SITE.

PRIVATE MAINTENANCE NOTE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS 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 ITS OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

WATER/WASTE WATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR EFFECTIVE FEMA BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENT OF ANY TYPE.

BUILDING PERMIT
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.

FLOOD PLAIN DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

SIDEWALKS AND STREET LIGHTS
A SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARD.

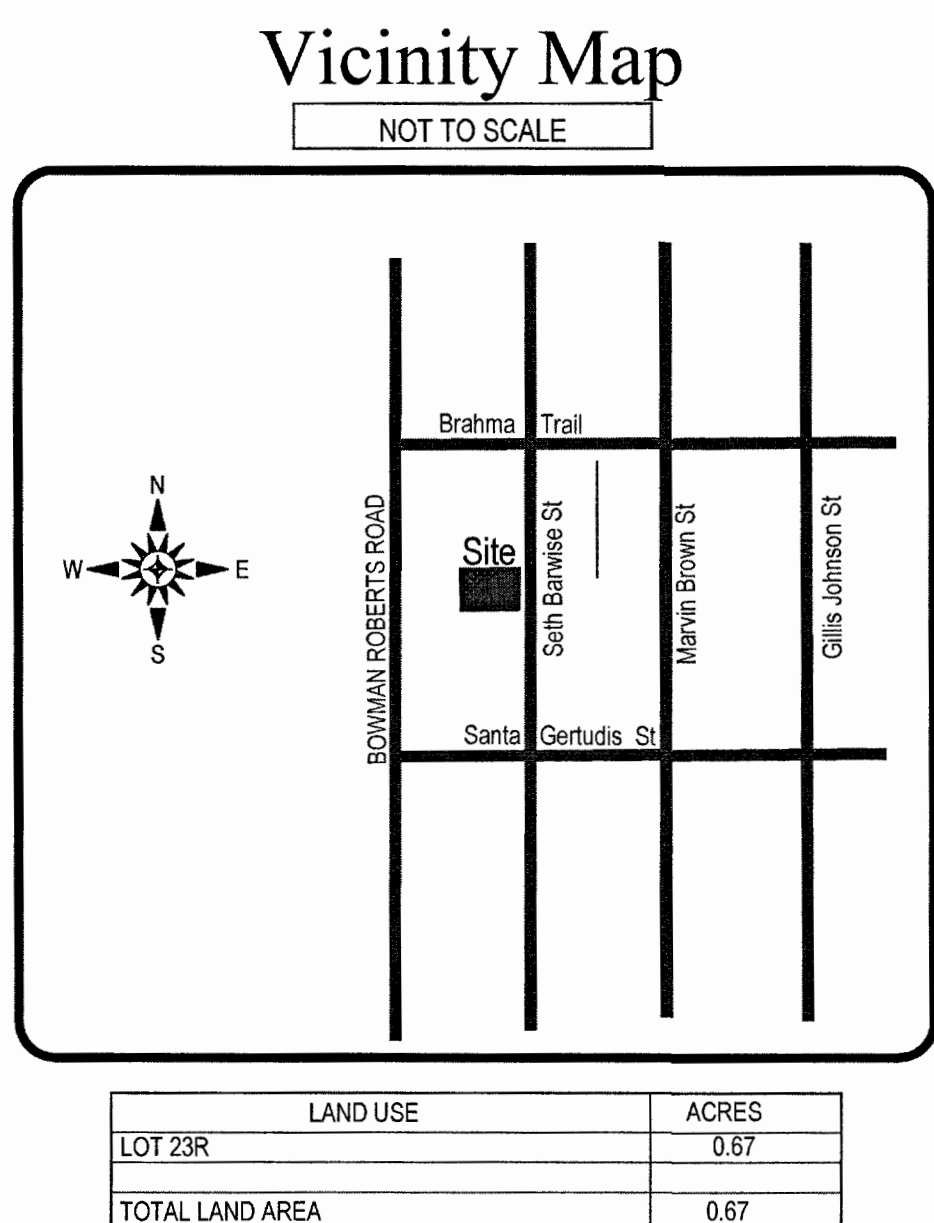
SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG 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 THE SAME.

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.

PARKWAY IMPROVEMENTS
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN-DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIS PARKWAY PERMIT.

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.

OWNER:
Blanca Estela Rodriguez
6808 Bowman Roberts Rd,
Fort Worth, TX 76179



FS-25-039

This is to certify that I, Krystian Golebiewski, a Registered Professional Land Surveyor in the State of Texas, have platted the above subdivision from an actual survey on the ground and all lot corners, angle points, and points of curve shall be property marked on the ground upon completion of construction, and that this plat correctly represents the survey from which it is made.

Krystian Golebiewski 3-18-26
Krystian Golebiewski, RPLS
Texas Registration No. 6400



CITY OF FORT WORTH
CASE NO. FS-25-039
THIS PLAT RECORDED IN DOCUMENT NUMBER
DATE:

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: 05/08/2026

By: *Caroline Cranz* CHAIRMAN
By: *Stina* SECRETARY

CITY OF FORT WORTH
CASE NO. FS-25-039

Final Plat
Lot 23R, Block T
Lake Crest Estates Unit No. 2,
Being a Replat of all of Lots 23 & 24, Block T
Lake Crest Estates Unit No. 2
an addition to the City of Fort Worth, Tarrant County, Texas
As Recorded in Volume 388-W, Page 136
Plat Records Tarrant County, Texas

FEBRUARY 2026