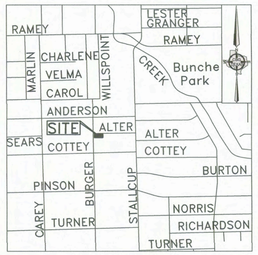


VICINITY MAP
NOT TO SCALE

30' 15' 0 30' 60'

SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 44°20'07" W	14.14'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Javier Olvera, is the owner of a 6,531 square foot tract of land situated in the Ulrick Wuthrick Survey, Abstract Number 1693, Tarrant County, Texas, same being a portion of Lot 6, Block 4, Sunrise Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204, Page 99, Plat Records, Tarrant County, Texas, same being a tract of land conveyed to Javier Olvera, by General Warranty Deed recorded in Instrument Number D224070322, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

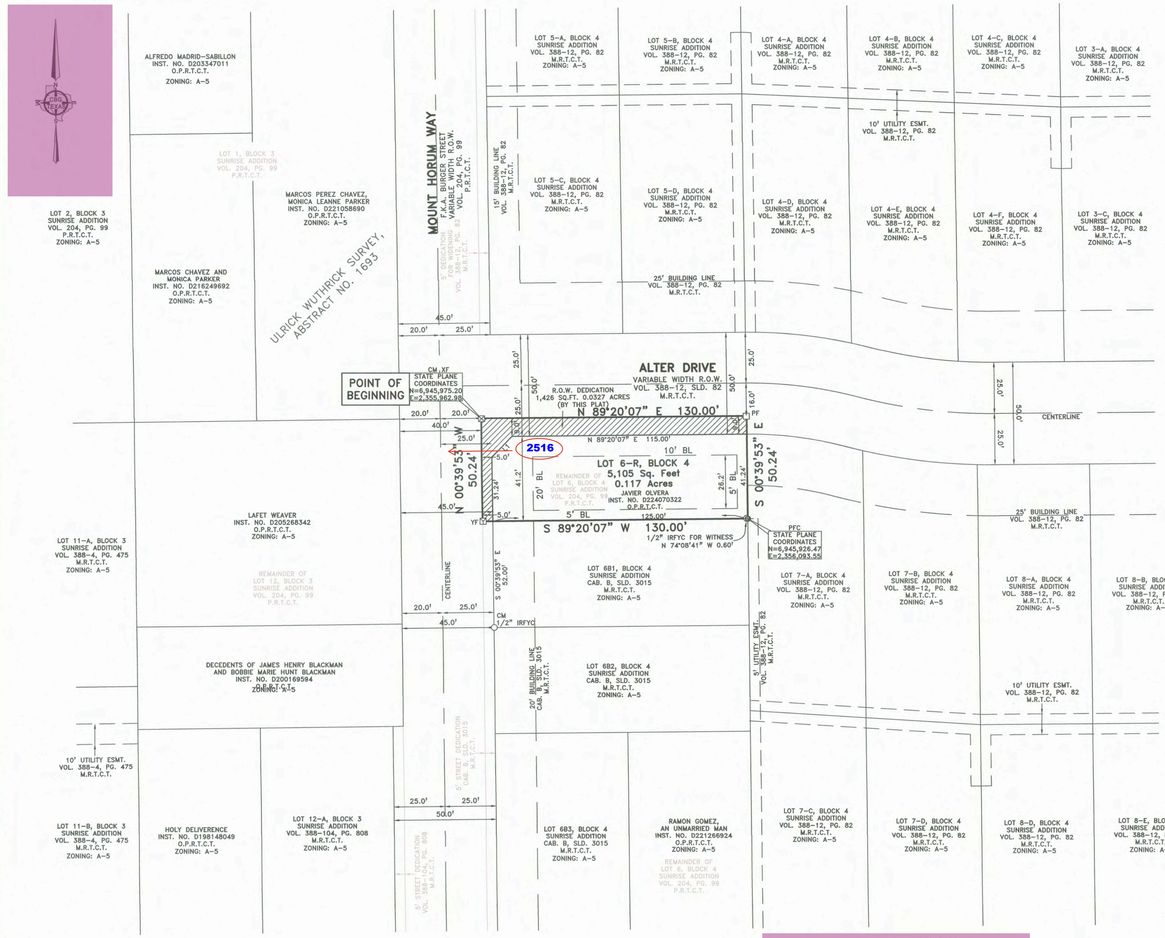
BEGINNING at an "X" cut found in concrete for corner, said corner being in the intersection of the East right-of-way line of Mount Horum Way (a variable width right-of-way) and the South right-of-way line of Alter Drive (a variable width right-of-way);

THENCE North 89 degrees 20 minutes 07 seconds East, along the South right-of-way line of said Alter Drive, a distance of 130.00 feet to a post found for corner, said corner being along the South right-of-way line of said Alter Drive;

THENCE South 00 degree 39 minutes 53 seconds East, along a Southwest right-of-way line of said Alter Drive, a distance of 50.24 feet to a point for corner, said corner being along the West line of Lot 7-A, Block A, Sunrise Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-12, Page 82, Map Records, Tarrant County, Texas, same being the Northeast corner of Lot 6B1, Block 4, Sunrise Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 3015, Map Records, Tarrant County, Texas, from which a 1/2-inch iron rod with a yellow cap stamped "Beasley" found bears North 74 degrees 08 minutes 41 seconds West, a distance of 0.60 feet for witness;

THENCE South 89 degrees 20 minutes 07 seconds West, along the North line of said Lot 6B1, a distance of 130.00 feet to a "Y" cut found in concrete for corner, said corner being along the East right-of-way line of said Mount Horum Way;

THENCE North 00 degree 39 minutes 53 seconds West, along the East right-of-way line of said Mount Horum Way, a distance of 50.24 feet to the POINT OF BEGINNING and containing 6,531 square feet and or 0.15 acres of land.



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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable 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 1 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:

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:

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 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:

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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0330K dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Parkway Permit Note:

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.

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 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.

Residential driveway access limitation:

Driveway access from an adjacent street to a residential lot less than 50 feet in width at the building line shall be by rear access by one of the following means: a. From an abutting side or rear alley or side or rear driveway within an appropriate access easement; or b. From a common shared driveway, centered over the common lot lines between the adjacent dwelling units continuing through to the rear of the dwelling units, shall be provided within an appropriate access easement

Land Use Table:

LOT TYPE: Residential
TOTAL NUMBER: 1
0.15 Residential Acres
GROSS SITE AREA: 0.123 Acres

GENERAL NOTES

1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
3) 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.
4) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF LOT 6, BLOCK 4, SUNRISE ADDITION.
5) PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LEGEND

CM	CONTROL MONUMENT
1/2" IRF	1/2 INCH IRON ROD FOUND
PFC	POINT FOR CORNER
XF	"X" CUT FOUND
YF	"Y" CUT FOUND
PF	POST FOUND FOR CORNER
YC	YELLOW CAP STAMPED "BEASLEY"
R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB., SLD.	CABINET, SLIDE
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
F.K.A.	FORMERLY KNOWN AS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

= RIGHT OF WAY AREA

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Javier Olvera, does hereby adopt this plat as **LOT 6-R, BLOCK 4, SUNRISE ADDITION,** an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 25 day of September, 2026.

By: _____
Javier Olvera (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Javier Olvera, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of September, 2026.

_____
Notary Public in and for the State of Texas

JASMINE MARTINEZ
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 135533513

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

_____
Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of September, 2026.

_____
Notary Public in and for the State of Texas

JASMINE MARTINEZ
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 135533513

FORT WORTH FIRE DEPARTMENT
LT. Morton
9-29-2026

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: 10/22/26

By: _____ Chairman

By: _____ Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/23/2026 02:38 PM
D226203321
PLAT
Pages: 2
Fees: $69.00
MARY LOUISE NICHOLSON
COUNTY CLERK

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.

OWNER: JAVIER OLVERA
P.O. BOX 728
AUBREY, TEXAS, 76227
PHONE: 972-639-0301
EMAIL: JAVIER.OLVERA1580@GMAIL.COM

CBG SURVEYING TEXAS LLC
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 09/15/2026 / JOB NO. 19842 / DRAWN BY: JLA

FS-25-061

CASE NUMBER: FS-25-061

FINAL PLAT
LOT 6-R, BLOCK 4 SUNRISE ADDITION
BEING A REPLAT OF A PORTION OF LOT 6, BLOCK 4, SUNRISE ADDITION, AN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 204, PAGE 99, P.R.T.C.T.

Document No._____, Date_____