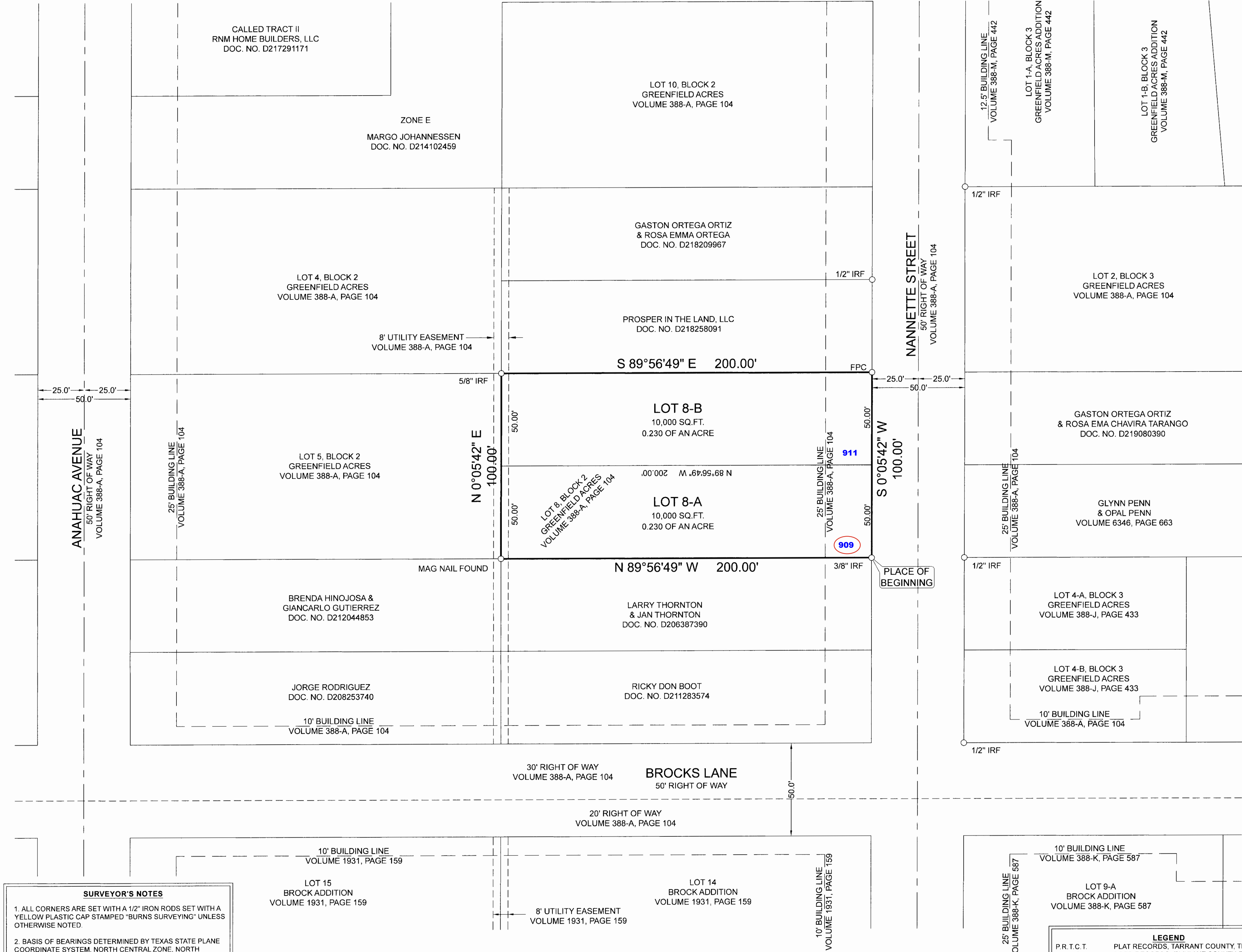


# FS-25-070



**SURVEYOR'S NOTES**

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0170K, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

WHEREAS, Cessie Eldai Larios Gutierrez, is the owners of all that tract of land situated in the city of Fort Worth, Tarrant County, Texas, a part of the Nathan H. Carroll Survey, Abstract No. 284, being all of Lot 8, Block 2, of Greenfield Acres, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in 388-A, Page 104, of the Plat Records of Tarrant County, Texas, being a tract of land described in deed to Cessie Eldai Larios Gutierrez, as recorded in Document No. D219215120 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod for corner on the West right of way line of Nannette Drive, a 50 foot right of way, being the Northeast corner of a tract of land described in deed to Larry Thornton and Jan Thornton, as recorded in Document No. D206387390, of the Deed Records of Tarrant County, Texas, and being the Southeast corner of said Lot 8;

THENCE North 89 degrees 56 minutes 49 seconds West, along the North line of said Thornton tract, a distance of 200.00 feet to a found mag nail for corner, being the Southeast corner of Lot 5, Block 2, of said Greenfield Acres, and being the Northeast corner of a tract of land described in deed to Brenda Hinojosa and Giancarlo Gutierrez, as recorded in Document No. D212044853, of the Deed Records of Tarrant County, Texas;

THENCE North 00 degrees 05 minutes 42 seconds East, along the East line of said Lot 5, a distance of 100.00 feet to a found 5/8 inch iron rod for corner, being the Southeast corner of said Lot 4, Block 2, of said Greenfield Acres, and being the Southwest corner of a tract of land described in deed to Prosper in The Land, LLC, as recorded in Document No. D216250091, of the Deed Records of Tarrant County, Texas;

THENCE South 89 degrees 56 minutes 49 seconds East, along the South line of said Prosper in The Land tract, a distance of 200.00 feet to a fence post for corner on the said West right of way line of Nannette Drive;

THENCE South 00 degrees 05 minutes 42 seconds West, along said Nannette Drive, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 20,000 square feet or 0.459 of an acre of land.

**STATE OF TEXAS**  
**COUNTY OF TARRANT**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cessie Eldai Larios Gutierrez, does hereby adopt this plat designating the herein described property as **Lot 8-A, & 8-B, Block 2, of GREENFIELD ACRES ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Fort Worth, Texas, This 22nd day of July, 2025.

Cessie E. Larios G.  
Name: Cessie Eldai Larios Gutierrez  
Title: Owner

**STATE OF TEXAS**  
**COUNTY OF TARRANT**  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Cessie Eldai Larios Gutierrez, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 22nd day of July, 2025.

Claudeth Miranda  
Notary Public in and for the State of Texas  
My commission expires:

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025.

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025.

Jeremy M. L. McDonald  
Notary Public in and for the State of Texas  
My commission expires:

**LAND USE TABLE**

THESE LOTS ARE TO BE DEVELOPED TO THE B TWO-FAMILY RESIDENTIAL ZONING DISTRICT STANDARDS.

DEVELOPMENT YIELD  
GROSS SITE AREA (SQ. FT.) 20,000 - (ACREAGE) 0.459  
TOTAL NUMBER OF LOTS: 2

TOTAL RESIDENTIAL LOTS 2  
(SQ. FT.) 20,000 - (ACREAGE) 0.459  
SINGLE FAMILY 2  
TOTAL DWELLINGS 2

**LEGEND**

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
C.M. CONTROLLING MONUMENT  
VOL. VOLUME  
PG. PAGE  
CAB. CABINET  
SLD. SLIDE  
INST. NO. INSTRUMENT NUMBER  
IRF. IRON ROD FOUND  
IRS. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"  
FPC. FENCE POST CORNER

**PROPERTY ADDRESS:** 909 NANNETTE STREET, FORT WORTH, TEXAS 76114  
**OWNER:** CESSIE ELDAI LARIOS GUTIERREZ  
**ADDRESS:** 604 S. OAKLAND, FORT WORTH, TEXAS 76103  
**PHONE:** 817-986-7454

**PLAT NOTES**

- 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 of the municipal water and/or wastewater system.
- 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.
- 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.
- 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.
- No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.
- No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0170K, dated 03/21/2019, Zone X.
- 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.
- 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 area, 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.
- 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.
- Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 9th day of July, 2025.

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025.

Jeremy M. L. McDonald  
Notary Public in and for the State of Texas  
My commission expires:

**LAND USE TABLE**

THESE LOTS ARE TO BE DEVELOPED TO THE B TWO-FAMILY RESIDENTIAL ZONING DISTRICT STANDARDS.

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GROSS SITE AREA (SQ. FT.) 20,000 - (ACREAGE) 0.459  
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TOTAL RESIDENTIAL LOTS 2  
(SQ. FT.) 20,000 - (ACREAGE) 0.459  
SINGLE FAMILY 2  
TOTAL DWELLINGS 2

**LEGEND**

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
C.M. CONTROLLING MONUMENT  
VOL. VOLUME  
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CAB. CABINET  
SLD. SLIDE  
INST. NO. INSTRUMENT NUMBER  
IRF. IRON ROD FOUND  
IRS. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"  
FPC. FENCE POST CORNER

**PROPERTY ADDRESS:** 909 NANNETTE STREET, FORT WORTH, TEXAS 76114  
**OWNER:** CESSIE ELDAI LARIOS GUTIERREZ  
**ADDRESS:** 604 S. OAKLAND, FORT WORTH, TEXAS 76103  
**PHONE:** 817-986-7454

Lt. D York #533  
12/11/2025

**FINAL PLAT**  
**LOTS 8A & 8B, BLOCK 2**  
**GREENFIELD ACRES ADDITION**  
BEING A REPLAT OF ALL OF LOT 8, BLOCK 2, GREENFIELD ACRES ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-A, PAGE 104, P.R.T.C.T.

**LAND USE TABLE**

THESE LOTS ARE TO BE DEVELOPED TO THE B TWO-FAMILY RESIDENTIAL ZONING DISTRICT STANDARDS.

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**LEGEND**

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D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
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**ADDRESS:** 604 S. OAKLAND, FORT WORTH, TEXAS 76103  
**PHONE:** 817-986-7454

**BURNS**  
PROFESSIONAL LAND SURVEYORS  
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082  
SURVEYOR: BARRY S. RHODES - RPLS No. 3691  
FIRM NO. 10194386  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: (214) 328-1080  
JOB NO.: 201907534 PREPARATION DATE: 05/09/2024 DRAWN BY: ABP