Whereas Alfredo Martinez and Connie Haro, being the sole owners of that certain 0.571 acre replat of the east 29 feet of Lot 5, Block 29 and all of Lot 6, Block 29, Weisenberger Sunny Hill Gardens Addition, according to the plat as recorded in Volume 388-8, Page 192, Plat Records, Tarrant County, Texas (P.R.T.C.T.); being all of those certain tracts conveyed to Martinez and Haro, recorded under Clerk's File No.'s D222089392 and D223177514, Real Property Records, Tarrant County, Texas, (R.P.R.T.C.T.); said 0.571 acre tract being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid · US Survey

BEGINNING at a 1/2" iron rod found in the south right-of-way of Elva Warren Street (paved' 50 foot right-of-way width), at the northwest corner of Lot 7. Block 29, said Weisenberger Sunny Hill Gardens Addition, for the northeast and beginning corner of the herein described tract, said corner also being the northeast corner of said Lot 6, Block 29;

THENCE S 00°24'21" E 286,00 feet, with the common line of said Lots 6 & 7. Block 29. to a 1/2" capped iron rod set in the north line of that certain called 121.0 acre tract described in instrument to the City of Fort Worth, recorded under Volume 2458, Page 251, R.P.R.T.C.T., for the southeast corner of the herein described tract:

Sheet 1 of 1

## City of Fort Worth Notes:

Arch C (18" x 24")

Water/Wastewater Impact Fee: The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat, 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.

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 ways 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 their respective systems without the necessity at any time of procuring the permission of anyone.

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 of the impact fee ordinance in effect as of the date of the amount to be collected is determined under

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

### Private Common Areas and Facilities:

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, of resulting from the performance of the obligations of said owners association, as set

No building permits shall be issued for any lot in this subdivision until an approved 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.

## Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

## Covenants or Restrictions are Unaltered:

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

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and 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 two (2) feet above the flood elevation resulting from ultimate development of the watershed.

## 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 the 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.

# Private pressure relief valves will be required; water pressure exceeds 80 PSI.

Land Use Table	
Total Gross Acreage:	0.571 Acres
Number of Residential Lots:	1
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	O.571 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Right-of-Way Dedication:	N/A

# Lot 6R, Block 29 Weisenberger Sunny Hill **Gardens Addition**

Final Plat

an addition to the City of Fort Worth, Tarrant County, Texas

Being a 0.571 acre replat of the east 29 feet of Lot 5, Block 29 and all of Lot 6, Block 29, Weisenberger Sunny Hill Gardens Addition, according to the plat as recorded in Volume 388-B, Page 192, Plat Records, Tarrant County, Texas

**April 2025** 



**TEXAS** 

Lot 15 & 16, Block 22

Weisenberger Sunny Hill

**Gardens Addition** 

V. 388-B, P. 192

Heirs of Susan Fox

D207099267

North 143' of

Lot 4. Block 29 &

Lot 5, Block 29

Gardens Addition

V. 388-B, P. 192

Alfonso Rodriguez V. 15334, P. 2

South 143' of Lot 4, Block 29 Weisenberger Sunny Hill Gardens Addition V. 388-B, P. 192

> Alfonso Rodriguez V. 16235, P. 32

Weisenberger Sunny Hilf

Lot 13 & 14, Block 22

Weisenberger Sunny Hill

**Gardens Addition** 

V. 388-B. P. 192

Heirs of Susan Fox

D207099267

200' to intersection of

Elva Warren St & Stanphill St

Lot 7, Block 29

Weisenberger Sunny Hil

Gardens Addition V. 388-B, P. 192

Isaias Vasquez

V. 11857, P. 1996

P.O.B.

Elva Warren Street

Asphalt - 50' Right-of-Way (V. 388-B, P. 192)

N 89°35'39" E 87.00'

Lot 6R, Block 29

0.571 Acres

(24,882 Sq. Ft.)

THENCE S 89°35'39" W 87.00 feet, with the north line of said called 121.0 acre tract, to a 1/2" capped iron rod found, in the south line of said Lot 5, Block 29, said corner being in the east line of that certain tract described in instrument to Alfonso Rodriguez, recorded under Volume 15334, Page 2, R.P.R.T.C.T., for the southwest corner of the herein described tract; THENCE N 00°24'21" W 286.00 feet, with the common line of said Rodriguez tract and the herein described tract, to a "X" cut set in a concrete post in the south right-of-way of said Elva Warren Street, for the northwest corner of the herein described tract; THENCE N 89°35'39" E 87.00 feet, with the south right-of-way of said Elva Warren Street, to the POINT OF BEGINNING, and containing 0.571 acres, more or less. That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with

OF TEX

P REGISTERES T

ZACHARIAH R. SAVORY

70 5966 NF 0

SURVE O

Texas Surveying & Engineering, Inc. 104 S. Walnut St, Weatherford, TX 76086 erford@txs-e.com - 817-594-0400 weatherford@txs-e.com Project (D: ANO5821-RP

Field Date: August 26, 2023

Surveyor's Certificate Know All Men By These Presents

1) Currently this tract appears to be located within the following area(s): Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined

According to Flood insurance Rate Map (FIRM) No. 48439C0310L, dated March 21, 2019; for up to date flood hazard information always visit the official F.E.M.A.

2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (Grid · US Survey Feet). Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

4) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e.

architectural control committee, municipal departments, home owners assoc., etc.). 5) No abstract of title or title commitment was provided to this surveyor. Record

6) C.I.R.S. = set 1/2" capped iron rod. with plastic cap stamped "TEXAS SURVEYING"

## Now, Therefore, Know All Men By These Presents:

That <u>Alfredo Martinez</u> and <u>Connie Haro</u>, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 6R, Block 29, Weisenberger Sunny Hill Gardens Addition, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights of way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication. The City of Fort Worth and Tarrant County will not accept the dedication of roads without proof of clear title to

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth and Tarrant

ed authority, a notary public in and for the State of Texas, on this day personally appeared HFYERO Martinez ... known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

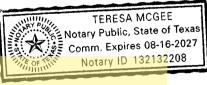
given under my hand and seal of office on this the 23rd day of April

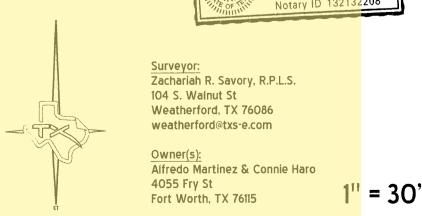
Notary Public in and for the State of Texas

TERESA MCGEE Notary Public, State of Texas Comm. Expires 08-16-2027
Notary ID 132132208 Notary ID 132132208

State of Texas
County of PWW

Show Miyee Notary Public in and for the State of Texa





LT. A. Thornton 05/01/2025

> S 89°35'39" W 87.00' C.I.R.S. Fd. 1/2" Iron Rod City of Fort Worth Called 121.0 Acres V. 2458, P. 251

# City of Fort Worth Case No. FS-25-071

6' Utility Easement (V. 388-B. P. 192)

FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90)
DAYS AFTER DATE OF APPROVAL.

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

05/01/2025 Derek R. Hull

E Berry St Elva Warren St Site E Seminary Dr

RESERVED FOR TARRANT COUNTY CLERK

This Plat Recorded in

PLAT APPROVAL DATE:

CHAIRMAN SECRETARY Vicinity Map (not to scale)