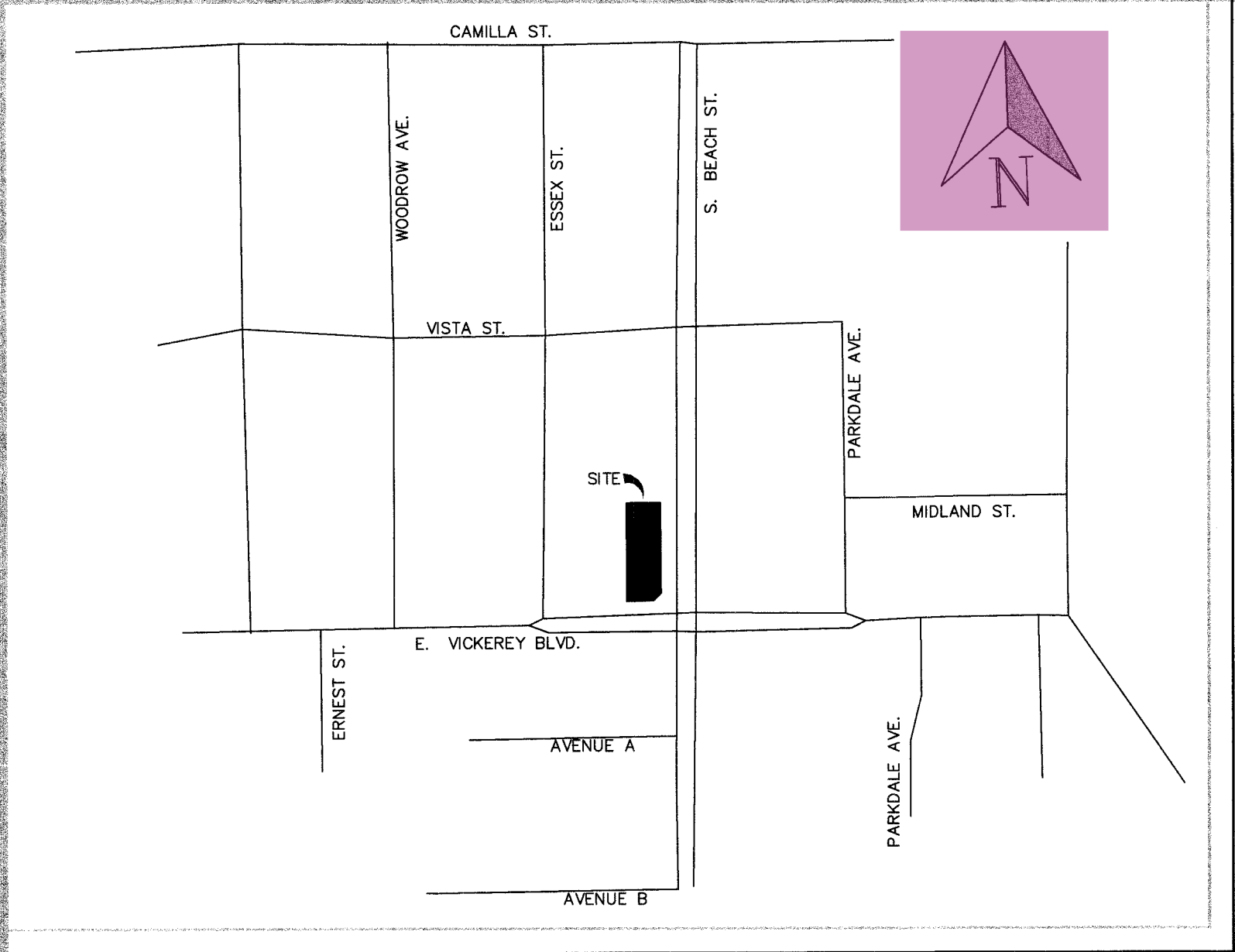


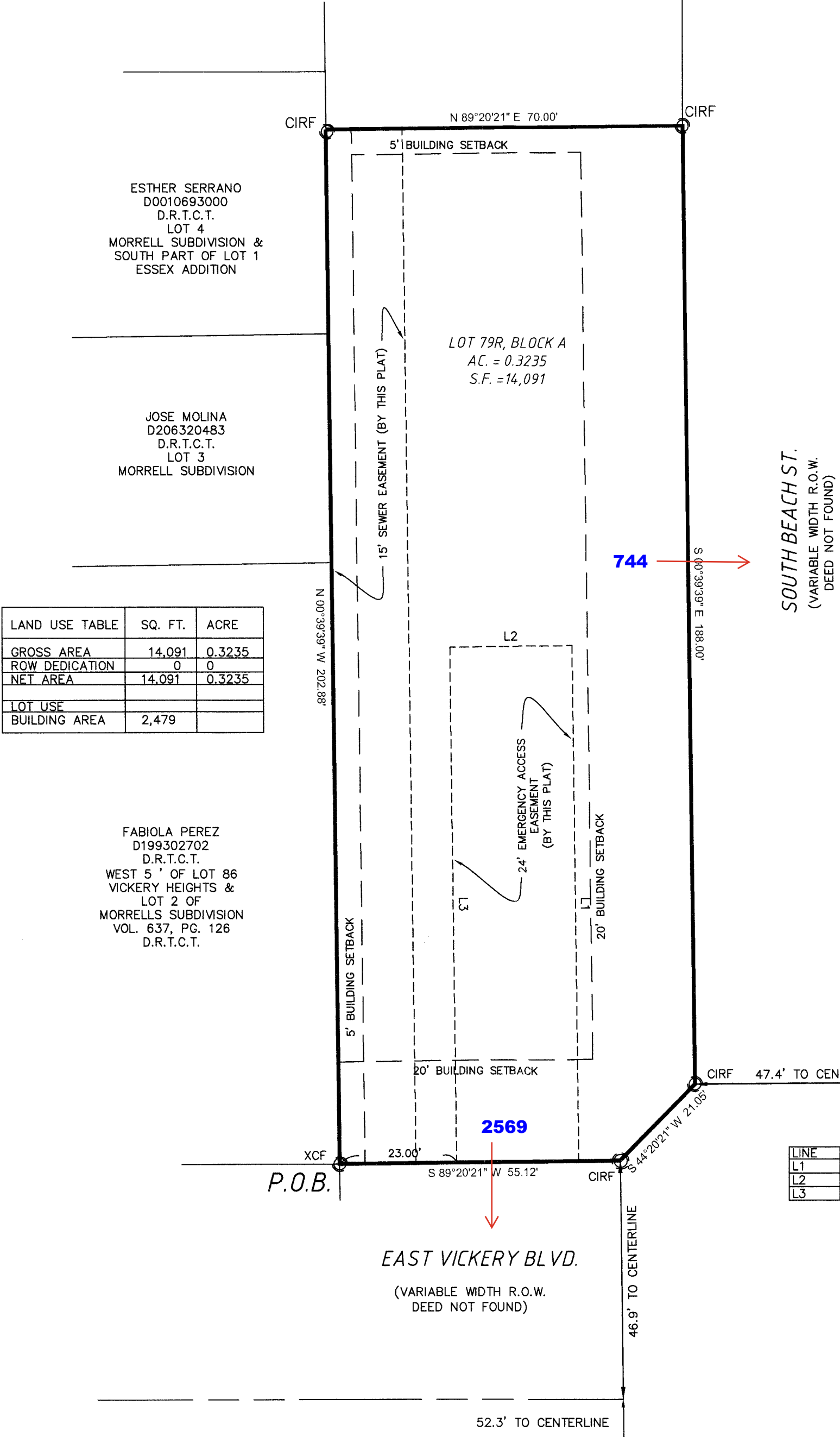


VICINITY MAP
N.T.S.

FABIOLA PEREZ
D199302702
D.R.T.C.T.
LOT 86
ESSEX PLACE
VOL. 637, PG. 126
D.R.T.C.T.

FS-25-084

TRACEY SMITH
D009304000
D.R.T.C.T.
LOTS 698-788
VICKERY HEIGHTS
VOL. 204, PG. 70
D.R.T.C.T.



LAND USE TABLE	SQ. FT.	ACRE
GROSS AREA	14,091	0.3235
ROW DEDICATION	0	0
NET AREA	14,091	0.3235
LOT USE		
BUILDING AREA	2,479	

FABIOLA PEREZ
D199302702
D.R.T.C.T.
WEST 5' OF LOT 86
VICKERY HEIGHTS &
LOT 2 OF
MORRELLS SUBDIVISION
VOL. 637, PG. 126
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 00°39'39" W	101.00'
L2	S 89°20'21" W	24.00'
L3	S 00°39'39" E	101.00'

OWNER DEDICATION

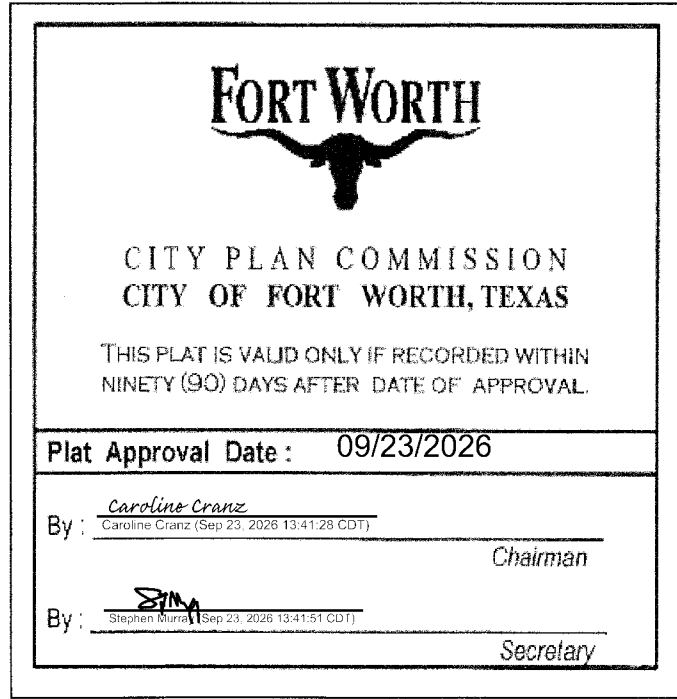
W THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSUE PAZ do hereby adopt this plat as PLAT OF LOT 79R, BLOCK A VICKERY HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use and benefit forever the streets, easements and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of Fort Worth and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances in the utility easement shown thereon. The right to establish grades on said dedicated streets and alleys is hereby granted by the utility easement shown thereon to the City of Fort Worth and all claims for damages which may arise by reason of changing the present surface of said street to conform to said grades are hereby waived.

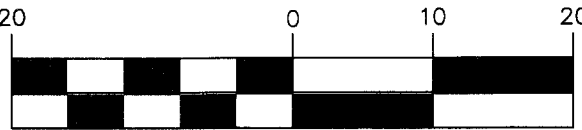
The easements shown on the plat are hereby granted, dedicated and reserved for the mutual use and accommodation of the City of Fort Worth and all public utilities desiring to use, or using the same for public utilities for the purpose including but not limited to water lines, sanitary sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the City of Fort Worth shall have the right to remove and keep removed all or part of any residence, building fences trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in on or under said easement strips. The City of Fort Worth and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

We do further bind ourselves to grade and construct all drainage structures and facilities through, and on, the streets and easements in accordance with the requirements, standards and specifications of the City of Fort Worth. All improvements are to be done under the supervision of and approved by the Engineering Department of the City of Fort Worth.

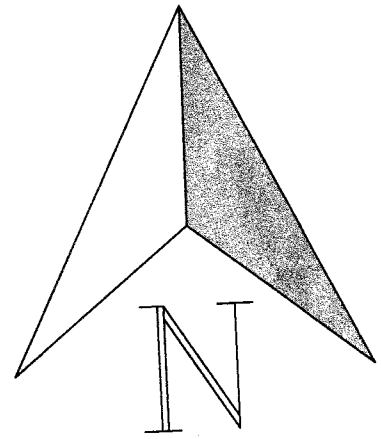
We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all use spaces shown on the face of the plat.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



NOTES:

Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

There is no 100-Year FEMA Floodplain on this site.

The purpose of this plat is to create one 2 lots from 6 lotS as shown

No building permit shall be issued nor public utility service provided for land that has only received approval as a conveyance plat.

This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

OWNER:

JOSUE PAZ
8044 HERELAND TRL
FORT WORTH, TX 76131

SURVEYOR:

MW
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516
BWRIGHT@MAYO-WRIGHT.COM
MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF FORT WORTH §

OWNER'S CERTIFICATE

WHEREAS JOSUE PAZ is the owner of a tract land as recorded in Volume 388-169, Page 21 of the Plat Records of Tarrant County, Texas as evidenced by the deed to Josue Paz as recorded in Clerk's Document No. D218271965 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

Being the East 20 feet of lot 86, all of lot 85 and the West 13 feet of Lot 84. Save and Except a strip 15 feet wide running East and West of the North end of said lots and all being in the VICKERY HEIGHTS ADDITION to the City of Fort Worth. Tarrant County, Texas, according to the plat recorded in Volume 204, Page 70, Plat Records, Tarrant County, Texas AND being all of Lots-70 and 80, the North 20' feet of Lot 81; the East 20' of Lot 86, all of Lot 85; and the West 13' of lot 84, as evidenced by the deed to Ben Ehrich as recorded in Document NO. D217006817 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of said Ehrich tract, same being the southeast corner of the Fabiola Perez tract as recorded in Document No. D199302702 of said Deed Records, on the north line of East Vickery Boulevard, an "X" cut found for corner;

THENCE N 00°39'39" W, along the common line of said Ehrich and Perez tracts, a distance of 202.88 feet to the southwest corner of the Tracey Smith tract as recorded in Document No. D009304000 of said Deed Records, a capped iron rod found for corner;

THENCE N 89°20'21" E, along the common line of said Ehrich and Smith tracts, a distance of 70.00 feet to the southeast corner of said Smith tract and on the west line of South Beach Street, a capped iron rod found for corner;

THENCE S 00°39'39" E, along said west line, a distance of 188.00 feet to the start of a corner clip, a capped iron rod found for corner;

THENCE S 44°20'21" W, along said corner clip line, a distance of 21.05 feet to a point on said north line of East Vickery, a capped iron rod found for corner;

THENCE S 89°20'21" W, along said north line, a distance of 55.12 feet to the POINT OF BEGINNING and containing 14,091 square feet or 0.3235 acres of land within these metes and bounds as recited.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSUE PAZ, do hereby adopt this plat designating the herein above described real property as LOT 79R, BLOCK A VICKERY HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Pursuant to Section 12.002 of the Texas Property Code as amended by the 76th Texas Legislature, I have obtained original tax certificates from each taxing unit with jurisdiction over this parcel of real property in said subdivision indicating that no delinquent volumer taxes are owed on the real property which is the subject of the plat or re-plat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 16th day of September 2026

[Signature]
JOSUE PAZ

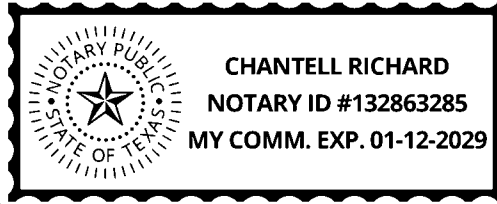
STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Josue Paz, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of September, 2026.

[Signature]
Notary Public, State of Texas

Josue Paz presented his TX DL as identification.



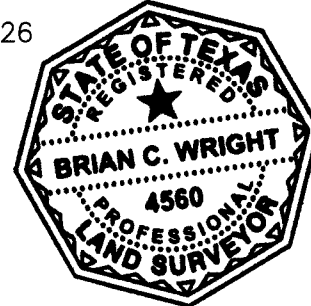
SURVEYOR'S CERTIFICATE

This notarization was conducted online using two-way audio and video recording.

THAT I, BRIAN C. WRIGHT of MAYO-WRIGHT CONSULTANTS, LLC, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ROWLETT, TEXAS.

DATED THIS THE 6th DAY OF August, 2026

[Signature]
BRIAN C. WRIGHT R.P.L.S. 4560

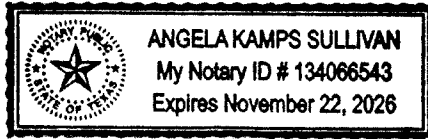


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Louis Rojo, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 6th day of August, 2026.

[Signature]
Notary Public, State of Texas



FINAL PLAT OF
LOT 79R, BLOCK A

VICKERY HEIGHTS ADDITION

A REPLAT OF LOTS 79-81 & 84-86,
OF THE VICKERY HEIGHTS ADDITION
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
JOHN VANRIPE SURVEY, ABSTRACT NO. A-1590
RECORDED IN VOLUME 388-169, PAGE 21
OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

This plat recorded in Document No. _____
DATE: _____

PREPARED 11/1/2025

CASE # FS-25-084

PROJECT # 240455

