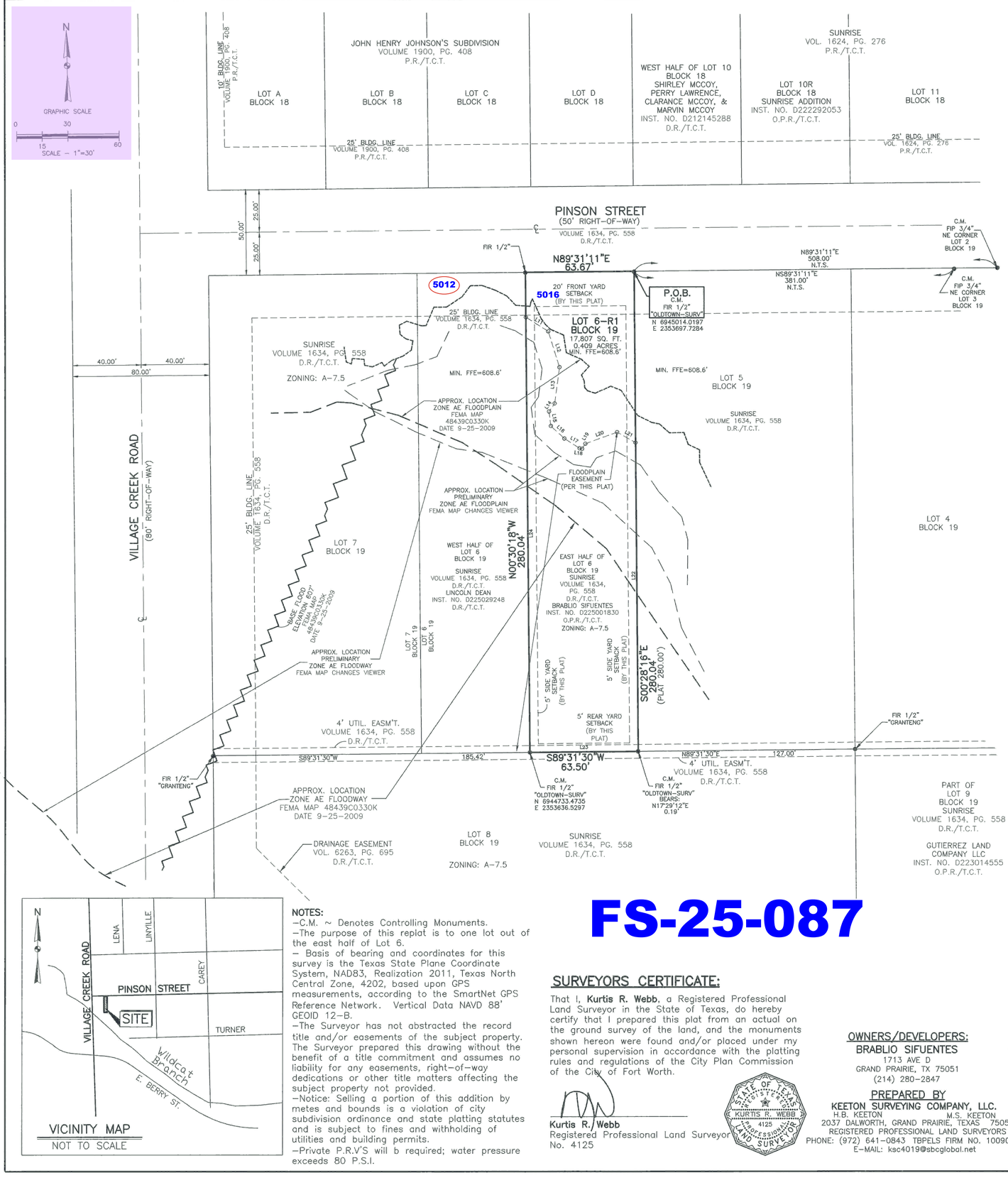

NOTES:
–C.M. ~ Denotes Controlling Monuments.
–The purpose of this replat is to one lot out of the east half of Lot 6.
– Basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Realization 2011, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network. Vertical Data NAVD 88' GEOID 12–B.
–The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this drawing without the benefit of a title commitment and assumes no liability for any easements, right–of–way dedications or other title matters affecting the subject property not provided.
–Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
–Private P.R.V'S will b required; water pressure exceeds 80 P.S.I.

FS-25-087

SURVEYORS CERTIFICATE:

That I, **Kurtis R. Webb**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Fort Worth.

Kurtis R. Webb
Registered Professional Land Surveyor
No. 4125

STATE OF TEXAS KURTIS R. WEBB 4125 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS/DEVELOPERS:
BRABLIO SIFUENTES
1713 AVE D
GRAND PRAIRIE, TX 75051
(214) 280–2847

PREPARED BY
KEETON SURVEYING COMPANY, LLC.
H.B. KEETON M.S. KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641–0843 TBPELS FIRM NO. 10090500
E–MAIL: ksc4019@sbcglobal.net

NOTES:
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 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 to the municipal water and/or wastewater system.
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.
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 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.
Construction Prohibited Over Easements
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.
Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per "City Development Design Standards".
Parkway Permit
Parkway improvements such as curb & gutter, pavement tie–in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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 an losses arising out of or from performance of the obligations of said owners set forth in the paragraph.
Building Permits
No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made from 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.
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.
Floodplain Restriction
"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, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base 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 drainageways 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.

ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Brablio SiFuentes,** known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the 23rd Day of June, 2025.

Notary Public
My Commission Expires: 7/27/28

STEPHENIE COLLINS Notary ID #11991525 My Commission Expires July 27, 2028

LAND USE TABLE

RESIDENTIAL LOTS: ONE
17,807 SQ. FT.
0.409 ACRES

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **BRABLIO SIFUENTES,** is the sole owner of a 0.408 acre tract of land in the G. J. Ashabranner Survey, Abstract No. 7, City of Fort Worth, Tarrant County, Texas, according to the General Warranty Deed thereof recorded in Instrument No. D225001830, of the Official Public Records of Tarrant County, Texas, also known as the east half of Lot 6, Block 19, Sunrise, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1634, Page 560, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod with cap marked "Oldtown–Surv" found for the northeast corner of said Lot 6 and being in the south line of Pinson Street (50' right–of–way), from which two pipes bear: (1) a 3/4 inch iron pipe found bears N. 89°31'11" E., 381.00 feet and (2) a 3/4 inch iron pipe found bears bears N. 89°31'11" E., 508.00 feet

THENCE S. 00°28'16" E., with the east line of said Lot 6 and the west line of Lot 5 said Block 19, a distance of 280.04 feet to a point for corner from which two rods bear: (1) a 1/2 inch iron rod with cap marked "Oldtown–Surv" found bears N. 17°28'12" E., 0.19 feet and (2) a 1/2 inch iron rod with cap marked "Granteng" found bears N. 89°31'30" E., 127.00 feet;

THENCE S. 89°31'30" W., with the south line of said Lot 6 and the north line of Lot 8 said Block 19, a distance of 63.50 feet to a 1/2 inch iron rod with cap marked "Oldtown–Surv" found, from which a 1/2 inch iron rod with cap marked "Granteng" bears S. 89°31'30" W., 185.42 feet;

THENCE N. 00°30'18" W., over and across said Lot 6 and with the west line of said SiFuentes tract and the east line of a tract of land described in Quitclaim Deed to Lincoln Dean recorded in Instrument No. D225029248, of the Official Public Records of Tarrant County, Texas, a distance of 280.04 feet to a 1/2 inch iron rod found;

THENCE N. 89°31'11" E., with the north line of said Lot 6 and the south line of said Pinson Street, a distance of 63.67 feet to the **POINT OF BEGINNING** and **CONTAINING** 17,807 square feet or 0.409 acres of land, more or less.

DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

THAT **BRABLIO SIFUENTES,** acting by and through the undersigned its duly authorized agent does hereby adopt this plat designating the herein above described real property as **Lot 6–R1, Block 19, Sunrise Addition,** an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements (and Parks) shown thereon.

Brablio Sifuentes
BRABLIO SIFUENTES
(OWNER)

"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office."

"I hereby certify that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not altar or remove existing deed restrictions or covenants, if any, on this property."

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L11	S57°51'20"E	15.47'
L12	S17°23'05"E	22.11'
L13	S07°37'57"W	21.32'
L14	S35°00'49"W	5.82'
L15	S07°34'09"E	8.45'
L16	S46°46'59"E	10.86'
L17	S57°33'03"E	10.59'
L18	S81°12'03"E	1.50'
L19	N33°22'40"E	3.45'
L20	N69°46'26"E	19.82'
L21	S60°22'51"E	12.41'
L22	S00°28'16"E	180.02'
L23	S89°31'30"W	63.50'
L24	N00°30'18"W	253.90'

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 : 7/3/25

By : Donald McBurn Chairman

By : Secretary

FORT WORTH FIRE DEPARTMENT Lt. Morrison 6-26-25

FORT WORTH FIRE DEPARTMENT

FINAL PLAT
SUNRISE ADDITION
LOT 6–R1
BLOCK 19

BEING A REPLAT OF
THE EAST HALF OF LOT 6, BLOCK 19,
SUNRISE
AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 1634, PAGE 560, P.R./T.C.T.

MARCH 17, 2025
REVISED: MAY 6, 2025
REVISED: MAY 24, 2025
REVISED: JUNE 11, 2025
CASE NO: FS–25–087

FILED AND RECORDED OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 07/07/2025 03:05 PM
D225122603 PLAT Pages: 2 Fees: $89.00
MARY LOUISE NICHOLSON COUNTY CLERK

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____