

LEGEND

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
B.L. = BUILDING LINE
(CM) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
U.E. = UTILITY EASEMENT

CITY NOTES

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 ON 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.

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 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 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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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 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.

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, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BUILDING PERMITS:

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

CITY NOTES CONTINUED

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". 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 INLETS MAY BE REQUIRED AT BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

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.

LAND USE TABLE	
TOTAL GROSS ACREAGE:	0.300 ACRES
NUMBER OF RESIDENTIAL LOTS:	1
NUMBER OF NON-RESIDENTIAL LOTS:	N/A
NON-RESIDENTIAL ACREAGE:	N/A
RESIDENTIAL ACREAGE:	0.300 ACRES
PRIVATE PARK ACREAGE:	N/A
PUBLIC PARK ACREAGE:	N/A
STREET AND ALLEY ACREAGE:	0.0 SQ. FT.
PROPERTY IS ZONED B TWO-FAMILY RESIDENTIAL	

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:	12/17/2025
By: <i>Jim Tidwell</i>	Chairman
By: <i>[Signature]</i>	Secretary

SURVEYORS CERTIFICATE
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I, RAUL DOMINGUEZ REYES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT 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 FORT WORTH, TEXAS.

DATED THIS THE 4th DAY OF December, 2025.

Raul D. Reyes
RAUL DOMINGUEZ REYES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5390



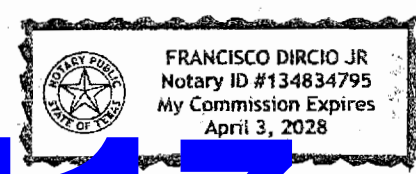
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RAUL DOMINGUEZ REYES, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 4th DAY OF December, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

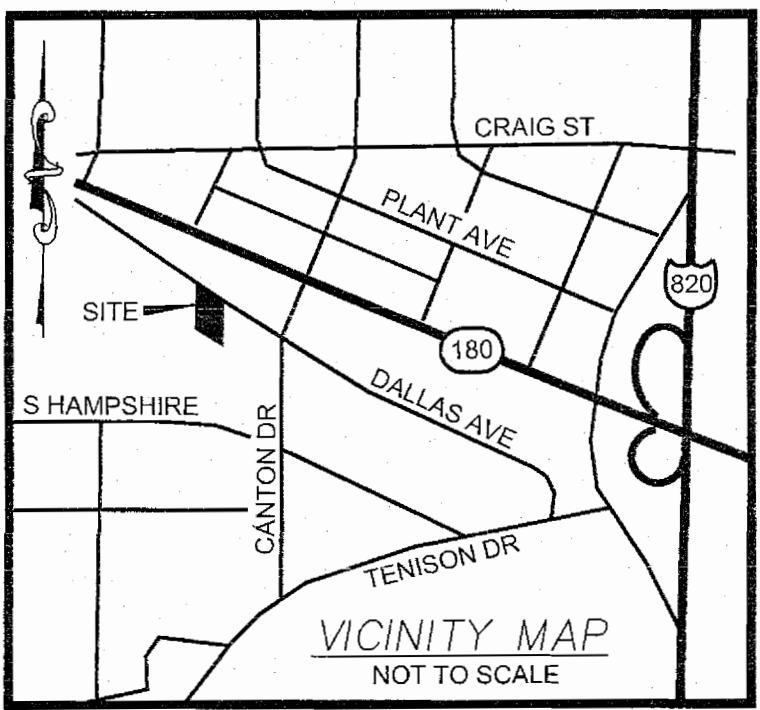
PRINTED NAME OF NOTARY Francisco Dircio Jr
MY COMMISSION EXPIRES ON THE 30 DAY OF April, 20 28



FS-25-117

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THAT CERTAIN 3.000 ACRE TRACT OF LAND KNOWN AS LOT 8-F AND THE SOUTHEAST HALF OF LOT 8-G RECORDED IN VOLUME 388-J, PAGE 325 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) BEARINGS, DISTANCES, AND/OR DERIVED FROM GNSS OBSERVATIONS AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).
- 4) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION. 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.
- 5) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THE PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.).
- 6) SPECIAL NOTICE: 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.
- 7) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR, RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS, RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.
- 8) FLOOD NOTE
ACCORDING TO MY INTERPRETATIONS OF THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP NUMBER 48439C0330K DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ERICK MARTINEZ IS THE OWNER OF A TRACT OF LAND SITUATED IN THE G.N. BUTTS SURVEY, LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 8-F AND THE SOUTHEAST ONE HALF OF LOT 8-G, OF A REVISION OF LOT 8, RAMSEY'S ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 388-J, PAGE 325 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DALLAS AVENUE (A 50' RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF LOT 8-E AND THE NORTHEAST CORNER OF LOT 8-F OF SAID ADDITION;

THENCE, SOUTH, ALONG THE COMMON LINE OF LOT 8-E AND LOT 8-F OF SAID ADDITION, A DISTANCE OF 173.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 3 OF RAMSEY'S ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 388-J, PAGE 325 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 58°00'00" WEST, A DISTANCE OF 88.55 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF LOT 8-G OF SAID REVISION OF LOT 8, RAMSEY'S ADDITION;

THENCE, NORTH, THROUGH LOT 8-G OF SAID REVISION OF LOT 8, RAMSEY'S ADDITION, A DISTANCE OF 173.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF SAID DALLAS AVENUE;

THENCE, SOUTH 58°00'00" EAST, ALONG THE SOUTHWEST LINE OF SAID DALLAS AVENUE, A DISTANCE OF 88.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,048 SQUARE FEET OR 0.300 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

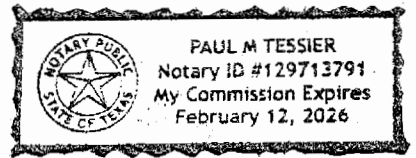
THAT, ERICK MARTINEZ, ACTING BY AND THROUGH THE UNDERSIGNED ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 8F-R, RAMSEY'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE 4th DAY OF December, 2025.

OWNER

Erick Martinez
ERICK MARTINEZ *owner*



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Erick Martinez, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 4th DAY OF December, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY Paul M. Tessier
MY COMMISSION EXPIRES ON THE 12th DAY OF February, 202 6

FS 25-117
FINAL PLAT
OF
LOT 8F-R

RAMSEY'S ADDITION

BEING A 0.300 ACRES REPLAT OF LOT 8-F AND THE SOUTHEAST HALF OF LOT 8-G, REVISION OF LOT 8, RAMSEY'S ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED IN VOLUME 388-J, PAGE 325 OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED BY:
RAUL REYES SURVEYING
RAUL REYES, R.P.L.S. NO. 5390
SOLE PROPRIETOR
209 LAKEHURST DRIVE
WYLLIE, TX 75098
TEL: 214-478-7879

OWNER:
ERICK MARTINEZ
6924 NORMA STYREET
FORT WORTH, TX. 76112
TEL. 817-715-2731