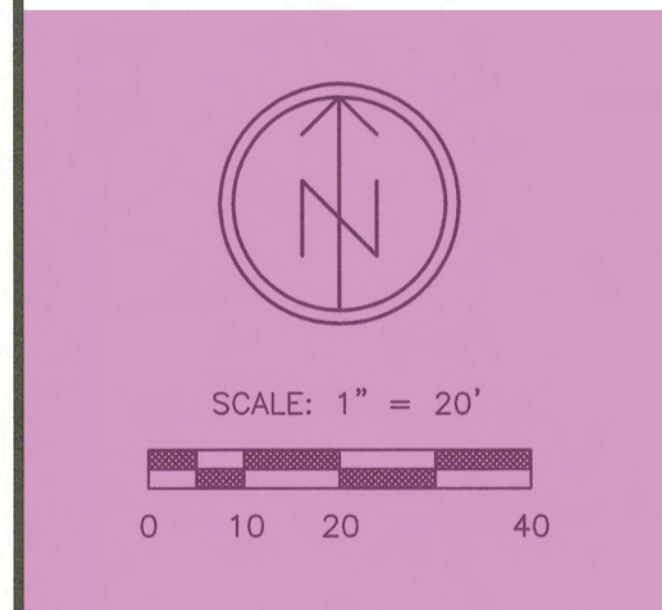
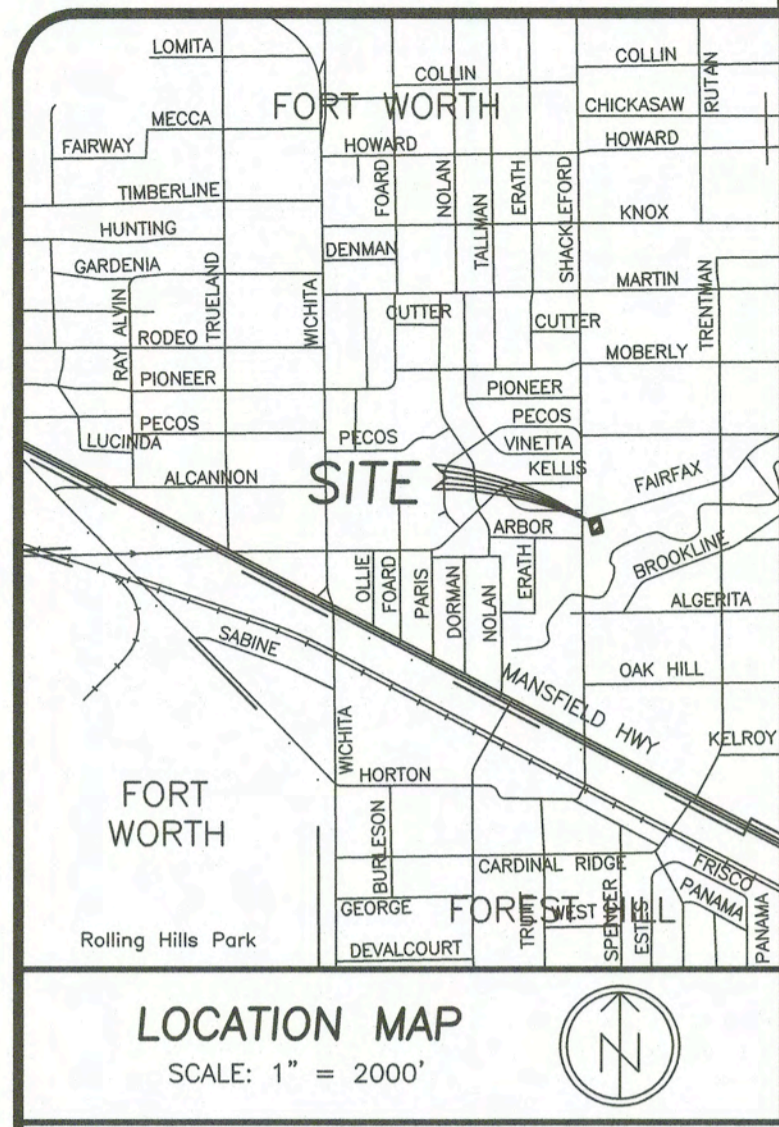


FS-25-151

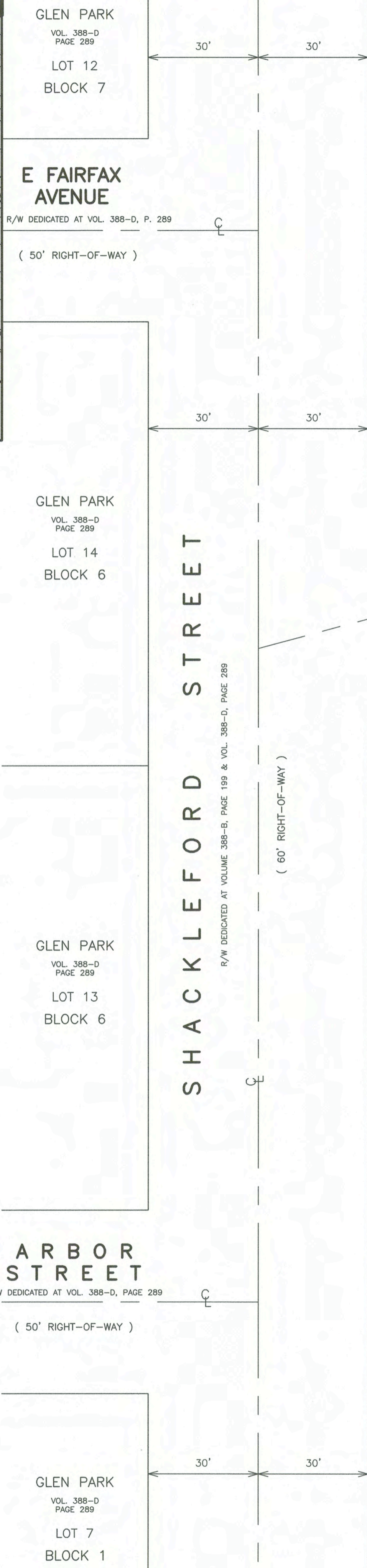


OWNERS:

MANUEL PEREZ
 MARIA ZAVALA ORTEGA
 3603 EAST FAIRFAX AVENUE
 FORT WORTH, TEXAS 76119
 817-717-0369 VOICE
 mariazavala0323@icloud.com

SURVEYOR:

GRANT ENGINEERING, INC.
 2751 PARK HILL DRIVE
 FORT WORTH, TEXAS 76109
 817-923-3131 VOICE
 817-923-4141 FAX
 jgrant3@aol.com



OWNER'S CERTIFICATION
 STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT WE, MANUEL PEREZ AND MARIA ZAVALA ORTEGA, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL OF LOT 1-A, BLOCK 8, TRENTMAN CITY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-177, PAGE 35, PLAT RECORDS, TARRANT COUNTY, TEXAS, TOGETHER WITH A 0.1552 ACRE PORTION OF LOT 2-A, BLOCK 8, TRENTMAN CITY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Q, PAGE 335, OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 2-A, AT THE NORTHWEST CORNER OF LOT 2-B, BLOCK 8, OF SAID TRENTMAN CITY ADDITION AS RECORDED IN VOLUME 388-Q, PAGE 335, AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST FAIRFAX AVENUE, A 50 FEET WIDE PUBLIC STREET;
 THENCE SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID LOTS 2-A AND 2-B, 135.23 FEET TO SET 1/2 INCH STEEL ROD AT AN "ELL" CORNER IN THE NORTH LINE OF LOT 1-B, BLOCK 8, TRENTMAN CITY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-177, PAGE 35, OF SAID PLAT RECORDS;
 THENCE SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1-B, AT 50.00 FEET PASSING THE WEST LINE OF SAID LOT 2-A AND THE SOUTHWEST CORNER OF SAID LOT 1-A, AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1-A AND 1-B, IN ALL 100.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 1-A, AND IN THE EAST LINE OF THE REMAINDER OF LOT 1, BLOCK 8, TRENTMAN CITY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGE 199, OF SAID PLAT RECORDS;
 THENCE NORTH 15 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 1-A AND THE REMAINING PORTION OF SAID LOT 1, 135.23 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 1, AT THE NORTHWEST CORNER OF SAID LOT 1-A, AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST FAIRFAX AVENUE;
 THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1-A AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST FAIRFAX AVENUE, AT 50.00 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 1-A, AND THE NORTHWEST CORNER OF SAID LOT 2-A, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 2-A AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST FAIRFAX AVENUE, IN ALL 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.3104 ACRES (13,523 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION
 DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:
 LOT 2-AR, BLOCK 8
 TRENTMAN CITY ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 10th DAY OF MAY, 2026.

MANUEL PEREZ, OWNER
 MARIA ZAVALA ORTEGA, OWNER

ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL PEREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 10th DAY OF MAY, 2026.

MY COMMISSION EXPIRES:
 DAVID BRYAN REAVES
 Notary ID #124657415
 My Commission Expires November 21, 2027

ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA ZAVALA ORTEGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 10th DAY OF MAY, 2026.

MY COMMISSION EXPIRES:
 DAVID BRYAN REAVES
 Notary ID #124657415
 My Commission Expires November 21, 2027

OTHER PLAT NOTES
 OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE GENERAL WARRANTY DEED TO MANUEL PEREZ AND MARIA ZAVALA ORTEGA AS RECORDED UNDER CLERK'S FILE NO. D225003109, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
 THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST FAIRFAX AVENUE AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-177, PAGE 35
 CONTROLLING MONUMENTS:
 1/2" STEEL ROD AT THE NW CORNER OF LOT 1A, BLOCK 8, VOLUME 388-177, PAGE 35
 5/8" STEEL ROD AT THE SE CORNER OF LOT 21, BLOCK 5, VOLUME 388-B, PAGE 199
 THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LEGAL LOT OF RECORD FROM TWO TRACTS; ONE OF WHICH IS A REPLATTED LOT AND THE OTHER IS A REMNANT PORTION OF A SECOND PREVIOUSLY PLATTED LOT.

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: 5/21/2026
 By: [Signature] Chairman
 By: [Signature] Secretary

This plat recorded in Document Number: _____
 Date: _____

Grant Engineering, Inc.
 Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109
 Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JANUARY, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL LAND SURVEYOR 4151

- GENERAL PLAT NOTES**
- BUILDING PERMITS:** 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.
 - 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.
 - 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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 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.
 - SIDEWALK AND STREETLIGHT NOTE:** SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 - CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
 - 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.
 - FLOODPLAIN STATEMENT:** NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 484390320L, EFF. DATE 03-21-2019
 - DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
 - 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.
 - PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
 - PRIVATE MAINTENANCE NOTE:** 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 AREAS, 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.
 - PRESSURE REDUCING VALVE NOTE:** PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

FINAL PLAT
LOT 2-AR, BLOCK 8
TRENTMAN CITY ADDITION

TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
 A REPLAT OF
 LOT 1-A, BLOCK 8
 TRENTMAN CITY ADDITION
 AS RECORDED IN
 VOLUME 388-177, PAGE 35
 PLAT RECORDS, TARRANT COUNTY, TEXAS
 TOGETHER WITH A
 0.1552 ACRE PORTION OF LOT 2-A, BLOCK 8
 TRENTMAN CITY ADDITION
 AS RECORDED IN
 VOLUME 388-Q, PAGE 335
 PLAT RECORDS, TARRANT COUNTY, TEXAS