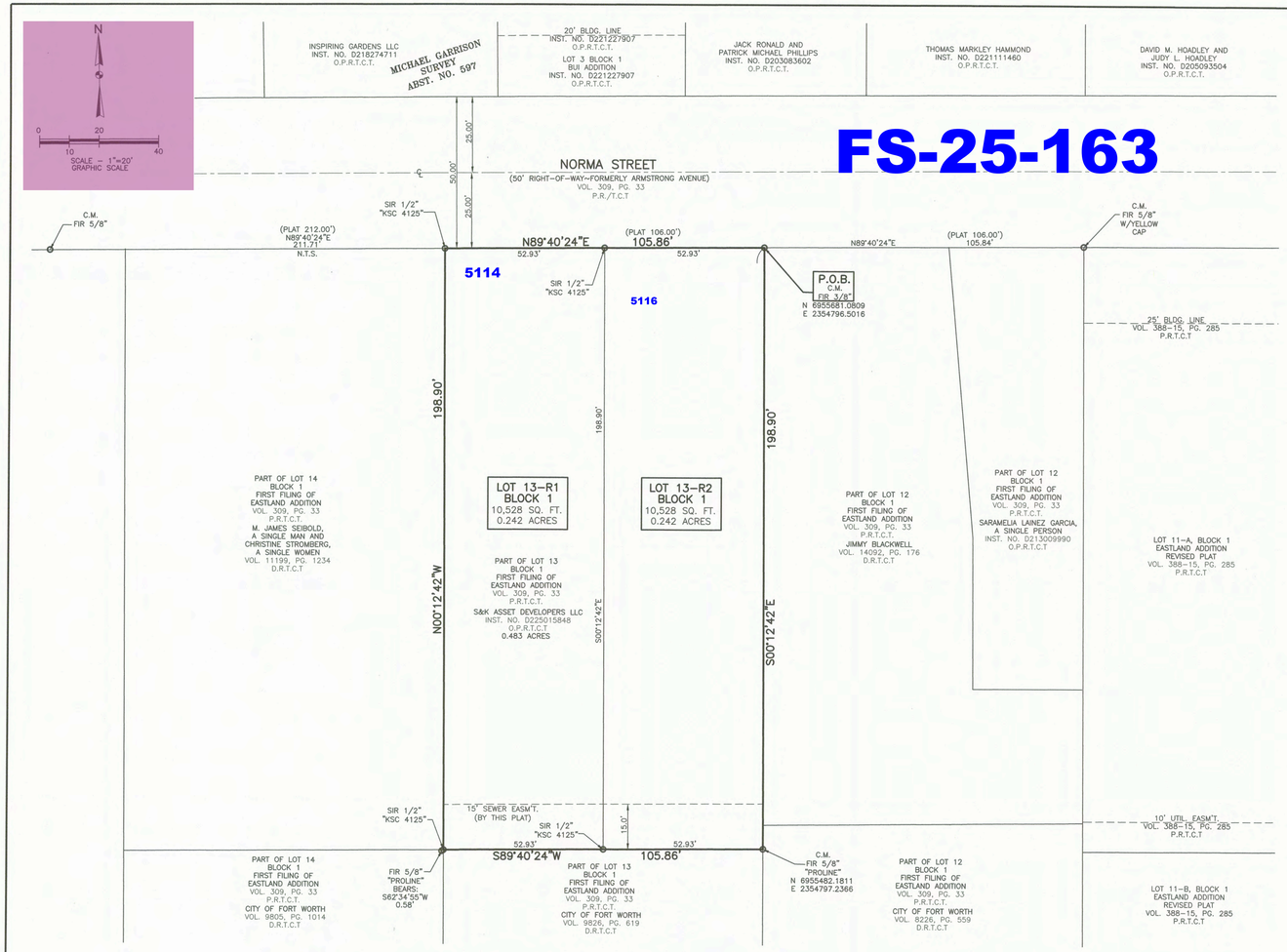


NOTES:
–C.M. ~ Denotes Controlling Monuments.
–The purpose of this replat is to create two lots out of a portion of one lot.
–The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, Realization 2011, based upon GPS measurements, according to the SmartNet GPS Reference Network. Coordinates shown are grid.
–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.
–I have examined the Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Community Panel No. 48439C0330K, Map Effective Date: 9/25/2009, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

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

ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **SUMAN ATTETI** for S&K ASSET DEVELOPERS LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/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 17 Day of November, 2025.

Notary Public
My Commission Expires: 7/27/28

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

"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."

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/21/2025 10:15 AM
D225219075
PLAT
Pages: 2
Fees: $69.00
MARY LOUISE NICHOLSON
COUNTY CLERK

LAND USE – TWO LOTS – RESIDENTIAL
21,056 SQ. FT. ~ 0.484 ACRES (TOTAL)
LOT 13–R1, BLOCK 1 10,528 SQ. FT. ~ 0.242 ACRES
LOT 13–R2, BLOCK 1 10,528 SQ. FT. ~ 0.242 ACRES

OWNERS/DEVELOPERS:

S&K ASSET DEVELOPERS LLC
ATTN: SUMAN ATTETI
4669 ADDAX TRAIL
FRISCO, TX 75034
SUMANATTETI@GMAIL.COM

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

RESIDENTIAL LOTS: TWO

THIS PLAT RECORDED IN
DOCUMENT NUMBER
_____
DATE _____

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **S&K ASSET DEVELOPERS LLC,** is the sole owner of a 0.484 acre tract of land in the Michael Garrison Survey Abstract No. 597, said 0.484 acre tract consisting of a part of Lot 13, Block 1, of the First Filing of Eastland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 33, of the Plat Records of Tarrant County, Texas, said tract being described in General Warranty Deed to said S&K Asset Developers LLC, in Instrument No. D225015848, of the Official Public Records of Tarrant County, Texas, said tract being more particularly described as follows;

BEGINNING at a 3/8 inch iron rod found for the northeast corner of said tract 0.484 acre tract and the northwest corner of a tract of land described in Warranty Deed with Vendor's Lien to Jimmy Blackwell, in Volume 14092, Page 176, of the Deed Records of Tarrant County, Texas, same being the northeast corner of said Lot 13, Block 1 and the northwest corner of Lot 12, said Block 1, and being in the south line of Norma Street (50 foot right–of–way), from which a 5/8 inch iron rod with yellow cap found bears N. 89°40'24" E., 105.84 feet;

THENCE S. 00°12'42" E., with the east line of said tract 0.484 and the west line of said Blackwell tract same being the east line of said Lot 13 and the west line of said Lot 12 Block 1, passing at a call distance of 191.00 feet the southwest corner of said Blackwell tract of land described in Warranty Deed to City of Fort Worth, in Volume 8226, Page 559, of the Deed Records of Tarrant County, Texas, continuing with said west line of 0.484 acre tract same being the east line of said Lot 13 Block 1, and the west line of said City of Fort Worth tract (Vol. 8226, Pg. 559) same being said west line of Lot 12 Block 1, a total distance of 198.90 feet to a 5/8 inch iron rod with cap marked "Proline" found for the southeast corner of said 0.484 acre tract, and the northeast corner of a tract of land described in General Warranty Deed to City of Fort Worth, in Volume 9826, Page 619, of the Deed Records of Tarrant County, Texas;

THENCE S. 89°40'24" W., over and across said Lot 13 and with the common line of said 0.484 acre tract and said City of Fort Worth tract (Vol. 9826, Pg. 619), for a distance of 105.86 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southwest corner of said 0.484 acre tract, the southeast corner of a tract of land described in General Warranty Deed to M. James Seibold, a single man and Christine Stromberg, a single woman, in Volume 11199, Page 1234, of the Deed Records of Tarrant County, Texas, and the northeast corner of a tract of land described in General Warranty Deed to City of Fort Worth, in Volume 9805, Page 1014, of the Deed Records of Tarrant County, Texas, said point also in the west line of said Lot 13 and the east line of Lot 14 said Block 1, from which a 5/8 inch iron rod with cap marked "Proline" bears S. 62°34'55" W., 0.58 feet;

THENCE N. 00°12'42" W., with the west line of said 0.484 acre tract and the east line of said Stromberg tract, same being the west line of said Lot 13 Block 1 and the east line of said Lot 14 Block 1, for a distance of 198.90 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northwest corner of said 0.483 acre tract and the northeast corner of said Stromberg tract same being the northwest corner of said Lot 13 Block 1 and the northeast corner of said Lot 14 Block 1, said point also being in said south line of Norma Street, from which a 5/8 inch iron rod found bears S. 89°40'24" W., 211.71 feet;

THENCE N. 89°40'24" E., with the north line of said 0.484 acre tract same being the north line of said Lot 13 Block 1, and the said south line of Norma Street, a distance of 105.86 feet to the **POINT OF BEGINNING** and **CONTAINING** 21,056 square feet, or 0.484 acres of land, more or less.

DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

THAT **S&K Asset Developers LLC,** acting by and through the undersigned its duly authorized agent does hereby adopt this plat designating the herein above described real property as **Lot 13–R1 and 13–R2, Block 1, First Filing of Eastland 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.

SUMAN ATTETI
Owner and Agent for S&K Asset Developers LLC

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.

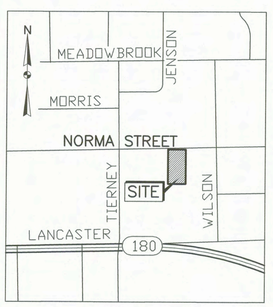
Plat Approval Date : 11/20/2025

By : _____ Chairman

By : _____ Secretary

FORT WORTH FIRE DEPARTMENT
11/20/2025

NOTES:
Floodplain Restriction
No construction shall be allowed within the floodplain easement without 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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
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 and Streetlight
Sidewalks and streetlights are required for all public and private streets as per "City of Fort Worth 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.
P.R.V.
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



VICINITY MAP
NOT TO SCALE

FINAL PLAT
LOT 13–R1 AND 13–R2, BLOCK 1
FIRST FILING OF EASTLAND ADDITION

BEING A REPLAT OF PART OF LOT 13, BLOCK 1
FIRST FILING OF EASTLAND ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 309, PG. 33, P.R./T.C.T

DATE: JUNE 23, 2025
REV: AUGUST 23, 2025
REV: OCTOBER 15, 2025

CASE NO: FS–25–163