



OWNER:
 MARIO CARRILLO
 12800 TAYLOR FRANCES LANE
 HASLET, TEXAS 76052
 817-825-3387

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

L. S. BYRD
 SUBDIVISION
 VOL. 388-C, PAGE 97

LOT 7
 BLOCK 1

L. S. BYRD
 SUBDIVISION
 VOL. 388-C, PAGE 97

LOT 7
 BLOCK 2

LAND USE TABLE				
LOT	GROSS AREA	NET AREA	R/W DEDICATION	LOT USE
2R	6,750 s.f.	6,750 s.f.	0	SINGLE FAMILY RESIDENTIAL



FS-25-200



OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE SPECIAL WARRANTY DEED TO MARIO CARRILLO AS RECORDED UNDER CLERK'S FILE NO. D225073568, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

THE BASIS OF BEARINGS SHOWN HEREON IS AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF DONALEE STREET.

CONTROLLING MONUMENTS:
 1/2" STEEL ROD LYING WEST, 0.32' FROM THE SW CORNER OF LOT 14, BLOCK 3
 5/8" STEEL ROD AT THE SW CORNER OF LOT 4, BLOCK 3

THE PURPOSE OF THIS REPLAT IS TO CREATE A SINGLE LEGAL LOT OF RECORD FROM A PORTION OF A PREVIOUSLY PLATTED LOT (ALL SINGLE FAMILY).

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: 3/12/26

By: [Signature] Chairman

By: [Signature] Secretary

This plat recorded in Document Number: _____
 Date: _____

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT I, MARIO CARRILLO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 50 FEET OF LOT 2, BLOCK 3, SAN ROE ADDITION, 2ND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-F, PAGE 555, PLAT RECORDS, TARRANT COUNTY, TEXAS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 2R, BLOCK 3
 SAN ROE ADDITION, 2ND FILING
 AN 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, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 27th DAY OF February, 2026.

[Signature]
 MARIO CARRILLO
 OWNER

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIO CARRILLO, 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 27th DAY OF February, 2026.

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

[Signature]
 NOTARY PUBLIC
 STATE OF TEXAS

Grant Engineering, Inc.

Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
 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 MAY, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



[Signature] 3-3-26
 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 1 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:**
 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.
- FLOODPLAIN STATEMENT:**
 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 48439C0310L, EFF. DATE 03-21-19
- 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 PIEDSTRAIN 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.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 03/12/2026 03:51 PM
 D226045093
 PLAT
 Pages: 2
 Fees: \$68.00
[Signature]
 MARY LOUISE WICKLSON
 COUNTY CLERK

FINAL PLAT
LOT 2R, BLOCK 3
SAN ROE ADDITION
2ND FILING

A 0.155 ACRE ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 A REVISION OF
 THE NORTH 50 FEET OF
 LOT 2, BLOCK 3
 SAN ROE ADDITION
 2ND FILING
 AS RECORDED IN
 VOLUME 388-F, PAGE 555
 PLAT RECORDS, TARRANT COUNTY, TEXAS

FEBRUARY, 2026
 0.155 ACRES
 1 RESIDENTIAL LOT

FS - 25 - 200

FS - 25 - 200