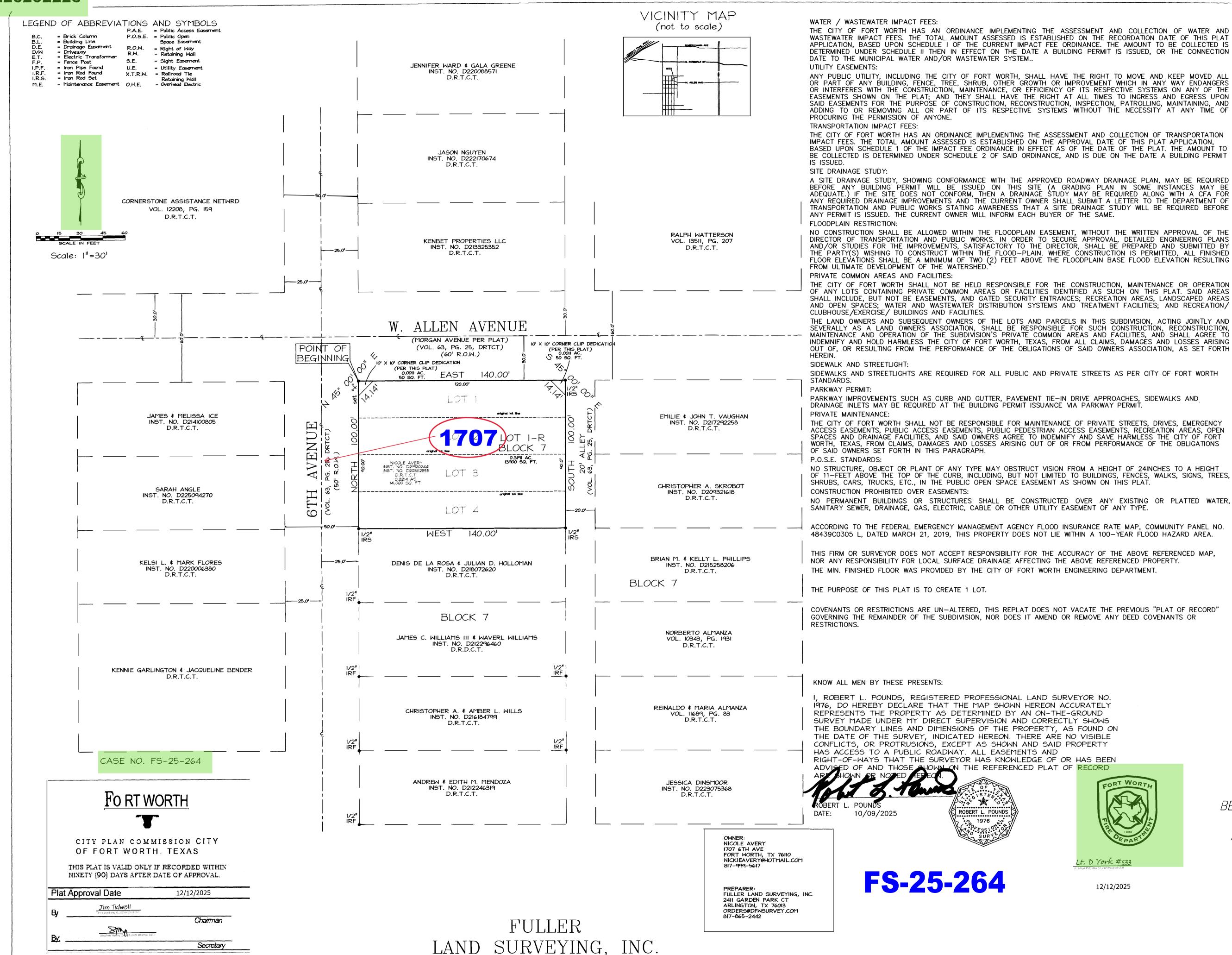
THIS PLAT RECORDED IN DOCUMENT NUMBER



Texas Registered Surveying Firm # 10091800

OWNER'S DEDICATION

COUNTY OF TARRANT

THE STATE OF TEXAS

WHEREAS, NICOLE AVERY., THE SOLE OWNER OF A TRACT OF LAND SITUATED IN IN THE J. ELLIS SURVEY, ABSTRACT NO. 463, TARRANT COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO NICOLE AVERY, RECORDED IN INST. NOS. 219202441 & D203112355, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRJCT), AND BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

BEING LOTS 1, 2, 3 & 4, BLOCK 7, FAIRMOUNT ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 63, PAGE 25, PLAT RECORDS OF TARRANT
COUNTY, TEXAS, (PRTCT), AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT "X" SET IN CONCRETE FOR THE NORTHWEST
CORNER OF HEREIN TRACT ALSO BEING AT THE SOUTHEAST
INTERSECTION OF W. ALLEN AVENUE (60' ROW) & 6TH
AVENUE (50' ROW);

THENCE EAST, 140.00 FEET WITH THE SOUTH ROW LINE OF SAID W. ALLEN AVENUE TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN TRACT, ALSO BEING AT THE SOUTHWEST INTERSECTION OF SAID W. ALLEN AVENUE AND A 20' ALLEY;

THENCE SOUTH, 100.00 FEET WITH THE WEST LINE OF SAID ALLEY TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DENIS DE LA ROSA & JULIAN D. HOLLOMAN, RECORDED IN INST. NO. D218072620, DRTCT;

THENCE WEST, 140.00 FEET WITH THE NORTH LINE OF SAID HOLLOMAN TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN TRACT AND THE NORTHWEST CORNER OF SAID HOLLOMAN TRACT, SAID IRON ROD ALSO BEING IN THE EAST ROW LINE OF SAID 6TH AVENUE;

THENCE NORTH, 100.00 FEET WITH SAID EAST ROW LINE OF 6TH AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.3214 ACRES (14,000 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT NICOLE AVERY, AS OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1-R, BLOCK 7, FAIRMOUNT ADDITION, AN ADDITION LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER, WITHOUT RESERVATION THE STREETS, EASEMENTS. DRAINAGE AREAS AND RIGHTS-OF-WAY SHOWN HEREON.

THIS 11th DAY OF December 2025.

: INCOLL () NEWY

OWNER: NICOLE AVERY, OWNER.

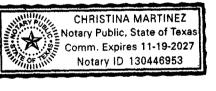
STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, NOTARY PUBLIC IN AND FOR THE STATES OF TEXAS, ON THIS DAY PERSONALLY APPEARED: NICOLE AVERY, OWNER OF REPLAT OF FAIRMOUNT ADDITION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 11th DAY O December, 2025.

COMMISSION EXPIRATION:

NOTARY PUBLIC, STATE OF TEXAS



FINAL PLAT LOT 1-R, BLOCK 7

## **FAIRMOUNT ADDITION**

BEING A REPLAT OF A PORTION OF LOTS 1,2,3

AND LOT 4, FAIRMOUNT ADDITION,

AN ADDITION TO THE CITY OF FORT WORTH,

TARRANT COUNTY, TEXAS, AS RECORDED

IN VOLUME 63, PAGE 25, PRTCT,

AND BEING A GROSS AREA 0.3214 AC. IN

THE J. LYNCH SURVEY, ABSTRACT NO. 955,

TARRANT COUNTY, TEXAS.

I RESIDENTIAL LOT

DATE PREPARED: OCTOBER 09, 2025

24II GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442