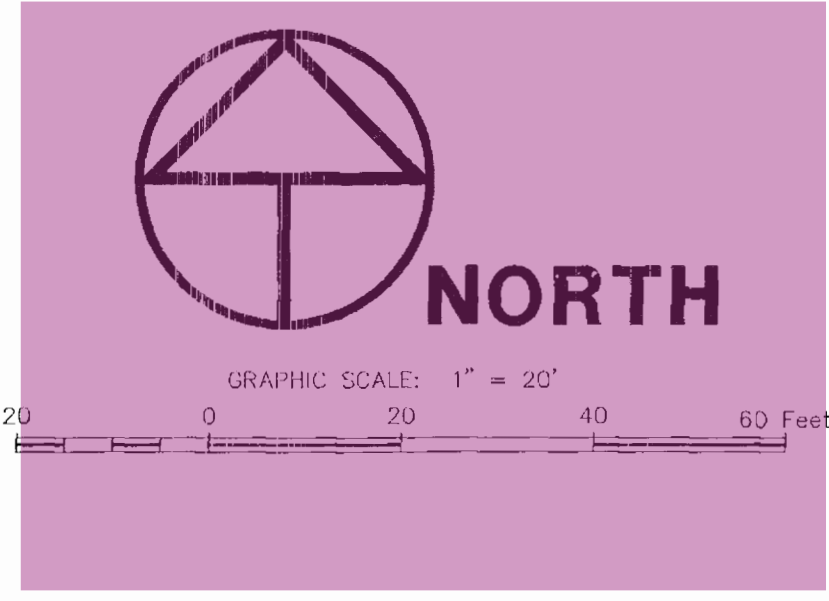
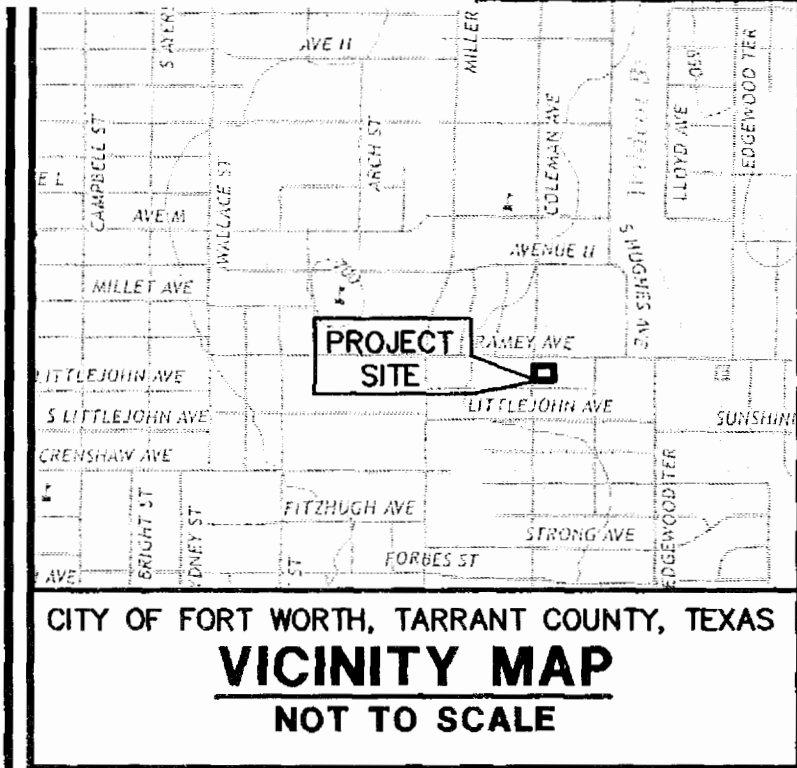


FS-25-320



SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0310L, REVISED/DATED MARCH 21, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- NOTICE, SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT IN-DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- 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.

CITY OF FORT WORTH NOTES:

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, SHRUB, OR 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.

SIDEWALK NOTE
SIDEWALKS AND STREET LIGHTS 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, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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.

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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 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.

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.

LOT 11 AND 12, BLOCK B
SUNSHINE HILL ADDITION
VOL. 309, PG. 69
P.R.T.C.T.

RAMIRO ZENDEJAS
MARIA ZENDEJAS
DOC. NO. D220339228
D.R.T.C.T.

PORTION OF
LOT 9, BLOCK 9
SUNSHINE HILL ADDITION
VOL. 309, PG. 69
P.R.T.C.T.

DAVID C. BOLES
INST. NO. 14579-346
D.R.T.C.T.

PORTION OF
LOT 9, BLOCK 9
SUNSHINE HILL ADDITION
VOL. 309, PG. 69
P.R.T.C.T.

TLP PROPERTIES, LLC
INST. NO. D206099772
D.R.T.C.T.

DONALEE STREET
CALLED BY PUBLIC ROW,
VOL. 309, PG. 69
P.R.T.C.T.

2517

2521

LOT E, BLOCK 14
SUNSHINE HILL ADDITION
VOL. 1939, PG. 481
P.R.T.C.T.

METRO AFFORDABLE HOMES, INC.
VOL. 11875, PG. 141
D.R.T.C.T.

LOT E, BLOCK 14
SUNSHINE HILL ADDITION
DOC. NO. D220339203
P.R.T.C.T.

WILLIAM A. OSBORNE,
TRUSTEE OF HEALTHMARK FINANCIAL INC.
DOC. NO. D223166033
D.R.T.C.T.

LOT 31R-1, BLOCK 14
0.192 AC./8,353 SQ.FT.

LOT 31R, BLOCK 14
SUNSHINE HILL ADDITION
DOC. NO. D220339203
O.P.R.T.C.T.

LOT 31R-2, BLOCK 14
0.192 AC./8,353 SQ.FT.

LOT 32
CHRISTINE M. ANDRES AND
JIMMY CHARLES ANDRES
DOC. NO. D206099924
D.R.T.C.T.

BLOCK 14
SUNSHINE HILL ADDITION
DOC. NO. D220339203
P.R.T.C.T.

EMMA LEE TAVE AND
JANICE REVA TAVE,
VOL. 6623, PG. 643
D.R.T.C.T.

FRD 1/2" IR
(C.M.)

8' UTILITY EASEMENT
VOL. 1939, PG. 481
P.R.T.C.T.

LOT 3, BLOCK 14
SUNSHINE HILL ADDITION
DOC. NO. D220339203
P.R.T.C.T.

JESUS RODRIGUEZ
INST. NO. D206341314
D.R.T.C.T.

LOT 30, BLOCK 14
SUNSHINE HILL ADDITION
DOC. NO. D220339203
P.R.T.C.T.

WILLIE R. JOHNSON
INST. NO. D212131808
D.R.T.C.T.

FRD 1/2" IR
(C.M.)

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS MAYOLO MENDIETA GUILLEN JR. AND RODRIGUEZ IRENE ARE THE OWNER OF A 0.384 TRACT OF LAND SITUATED IN THE ROBERT RAMEY SURVEY, ABSTRACT NUMBER (NO.) 1342, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 31R, BLOCK 14 OF SUNSHINE HILL ADDITION, RECORDED IN INSTRUMENT (INST.) NO. D220339203, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING ALL OF THAT OF 0.384 LAND DESCRIBED TO MAYOLO MENDIETA GUILLEN JR. AND IRENE RODRIGUEZ IN DOCUMENT (DOC.) NO. D222168441, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012):

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT SOUTHWEST CORNER OF LOT 3, BLOCK 14 SUNSHINE HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INST. NO. D220339203, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) DESCRIBED TO JESUS RODRIGUEZ, RECORDED IN INSTRUMENT (INST.) NO. D206341314, D.R.T.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 30, BLOCK 14 RECORDED IN SAID SUNSHINE ADDITION, DESCRIBED TO WILLIE R. JOHNSON, RECORDED IN INST. NO. D212131808, D.R.T.C.T., SAME BEING THE SOUTHEAST CORNER OF LOT E, BLOCK 14 IN SAME SAID SUNSHINE ADDITION, DESCRIBED TO WILLIAM A. OSBORNE, RECORDED IN DOC. NO. D223166033, D.R.T.C.T. AND SAME BEING THE NORTHEAST CORNER OF SAID 0.384 ACRE TRACT;

THENCE SOUTH 00 DEG. 30 MIN. 24 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 30 AND EAST LINE OF SAID 0.384 ACRE TRACT, A DISTANCE OF 108.82 FEET TO A FENCE CORNER POST FOR CORNER, SAME BEING THE NORTHWEST CORNER OF LOT 31, BLOCK 14 IN SAID SUNSHINE ADDITION, DESCRIBED TO EMMA LEE TAVE AND JANICE REVA TAVE RECORDED IN VOL. 6623, PG. 643, D.R.T.C.T. AND SAME BEING THE SOUTHEAST CORNER SAID 0.384 ACRE TRACT;

THENCE SOUTH 89 DEG. 37 MIN. 20 SEC. WEST, ALONG THE SOUTH LINE OF SAID 0.384 ACRE TRACT AND NORTH LINE OF SAID LOT 31 AND NORTH LINE OF LOT 32, BLOCK 14 IN SAID SUNSHINE ADDITION, DESCRIBED TO CHRISTINE M. ANDRES AND JIMMY CHARLES ANDRES, RECORDED IN DOC. NO. D206099924, D.R.T.C.T., A DISTANCE OF 152.00 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "WINDROSE" SET (CRS), LYING IN THE EAST RIGHT-OF-WAY (ROW) OF DONALEE STREET (CALLED "50' PUBLIC ROW, VOL. 309, PG. 69, M.R.T.C.T.), SAME BEING THE NORTHWEST CORNER OF SAID LOT 32 AND SOUTHWEST CORNER SAID 0.384 ACRE TRACT;

THENCE NORTH 00 DEG. 30 MIN. 24 SEC. WEST, ALONG THE EAST ROW LINE OF SAID DONALEE STREET AND WEST LINE OF SAID 0.384 ACRE TRACT, A DISTANCE OF 110.00 FEET TO A CRS, SAME BEING THE NORTHWEST CORNER OF SAID 0.384 ACRE TRACT AND SOUTHWEST CORNER SAID LOT E;

THENCE NORTH 89 DEG. 41 MIN. 31 SEC. EAST, DEPARTING FROM WEST ROW LINE OF SAID DONALEE STREET, ALONG THE SOUTH LINE OF SAID LOT E AND NORTH LINE SAID 0.384 ACRE TRACT, A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.384 ACRES OR 16,727 SQUARE FEET OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT MAYOLO MENDIETA GUILLEN JR. AND IRENE RODRIGUEZ DOES HEREBY ADOPT THIS PLAT OF LOT 31R-1 AND LOT 31R-2, BLOCK 14 SUNSHINE HILL ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OF FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAYING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR 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.

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

WITNESS MY HAND THIS 10th DAY OF April, 2026

BY: MAYOLO MENDIETA GUILLEN JR.
Mayolo Mendieta Guillen Jr.
OWNER
Mayolo Mendieta Guillen Jr. owner
PRINTED NAME/TITLE
04/10/2026
DATE

BY: IRENE RODRIGUEZ
Irene Rodriguez
OWNER
Irene Rodriguez owner
PRINTED NAME/TITLE
04/14/2026
DATE

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MAYOLO MENDIETA JR., 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF April, 2026

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katherine Watson
My Commission Expires 4/20/2027
Notary ID: 134317835

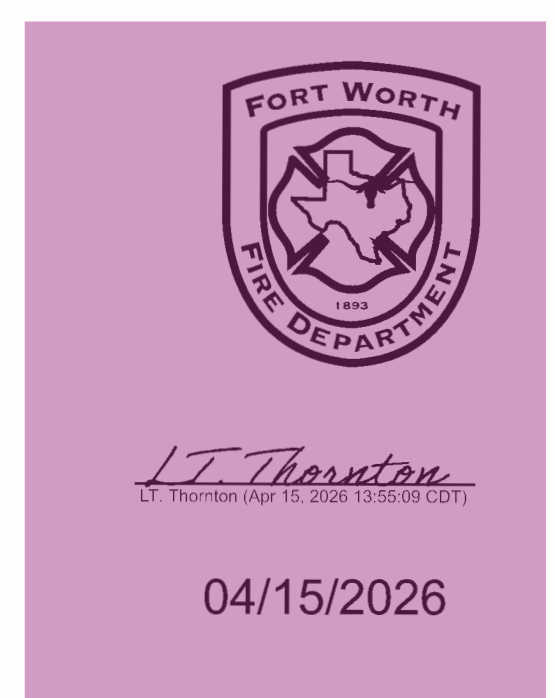
STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED IRENE RODRIGUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF April, 2026

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katherine Watson
My Commission Expires 4/20/2027
Notary ID: 134317835



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN FIFTY (50) DAYS AFTER DATE OF APPROVAL.

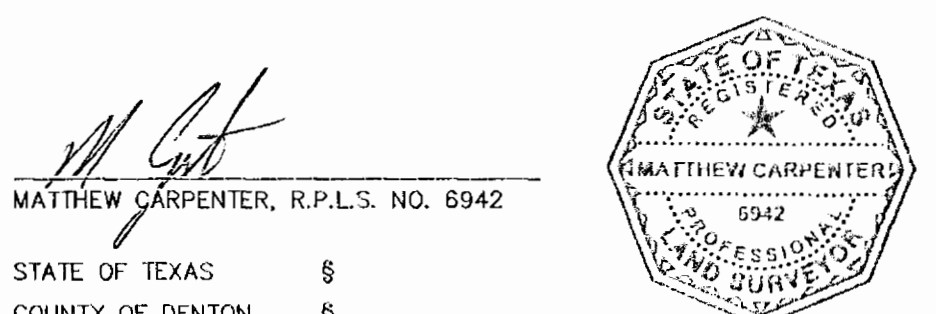
Plan Approval Date: 04/15/2026

By: Caroline Cruz Chairman

By: Srinivas Secretary

STATE OF TEXAS §
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, MATTHEW CRPENTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION ON AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.



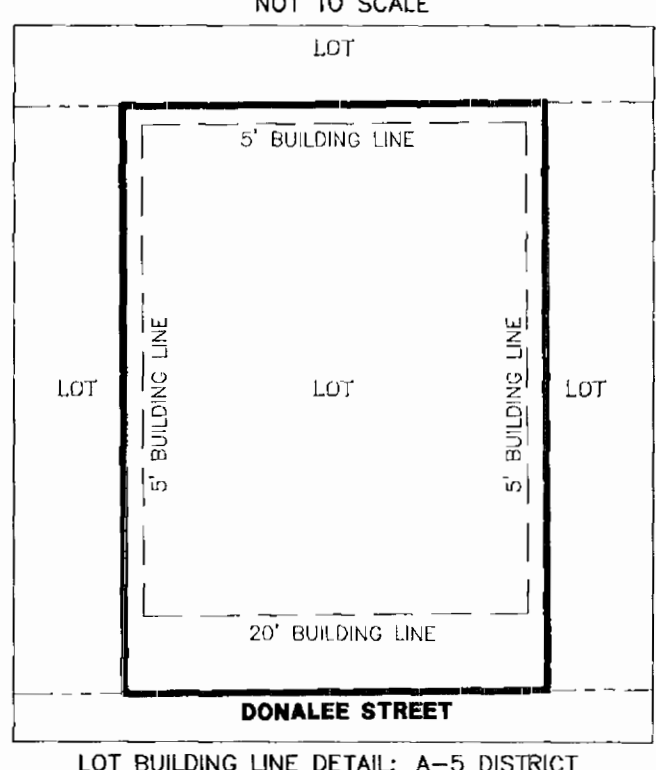
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MATTHEW CRPENTER, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF April, 2026

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katherine Watson
My Commission Expires 4/20/2027
Notary ID: 134317835



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- CRS 1/2 INCH CAPPED IRON ROD SET STAMPED "WINDROSE"
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- IR IRON ROD
- FRD FOUND

LAND USE TABLE		
PARCEL	ACREAGE	USE
LOT 3R-1	0.192 AC.	RESIDENTIAL
LOT 3R-2	0.192 AC.	RESIDENTIAL

WINDROSE
LAND SURVEYING & PLATTING

1760 S. STEPHENS FWY, SUITE 180 | SEWVILLE, TX 76067 | 214.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: P.A. DATE: 12/17/2025 CHECKED BY: JJJJ JOB NO.: D46937
POC: KATH WATSON PHONE: 214-217-2544 EMAIL: KATH.WATSON@WINDROSESERVICES.COM

OWNER
MAYOLO MENDIETA GUILLEN
IRENE RODRIGUEZ
2517 DONALEE STREET
FORT WORTH, TX 76105
PHONE: 817-566-5099

FINAL PLAT
SUNSHINE HILL ADDITION
LOTS 31R-1 AND 31R-2, BLOCK 14
BEING A REPLAT OF LOT 31R, BLOCK 14
OF SUNSHINE HILL ADDITION
RECORDED IN DOC. NO. D220339203
OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS
A 0.384 ACRE SITUATED IN THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
SITUATED IN THE
ROBERT RAMEY SURVEY, ABST. NO. 1342

CITY CASE NO. FS-25-30

-- 2025 --

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____