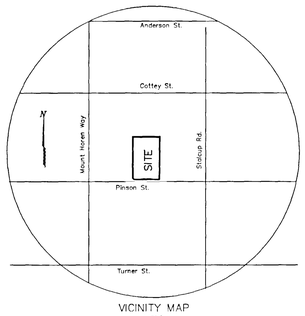
FS-26-014



VICINITY MAP
NTS

COVENANTS OR RESTRICTIONS ARE UNALTERED:
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 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 the building permit is issued, or on the connection date to the municipal water and/or wastewater system.

TRANSPORATION 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 on 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 is 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.

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.

SIDEWALKS:
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

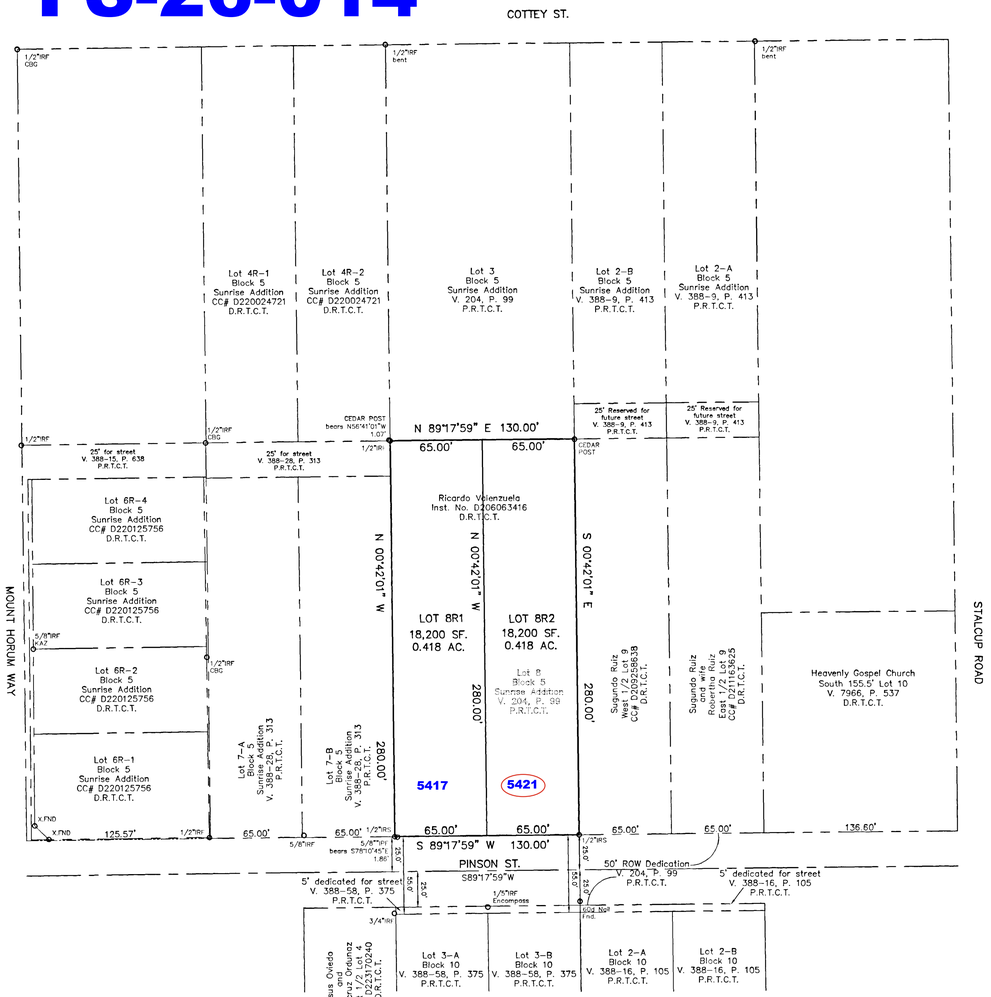
CONSTRUCTION PROHIBITED OVER EASEMENTS:
No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

PRIVATE MAINTENANCE:
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.

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.

SIDEWALKS AND STREETLIGHTS:
Sidewalks and Streetlights are required for all public and private streets as per City of Fort Worth standards.

Private P.R.V. will be required: water pressure exceeds 80 P.S.I.



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Ricardo Valenzuela, owner, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in Lot 8, Block 5, Sunrise, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204, Page 99, Plat Records, Tarrant County, Texas according to the deeds recorded in County Clerk's Instrument Nos. D206063416, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Being all of Lot 8, Block 5, Sunrise, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Volume 204, Page 99, Plat Records, Tarrant County, Texas.

The bearings recited hereon are oriented to NAD 83 North Central Zone Grid.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Ricardo Valenzuela, owner, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above-described real property as LOTS 8R1 and 8R2, BLOCK 5, SUNRISE, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 27th day of April 2026.

Ricardo Valenzuela
By: Ricardo Valenzuela, Owner

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Ricardo Valenzuela, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 27th day of April, 2026.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

KENNETH R. ROGERS
My Notary ID # 131927334
Expires March 12, 2027

This is to Certify that I, Dick S. Jones, a Registered professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not be considered original.

Dick S. Jones R.P.L.S.
Texas Registration No. 5524

STATE OF TEXAS
REGISTERED
DICK S. JONES
5524
PROFESSIONAL
LAND SURVEYOR

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: 06/03/2026

By: Caroline Crane (Jun 3, 2026 07:41 CDT) Chairman

By: Stephen Murray (Jun 3, 2026 07:42:39 CDT) Secretary

N

IRF – IRON ROD FOUND
IPF – IRON PIPE FOUND
IRS – 1/2" IRON ROD SET STAMPED RPLS 6066
CC# – COUNTY CLERK'S INSTRUMENT NUMBER

Basis of Bearing – NAD 83 (2011)(Epoch:2010.0000) Geoid 18, Texas North Central Zone. Grid bearings & Surface distances. Grid Scale Factor = 0.999865719532

0 50 100 150
SCALE 1"=50'

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined,) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood,) and Zone X (Areas determined to be outside the 0.2% annual chance flood –plain). The property is located in Zone X, areas outside the flood according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0330K, Community–Panel No. 480596 330K, dated September 25, 2009.

FORT WORTH FIRE DEPARTMENT 1893

LT. Thornton (Jun 2, 2026 16:42:43 CDT)

06/02/2026

The purpose of this replat is to create 2 lots out of a single platted lot.

OWNER/DEVELOPER:
NAME: RICARDO VALENZUELA
ADDRESS: 5421 PINSON ST.
CITY STATE: FORT WORTH, TX 76105
PH: 817-300-0305
EMAIL: none

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O.BOX 8873
FORT WORTH, TEXAS, 76124
PH: 817-429-0194
EMAIL: hsbeasley@msn.com
CONTACT: DICK S. JONES

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

P. O. BOX 8873
FORT WORTH, TEXAS 76124

FS-026-014

FINAL PLAT
LOTS 8R1 and 8R2, BLOCK 5
SUNRISE

Being replat of Lot 8, Block 5, Sunrise, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204, Page 99, Plat Records, Tarrant County, Texas.

Prepared 2 December 2025

This plat recorded in Document No. D_____, Date _____.

Sunrise Add 5-8R1 FP.dwg