PLAT NOTES

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 of 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.

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.

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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing 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.

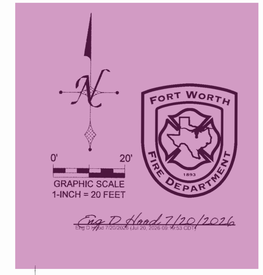
FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0195L, dated 03/21/2019, Zone X.

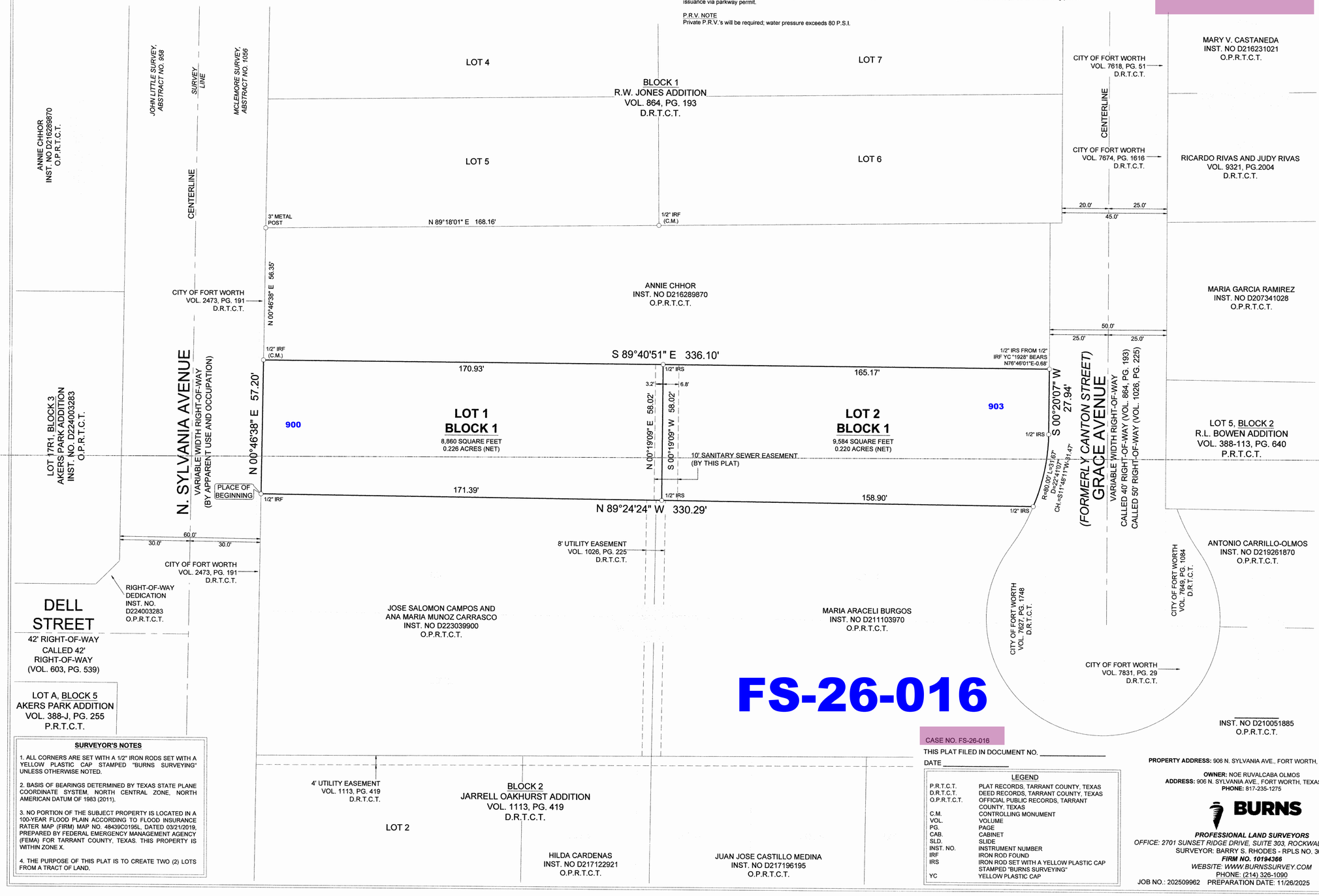
TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date 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.

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 area, 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 and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

P.R.V. NOTE
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.





FS-26-016

CASE NO. FS-26-016

THIS PLAT FILED IN DOCUMENT NO. _____

DATE _____

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0195L, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM A TRACT OF LAND.

LEGEND

P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
YC	YELLOW PLASTIC CAP

PROPERTY ADDRESS: 906 N. SYLVANIA AVE., FORT WORTH, TEXAS 76111

OWNER: NOE RUVALCABA OLMOS
ADDRESS: 906 N. SYLVANIA AVE., FORT WORTH, TEXAS 76111
PHONE: 817-235-1275

BURNS
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202509962 PREPARATION DATE: 11/26/2025 DRAWN BY: TD

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Noe Ruvalcaba Olmos, is the sole owner a tract of land located in the McLemore Survey, Abstract No. 1056, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Noe Ruvalcaba Olmos, recorded in Instrument No. D210000739, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of N. Sylvania Avenue, a variable width right-of-way, at the Northwest corner of a tract of land described in deed to Jose Salomon Campos and Ana Maria Munoz Carrasco, recorded in Instrument No. D223039900, Official Public Records, Tarrant County, Texas, and being the Southwest corner of said Olmos tract;

THENCE North 00 deg. 46 min. 38 sec. East, along said East line, a distance of 57.20 feet to a 1/2 inch iron rod found at the Southwest corner of a tract of land described in deed to Annie Chhor, recorded in Instrument No. D216289870, Official Public Records, Tarrant County, Texas, and being the Northwest corner of said Olmos tract;

THENCE South 89 deg. 40 min. 51 sec. East, a distance of 336.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set, from which bears a 1/2 inch iron rod with a yellow plastic cap stamped "1928" found, North 76 deg. 46 min. 01 sec. East, 0.68 feet, in the West line of Grace Avenue, a variable width right-of-way, at the Southeast corner of said Chhor tract, and being the Northeast corner of said Olmos tract;

THENCE South 00 deg. 20 min. 07 sec. West, along said West line, a distance of 27.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a curve to the right, having a central angle of 22 deg. 41 min. 07 sec., a radius of 80.00 feet, and a chord bearing and distance of South 11 deg. 48 min. 11 sec. West, 31.47 feet;

THENCE Southwesterly, along said West line and said curve to the right, an arc distance of 31.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northeast corner of a tract of land described in deed to Maria Araceli Burgos, recorded in Instrument No. D211103970, Official Public Records, Tarrant County, Texas;

THENCE North 89 deg. 24 min. 24 sec. West, a distance of 330.29 feet to the PLACE OF BEGINNING and containing 19,444 square feet or 0.446 of an acre of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Noe Ruvalcaba Olmos, does hereby adopt this plat designating the herein-described property as **OLMOS ADDITION, LOTS 1 & 2, BLOCK 1**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Rockwall Texas, This 1st day of May 2026

Noe Ruvalcaba Olmos
Name: Noe Ruvalcaba Olmos
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared, Noe Ruvalcaba Olmos, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall Texas, This 1st day of May 2026

Cristina Scott
Notary Public in and for the State of Texas
My commission expires: 11-30-2027

Cristina M Scott
My Commission Expires
11/30/2027
Notary ID 134662818

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 22nd day of April 2026

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
REGISTERED
BARRY S RHODES
3691
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of April, 2026

Cristina Scott
Notary Public in and for the State of Texas
My commission expires: 11-30-2027

Cristina M Scott
My Commission Expires
11/30/2027
Notary ID 134662818

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
1	0.226	0.226	0	RESIDENTIAL
2	0.220	0.220	0	RESIDENTIAL

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: 07/20/2026

By Caroline Grand (Jul 20, 2026 09:25 CDT) Chairman

By Stephen Romero (Jul 20, 2026 09:26 CDT) Secretary

FINAL PLAT
LOTS 1 & 2, BLOCK 1
OLMOS ADDITION

BEING 0.446 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE MCLEMORE SURVEY, ABSTRACT NO. 1056