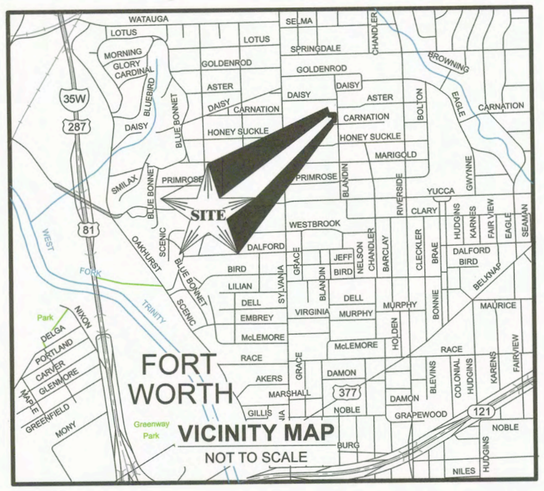


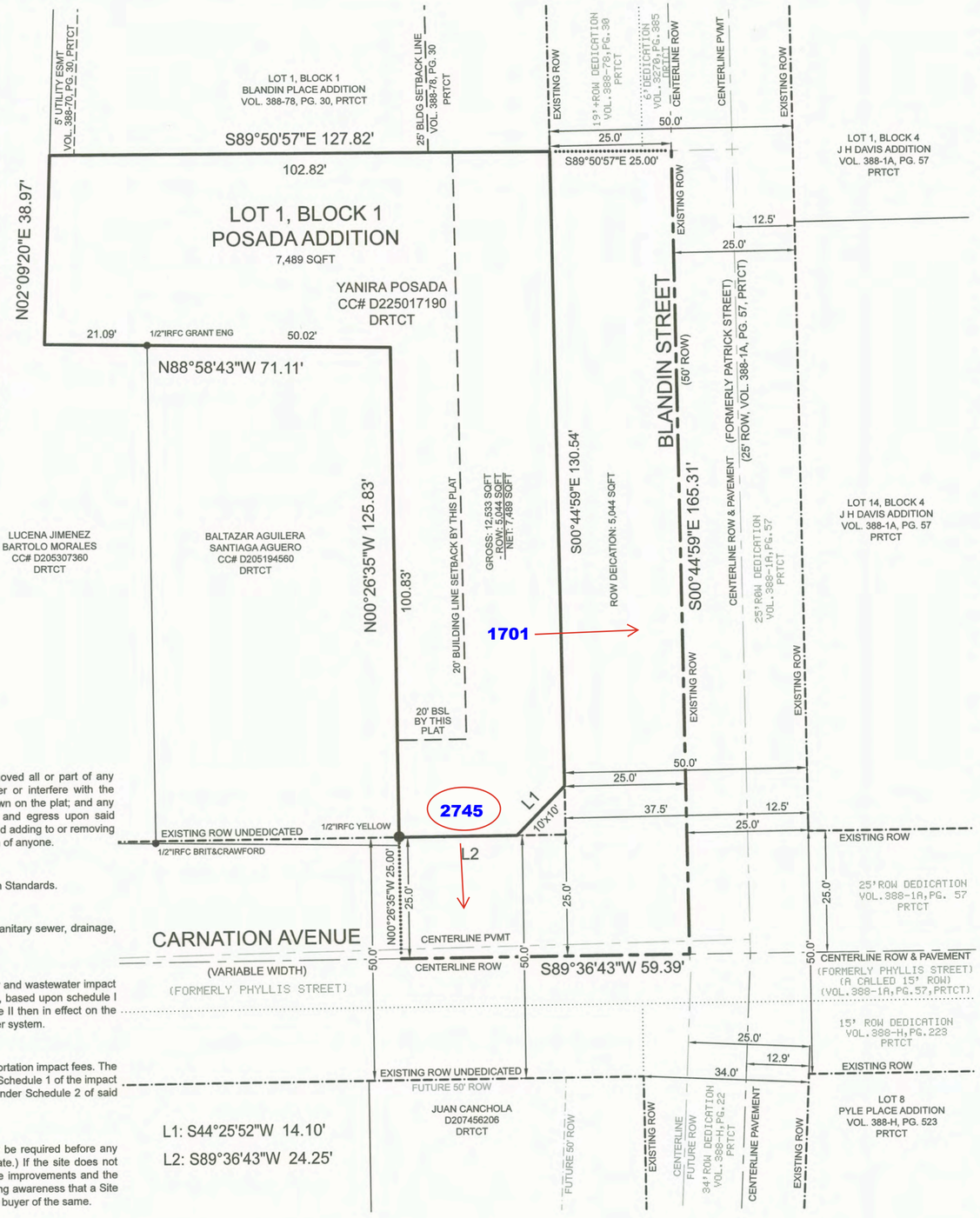

Original Scale : 1" = 20'

0 10 20 40

Graphic Scale in Feet

## - LEGEND -

| | |
|---|---|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| IRFC | IRON ROD FOUND w/CAP |
| ROW | RIGHT-OF-WAY |
| VOL. | VOLUME |
| PG. | PAGE |
| CC# | COUNTY CLERK'S FILE No. |
| PRTCT | PLAT RECORDS, TARRANT COUNTY, TEXAS |
| DRTCT | DEED RECORDS, TARRANT COUNTY, TEXAS |
| ( ) | ACCORDING TO RECORD INSTRUMENT |
| BSL | BUILDING SETBACK LINE |
| SQFT | SQUARE FEET |




LAND USE: 1 RESIDENTIAL LOT;
12,533 SQFT GROSS - 5,044 SQFT ROW DEDICATION = 7,489 SQFT NET

## 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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat; and any public utility, including the City of Fort Worth, shall have the right at all times of 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 AND STREETLIGHT:

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, cable or other utility easement of any type.

## 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 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 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.

## PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

## 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.

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

## OWNER:

YANIRA POSADA
408 SYCAMORE LANE
EULESS, TX 76039-4400

## FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0195L, COMMUNITY PANEL No. 480596 0195 L, AS REVISED MARCH 21, 2019.

FIRE MARSHALL

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: 7/23/2026
By: _____ Chairman
By: _____ Secretary

FS-26-041

## OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS YANIRA POSADA IS THE SOLE OWNERS OF ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. B. YORK SURVEY, ABSTRACT NO. 1754, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS CONVEYED TO YANIRA POSADA IN THE DEED RECORDED IN COUNTY CLERK'S DOCUMENT ID NO. (CC#) D225017190, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "GRANT ENG" FOR THE COMMON NORTHERLY CORNER BETWEEN A TRACT OF LAND CONVEYED TO BALTAZAR AGUILERA AND SANTIAGA AGUERO IN THE DEED RECORDED UNDER CC# D205194560, DRTCT, AND A TRACT OF LAND CONVEYED TO LUCENA JIMENEZ AND BARTOLO MORALES IN THE DEED RECORDED UNDER CC# D205307360, DRTCT, SAID IRON ROD ALSO BEING IN THE MOST NORTHERLY SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 88°58'43" WEST DEPARTING SAID AGUILERA AGUERO TRACT AND WITH SAID JIMENEZ MORALES TRACT, A DISTANCE OF 21.09 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID JIMENEZ MORALES TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 02°09'20" EAST CONTINUING WITH SAID JIMENEZ MORALES TRACT, A DISTANCE OF 38.97 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, BLANDIN PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 388-70, PAGE 30, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89°50'57" EAST DEPARTING SAID JIMENEZ MORALES TRACT AND WITH SAID LOT 1, A DISTANCE OF 102.82 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY (ROW) LINE OF BLANDIN STREET, A 50 FEET WIDE ROW, DEPARTING SAID LOT 1 AND CONTINUING IN ALL A TOTAL DISTANCE OF 127.82 FEET TO A POINT IN THE CENTERLINE OF BLANDIN STREET ROW AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00°44'59" EAST WITH THE CENTERLINE OF SAID BLANDIN STREET, A DISTANCE OF 165.31 FEET TO A POINT FOR CORNER AT THE CENTERLINE INTERSECTION OF SAID BLANDIN STREET AND CARNATION AVENUE, A 50 FEET WIDE ROW;

THENCE SOUTH 89°36'43" WEST WITH THE CENTERLINE OF SAID CARNATION AVENUE, A DISTANCE OF 59.39 FEET TO A POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00°26'35" WEST AT 25.00 FEET PASS A 1/2 INCH IRON ROD FOUND WITH A YELLOW PLASTIC CAP AT THE INTERSECTION OF THE NORTHERLY ROW LINE OF SAID CARNATION AVENUE AND THE AFOREMENTIONED AGUILERA AGUERO TRACT, CONTINUING WITH SAID TRACT A TOTAL DISTANCE OF 125.83 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID AGUILERA AGUERO TRACT AND AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 88°58'43" WEST CONTINUING WITH THE NORTHERLY LINE OF SAID AGUILERA AGUERO TRACT, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12,533 SQUARE FEET, OR 0.288 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, YANIRA POSADA, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, POSADA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON.

YANIRA POSADA, OWNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED YANIRA POSADA, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON IN THE CAPACITY HEREIN STATED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREON.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 7 DAY OF July, 2026.

Notary Public, State of Texas — Adriana Fabela, Notary name (printed)

My commission expires: 1-4-30

ADRIANA FABELA
My Notary ID # 133515846
Expires January 4, 2030

FORT WORTH FIRE DEPARTMENT
Eng D. Hood
7/23/2026

STATE OF TEXAS
REGISTERED
WAYNE BARTON
6138
PROFESSIONAL
LAND SURVEYOR

## CERTIFICATION:

PREPARED UNDER MY DIRECTION.

Wayne Barton 06-25-2026
WAYNE BARTON, RPLS No. 6138 — DATE

# A FINAL PLAT OF
# LOT 1, BLOCK 1
# POSADA ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. B. YORK SURVEY, ABSTRACT NO. 1754, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS CONVEYED TO YANIRA POSADA IN THE DEED RECORDED IN CC# D225017190, DRTCT.
PREPARED: JULY 10, 2025

FORT WORTH CASE No.: FS-26-041

Barton Surveying & Laser Scanning, LLC.
3104 Fairmeadows Lane,
Fort Worth, TX 76123

SHEET No. 1 of

Ft Worth, Tarrant County, Texas

Bearings are based on NAD 83 Grid, North Central Zone 4202

PROJECT No.: 250305-FS
DATE: 07/10/2025

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/24/2026 03:49 PM
D226144464
PLAT
Pages: 2