

STATE OF TEXAS
OWNER'S CERIFICATE
COUNTY OF TARRANT

Whereas, Samantha Flores, is the owner of the land described by deed Instrument D220022111, situated in the John Balch Survey, Abstract 179, being a portion of Lot 15 of "Driscoll Acres Addition", an Addition to the City of Fort Worth, recorded in Volume 309, Page 65, Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT SAID POINT BEING A 1/2" CAPPED IR (FND) FOR THE NE CORNER OF THIS TRACT AND BEING AT THE INTERSECTION OF THE WEST LINE OF CANTON DRIVE, A 50 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF GREENLEE ST., A 40 FOOT RIGHT OF WAY;

THENCE SOUTH 90° 00' 00" WEST (BASE BEARING), BY THE SOUTH LINE OF GREENLEE ST., FOR A DISTANCE OF 170.00 FEET TO A 1/2" CAPPED IR (FND);

THENCE SOUTH 00° 00' 00" EAST, BY THE EAST LINE OF LAND OF MARIA MELENDEZ, D208467293, DRTCT, LOT 15-C DRISCOLL ACRES ADDITION, AND BY THE EAST LINE OF LAND OF EDWIN BOWLES, D209267115, DRTCT, LOT 15-A DRICOLL ACRES ADDITION, VOL 388-M/ PG 313, PRCT, FOR A DISTANCE OF 115.00 FEET TO A CUTOFF 2" METAL POST;

THENCE NORTH 90° 00' 00" EAST, BY THE NORTH LINE OF LAND OF CECILIO PIEDRA, D212013943, DRTCT, LOT 16-A DRISCOLL ACRE ADDITION VOL 388-30, PG 537, PRCT, FOR A DISTANCE OF 170.00 FEET TO A 1/2" CAPPED IR (FND) IN THE WEST LINE OF CANTON DRIVE;

THENCE NORTH 00° 00' 00" EAST, BY THE WEST LINE OF CANTON DRIVE, FOR A DISTANCE OF 115.00 FEET TO THE 1/2" CAPPED IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 19550 SQFT OR 0.449 ACRES MORE OR LESS.

STATE OF TEXAS
OWNER'S DEDICATION
COUNTY OF TARRANT

That I, Samantha Flores, being the owner of the hereinabove described property, do hereby adopt this plat, designating the described property as Lot 15-B, Driscoll Acres Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements, rights of ways, and public places shown hereon.

Samantha Flores Date: 06/08/2026
Samantha Flores, Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Samantha Flores, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 8th day of JUNE, 2026

Gustavo Sanchez
Notary Public in and for the State of Texas

STATE OF TEXAS
CERTIFICATE OF SURVEYOR
COUNTY OF TARRANT
Know all men by these presents that I, Richard DeFalco, a Registered Professional Land Surveyor in the State of Texas, hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas..
Richard DeFalco RPLS 6014 Date: 06/08/2026

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 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..

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

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 requested 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 require

Parkway Permit Note:
Parkway improvements such as curb and gutter, pavement tie-in driveway approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

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

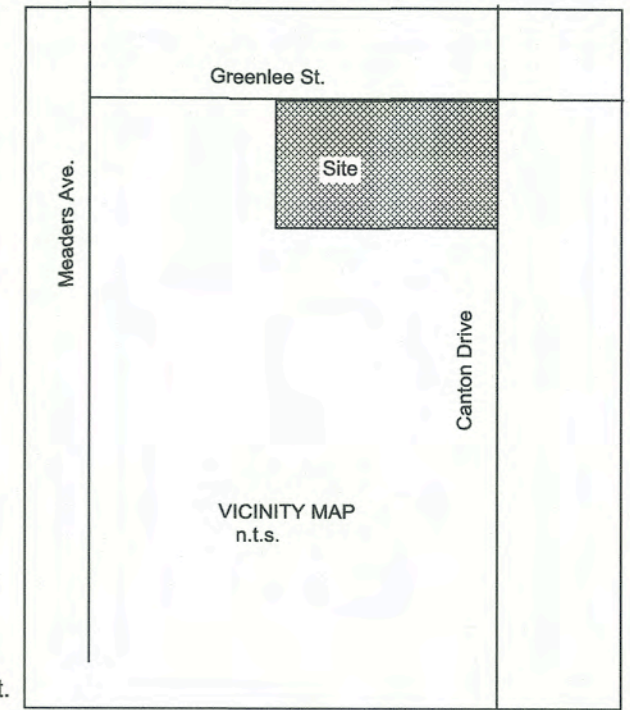
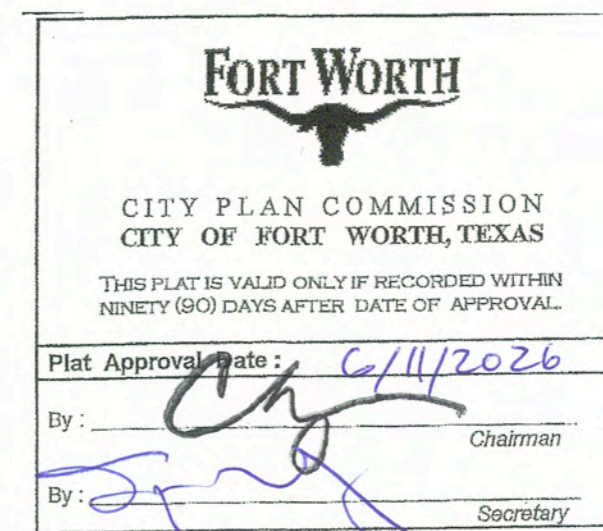
Construction Prohibited over Easements:
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

Parkway improvements such as curb and gutter, pavement tie-ins, driveway approaches, sidewalks, and drainage inlets, may be required at the time of Building Permit.

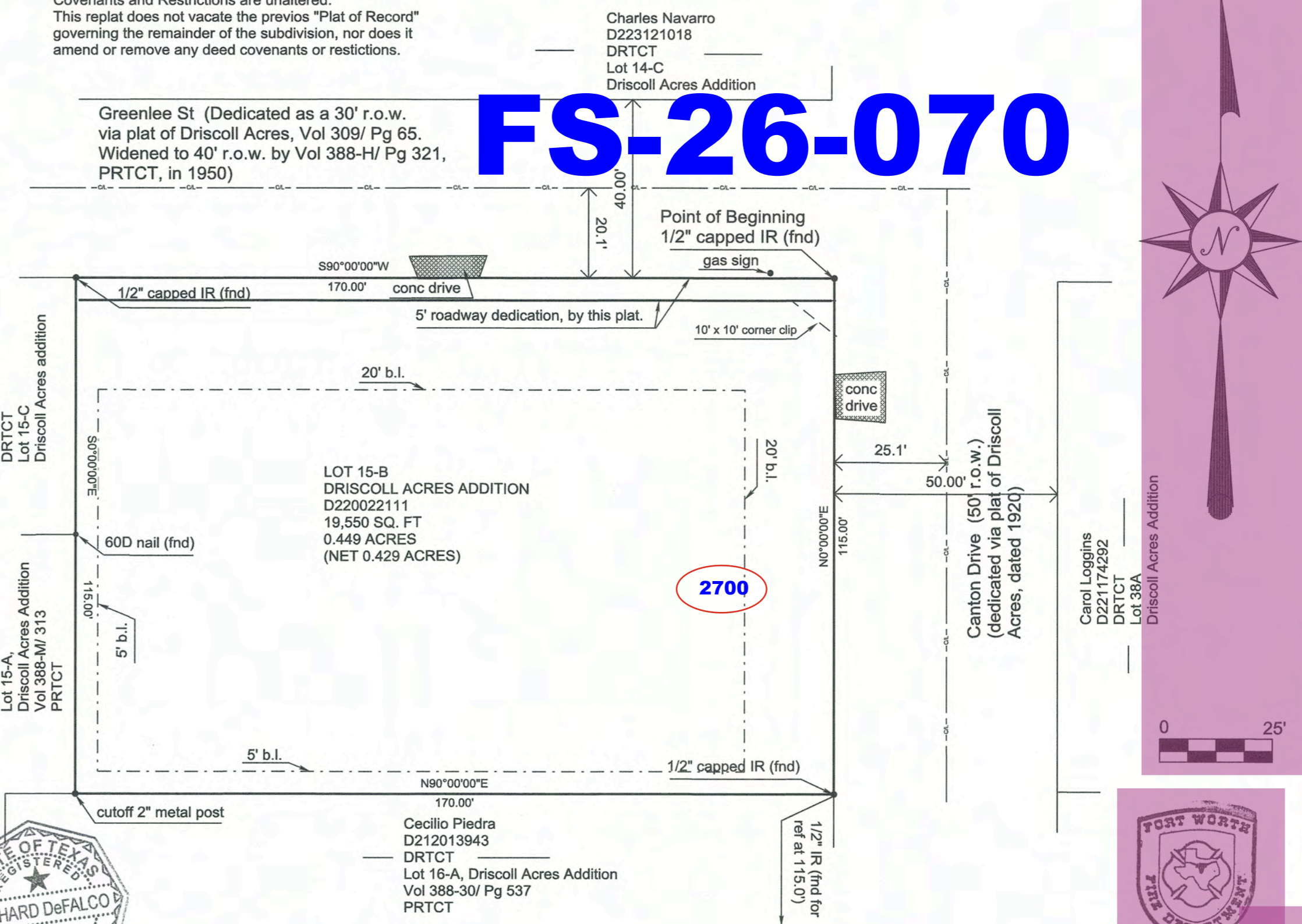
Private Maintenance Note:
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and hold harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of, or from performance of the obligations of said owners in this paragraph.

Building Permits:
No building permit shall be issued for any lot on 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.

Covenants and 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.



Private Common Areas and Facilities:
The City of Fort Worth shall not be held responsible for the construction, maintenance, or operation of any lots containing private common areas or facilities identified as such on the plat. Said areas shall include, but not be limited to, private streets, emergency access easements and gated security entrances, recreation areas, landscaped areas and open areas, water and wastewater distribution systems and treatment facilities, and recreation/ clubhouse/ exercise buildings.



FS-26-070



Development Yield:
Gross site area = 0.449 acres
Number of Lots = 1
Residential lot = 0.449 acres

OWNER:
Samantha Flores
5125 N Hampshire Blvd.
Fort Worth, TX 76112
682-812-4645

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX. 76054
817-428-0155
Date: March 1, 2026
Updated: April 29, 2026
Updated: May 25, 2026

This plat recorded in Document Number _____, Date _____

Case No. FS- 26- 070

FINAL PLAT

LOT 15-B, DRISCOLL ACRES ADDITION

Being a Replat of a portion of Lot 15 of Driscoll Acres Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 309, Page 65, Plat Records of Tarrant County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
06/11/2026 08:51 AM
D22613767
PLAT
Pages: 2
Fees: \$54.00