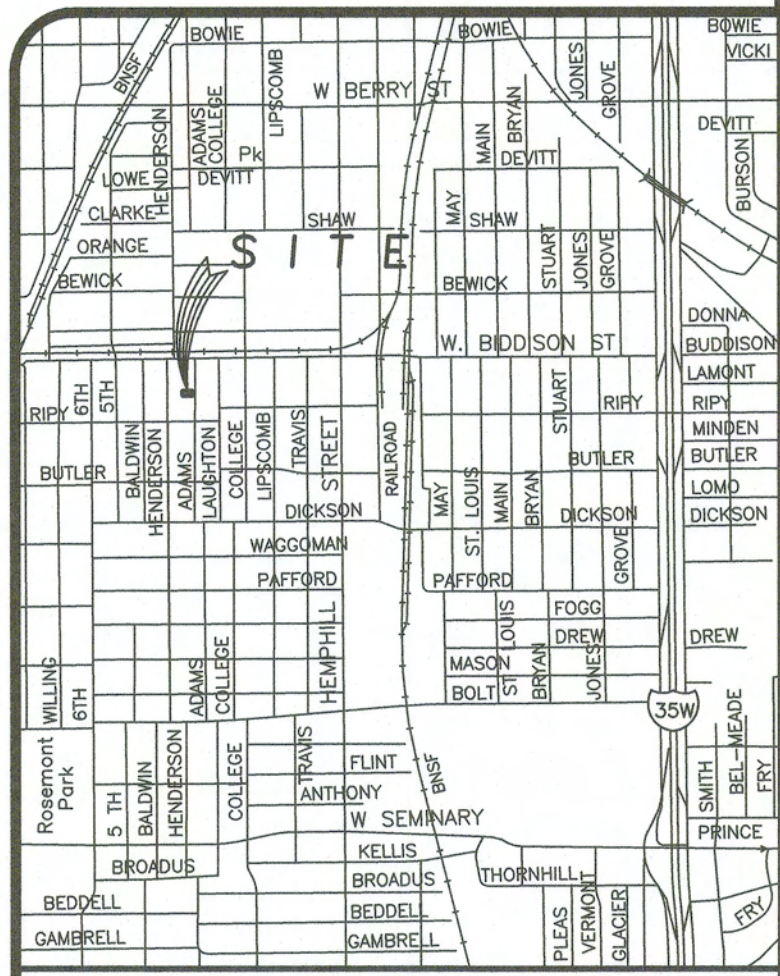




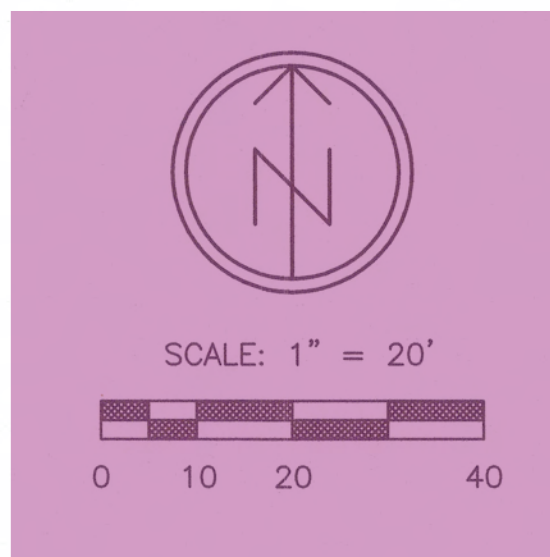
LOCATION MAP
SCALE: 1" = 2000'

OWNER:

MAQUEO PINTO
3509 SOUTH ADAMS STREET
FORT WORTH, TEXAS 76110
817-703-1779 VOICE
eightpintobeans@sbcglobal.net

SURVEYOR:

GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrnt3@aol.com



FS-26-080

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT I, MAQUEO T. PINTO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 50 FEET OF THE EAST HALF OF BLOCK 38, SILVER LAKE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID BLOCK 38 AND AT THE SOUTHEAST CORNER OF BLOCK 39, SAID SILVER LAKE ADDITION;

THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 38 AND THE WEST LINE OF SOUTH ADAMS STREET, A 50 FEET WIDE PUBLIC RIGHT-OF-WAY, 50.00 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE WEST, 107.50 FEET TO A SET 1/2 INCH STEEL ROD;

THENCE NORTH, 50.00 FEET TO A SET 1/2 INCH STEEL ROD IN THE NORTH LINE OF SAID BLOCK 38 AND IN THE SOUTH LINE OF SAID BLOCK 39;

THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 38 AND THE SOUTH LINE OF SAID BLOCK 39, 107.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1234 ACRES (5,375 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT AR, BLOCK 38
SILVER LAKE ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 14th DAY OF September, 2026.

Maqueo T. Pinto
MAQUEO T. PINTO,
OWNER

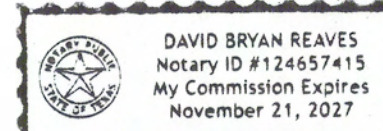
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAQUEO T. PINTO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 14th DAY OF September, 2026.

MY COMMISSION EXPIRES:



David Bryan Reeves
NOTARY PUBLIC
STATE OF TEXAS

LAND USE TABLE				
LOT	GROSS AREA ACRES	NET AREA ACRES	R/W DEDICATION ACRES	LAND USE
AR	0.1234	0.1234	0	ONE-FAMILY & TWO-FAMILY RESIDENTIAL DETACHED & ATTACHED

OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE DISPOSITION OF THE PROPERTY OF THE ESTATES OF ALFONSO PINTO AND MARIA PINTO TO MAQUEO T. PINTO.

THE BASIS OF BEARINGS SHOWN HEREON IS AN ASSUMED BEARING OF DUE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ADAMS STREET.

CONTROLLING MONUMENTS (DENOTED CM):

1/2" STEEL ROD AT THE SE CORNER OF LOT A, BLOCK 40

1/2" STEEL ROD AT THE NE CORNER OF LOT C, BLOCK 38

THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LEGAL LOT OF RECORD FROM A PORTION OF A SINGLE PREVIOUSLY PLATTED BLOCK.



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: 9/17/2026

By: *Ch* Chairman

By: *Secretary* Secretary

This plat recorded in Document Number: _____

Date: _____

Grant Engineering, Inc.

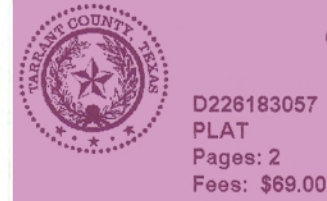
Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN APRIL, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant, III
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

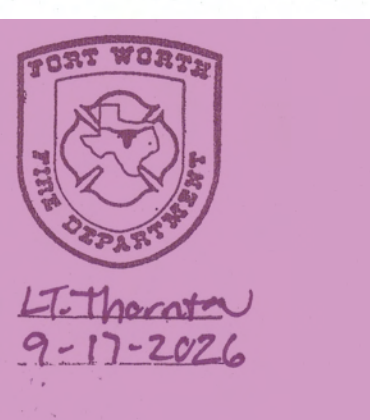


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/18/2026 02:05 PM

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

GENERAL PLAT NOTES

- 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, FILL, 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.
- 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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- SIDEWALKS AND STREETLIGHTS NOTE: 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 48439C0305L, EFF. DATE 03-21-2019.
- DEED RESTRICTION NOTE: THIS REVISED PLAT 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.
- 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.
- PARKWAY PERMIT: PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY 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 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.



FINAL PLAT
LOT AR, BLOCK 38
SILVER LAKE ADDITION
TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
A REVISION OF
THE NORTH 50 FEET OF THE EAST HALF OF BLOCK 38
SILVER LAKE ADDITION
AS RECORDED IN
VOLUME 204, PAGE 36
PLAT RECORDS, TARRANT COUNTY, TEXAS

SEPTEMBER 2026

0.1234 ACRES

1 RESIDENTIAL LOT

FS - 26 - 080

FS - 26 - 080