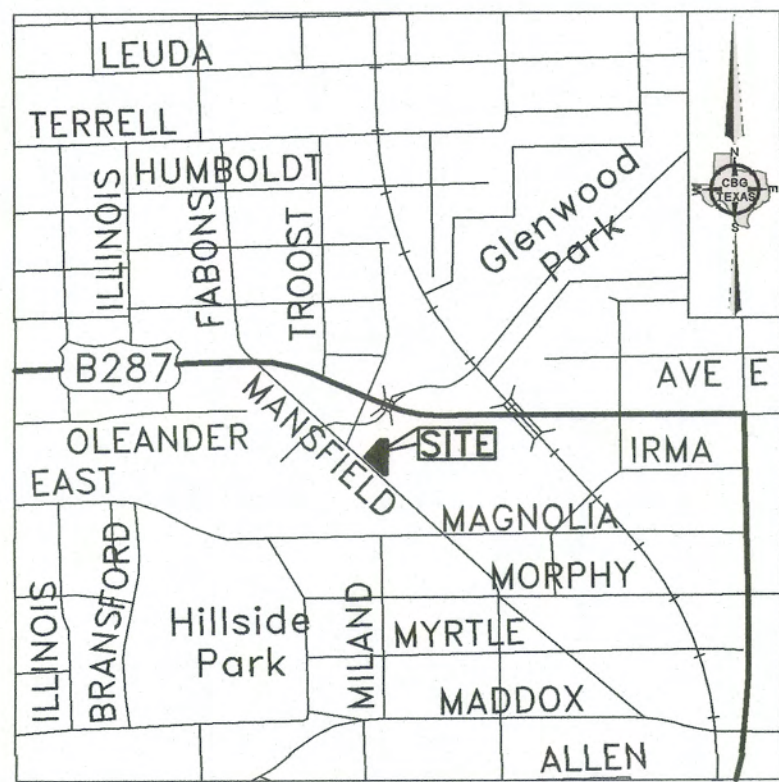
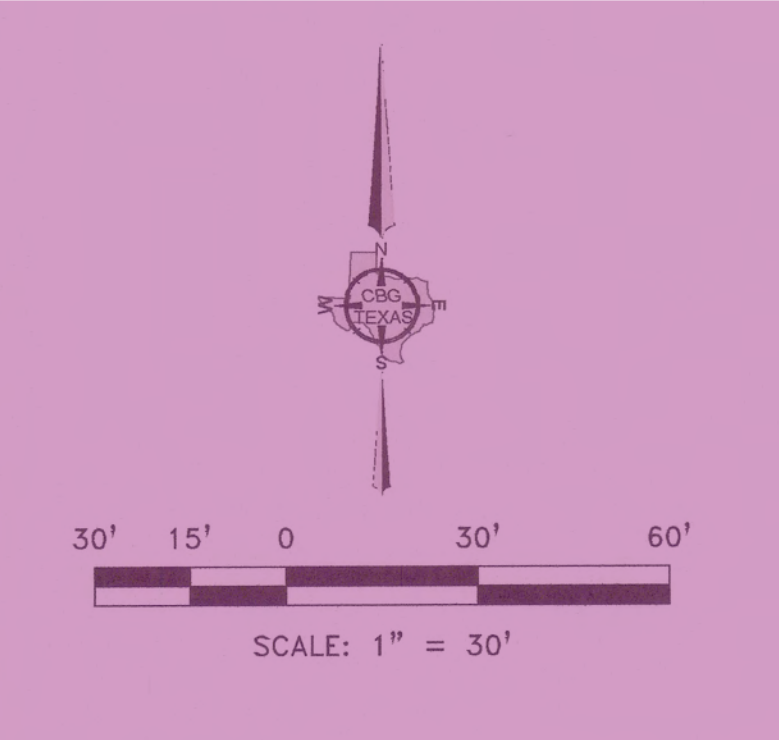




VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Mbui Mwamba and Bakatulowa Mwamba, is the owner of a 0.25 acre tract of land situated in the Lewis Moore Survey, Abstract Number 1093, Tarrant County, Texas, same being a portion of Lots 15, and 16, Block 21, of Lakeview Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 204, Page 5, Deed Records, Tarrant County, Texas, and portion of Irma Street, abandoned by Ordinance Number 3422, recorded in Volume 2958, Page 29, Deed Records, Tarrant County, Texas, same being that tract of land conveyed to Mbui Mwamba and Bakatulowa Mwamba by General Warranty Deed recorded in Instrument Number D225203778, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for corner, said corner being the Northwest corner of Lot 15, Block 19, of said Lakeview Addition, same being along the Northeast right-of-way line of Mansfield Avenue (variable width right-of-way);

THENCE North 47 degrees 11 minutes 13 seconds West, along the Northeast right-of-way of said Mansfield Avenue, a distance of 127.16 feet to a 1/2-inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the South corner of a portion of a tract of land conveyed to Jack P. Hoang and Nancy Nhan Hoang, by deed recorded in Instrument Number D204239839, Official Public Records, Tarrant County, Texas;

THENCE North 41 degrees 57 minutes 36 seconds East, along the Southeast line of said Hoang tract, a distance of 119.03 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of said Hoang tract, same being along the South right-of-way line of a 12 foot wide alley, recorded in Volume 204, Page 5, Deed Records, Tarrant County, Texas, from which a 1 inch iron rod found bears South 86 degrees 56 minutes 26 seconds West, a distance of 0.65 feet for witness, and from said corner a 1/2-inch iron rod found bears South 15 degrees 02 minutes 33 seconds East, a distance of 1.95 feet for witness;

THENCE North 89 degrees 41 minutes 38 seconds East, along the South right-of-way line of said 12 foot wide alley, a distance of 26.70 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of Lot 17, Block 21, of said Lakeview Addition, same being the Northwest corner of a tract of land to GL Realty, LLC, by deed recorded in Instrument Number D221039774, Official Public Records, Tarrant County, Texas;

THENCE South 00 degree 47 minutes 10 seconds West, along the West line of said Lot 17, a distance of 175.03 feet to a point for corner, said corner being along the North line of said Lot 15, Block 19, from which a 60d nail found bears South 13 degrees 12 minutes 15 seconds West, a distance of 0.46 feet for witness;

THENCE South 89 degrees 41 minutes 38 seconds West, along the North line of said Lot 15, Block 19, a distance of 10.60 feet to the POINT OF BEGINNING and containing 10,831 square feet and or 0.25 acres of land.

LAND USE TABLE:

LOT: 15R, BLOCK 21
NET: 0.25 ACRES
GROSS: 0.25 ACRES
R.O.W. DEDICATION: 0.003 ACRES
USE: A-5 (RESIDENTIAL)

LINE	BEARING	DISTANCE
L1	N 89°41'38" E	26.70'
L2	S 89°41'38" W	10.60'

FLOODWAY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°53'25" E	13.83'
L2	N 58°21'54" E	17.70'
L3	N 38°50'17" W	18.99'

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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

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

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 1 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.

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.

Floodplain Restriction:

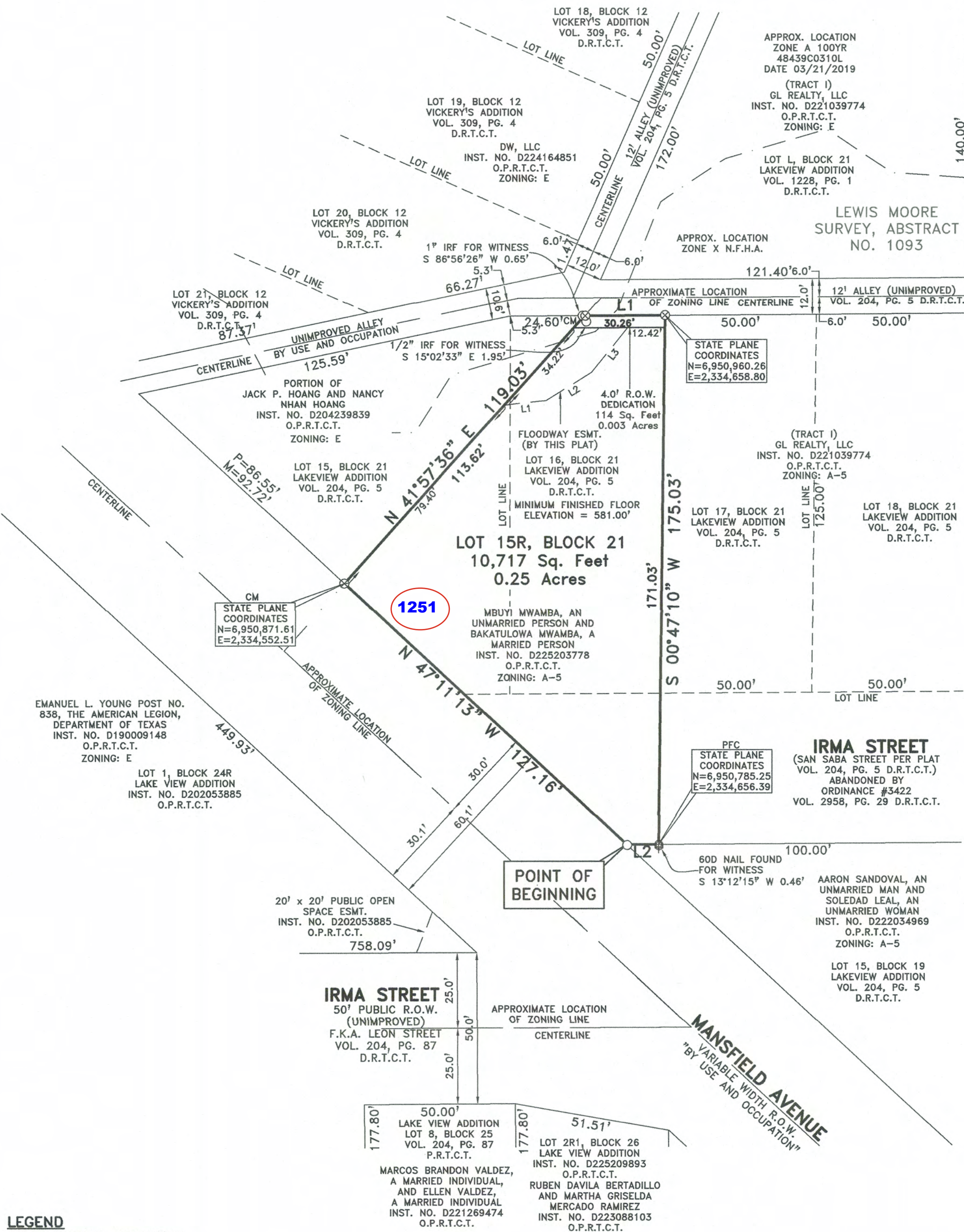
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the Improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

GENERAL NOTES

- 1) BEARINGS are BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) 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.
- 4) THE PURPOSE OF THIS RE-PLAT IS TO CREATE 1 LOT OUT OF PORTION OF LOTS 15 & 16, BLOCK 21 FOR DEVELOPMENT.
- 5) 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.
- 6) 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, FRO CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- 7) SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.



LEGEND

CM = CONTROL MONUMENT
PFC = POINT FOR CORNER
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
ESMT. = EASEMENT
P = PLAT
M = MEASURE
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
○ = IRON ROD FOUND
⊗ = 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "CBG SURVEYING"

FLOOD PLAIN NOTE:

ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0190L, DATED 03/21/2019, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EXCEPT AS SHOWN.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Mbui Mwamba and Bakatulowa Mwamba, do hereby adopt this plat as LAKEVIEW ADDITION LOT 15R, BLOCK 21, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 27th day of JULY, 2026.

By: Mbui Mwamba
Mbui Mwamba (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mbui Mwamba, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Patience Rosales
Notary Public in and for the State of Texas

WITNESS, my hand this the 27th day of JULY, 2026.

By: Bakatulowa Mwamba
Bakatulowa Mwamba (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bakatulowa Mwamba, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Patience Rosales
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connally
Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of July, 2026.

J. Martinez
Notary Public in and for the State of Texas

FS-26-112



OWNER: MBUI MWAMBA &
BAKATULOWA MWAMBA
3513 CAYMAN DRIVE
FORT WORTH, TEXAS 76123
PHONE: 817-586-9304
EMAIL: MMBUYELODIE@GMAIL.COM

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: 8/06/26

By: Chairman
Chairman

By: Secretary
Secretary

FINAL PLAT
LOT 15R, BLOCK 21
LAKEVIEW ADDITION
10,831 SQ. FT. 0.25 ACRES
BEING A REPLAT OF A PORTION OF LOTS 15
AND LOT 16 BLOCK 21, OF
LAKEVIEW ADDITION, AN ADDITION TO THE CITY
OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 204, PAGE 5 D.R.T.C.T.
AND A PORTION OF IRMA STREET ABANDON BY
ORDINANCE NO. 3422 RECORDED IN VOLUME
2958, PAGE 29, D.R.T.C.T.

CASE NUMBER: FS-26-112



SCALE: 1"=30' / DATE: 04/16/2026 / JOB NO. 15705 / DRAWN BY: JLA

Document No. _____, Date _____