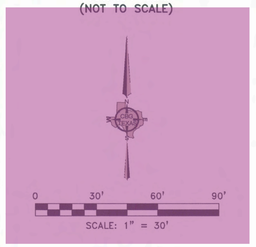


VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM A PORTION OF 2 PLATTED LOTS FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
7) TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
8) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR PRIVATE COMMON AREAS, INCLUDING BUT NOT LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES.
9) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
11) LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

LEGEND

D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL./PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
MNF	MAG NAIL FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
RRSF	RAILROAD SPIKE FOUND
APPROX.	APPROXIMATE
F.K.A.	FORMERLY KNOWN AS
P.O.S.	PUBLIC OPEN SPACE

Utility Easements:
Any public utility, including the City of Fort Worth, shall have the right to move and keep move 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 are required adjacent to both sides of all public and private streets, 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 Un-altered:
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 1 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 necessary 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.

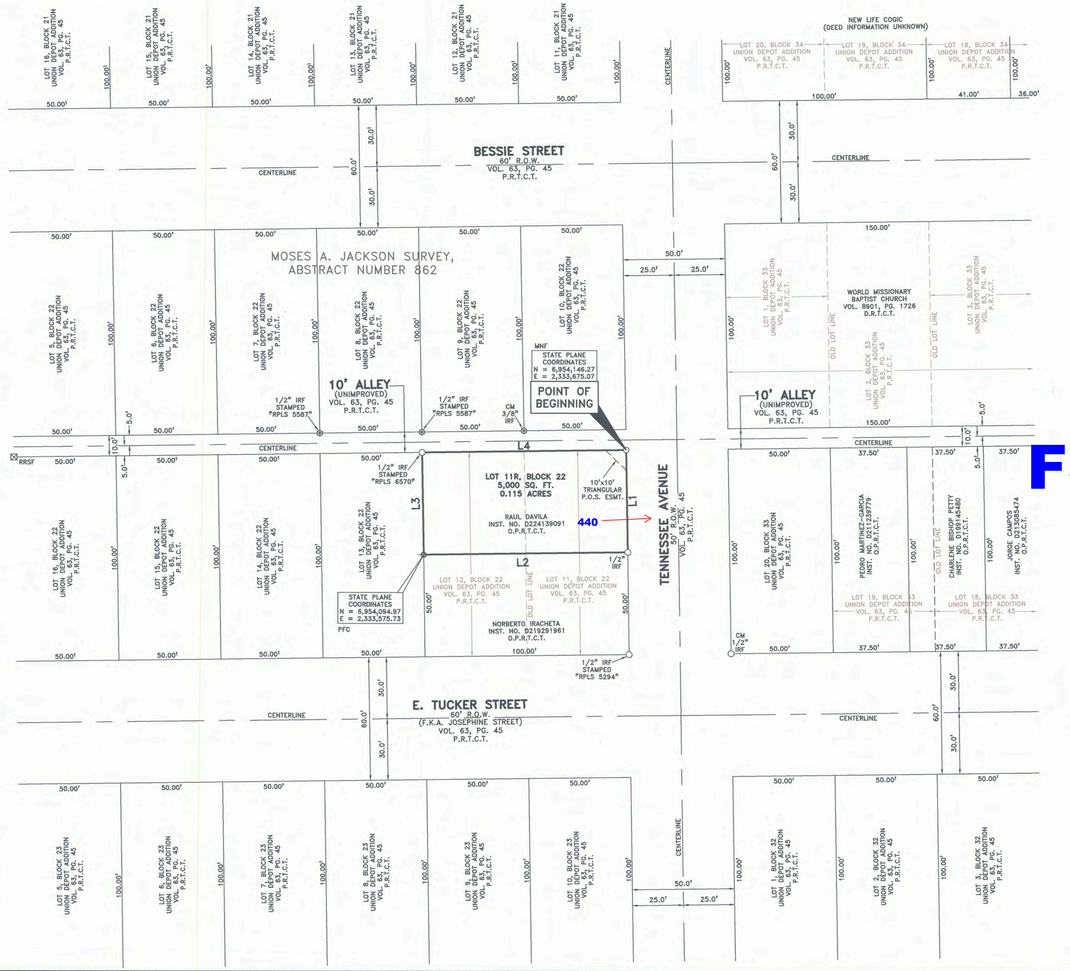
Building Permits:
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Flood Plain:
According to the F.I.R.M. No. 48439C0310L in Community Panel 480596, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

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.

Sidewalk and Streetlight: Sidewalks ans streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.



LINE	BEARING	DISTANCE
L1	S 00°44'43" E	50.00'
L2	S 89°15'17" W	100.00'
L3	N 00°44'43" W	50.00'
L4	N 89°15'17" E	100.00'

SUMMARY TABLE:

NUMBER OF LOTS = 1
NET = 5,000 SQ. FT.
GROSS = 5,000 SQ. FT.
ZONING: RESIDENTIAL

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Raul Davila is the sole owner of a 5,000 square foot tract of land situated in the Moses A. Jackson Survey, Abstract No. 862, City of Fort Worth, Tarrant County, Texas, and being the North portion of Lots 11 and 12, of Union Depot Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Raul Davila, by General Warranty Deed, recorded in Instrument No. D224139091, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found in concrete for corner, said corner being the intersection of the West right-of-way line of Tennessee Avenue (50 foot right-of-way), as recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas, and the South right-of-way line of a 10 foot unimproved alley, as recorded in Volume 63, Page 45, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 44 minutes 43 seconds East, along the West right-of-way line of said Tennessee Avenue, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic yellow cap found for corner, said corner being the Northeast corner of that tract of land conveyed to Norberto Iracheta, by deed recorded in Instrument Number D219291961, Official Public Records,. Tarrant County, Texas;

THENCE South 89 degrees 15 minutes 17 seconds West, along the North line of said Iracheta tract, a distance of 100.00 feet to a point for corner, said corner being the Northwest corner of said Iracheta tract, and being along the East line of Lot 13, Block 22, of said Union Depot Addition;

THENCE North 00 degrees 44 minutes 43 seconds West, along the East line of said Lot 13, a distance of 50.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "RPLS 6570" found for corner, said corner being the Northeast corner of said Lot 13, and being along the South right-of-way of said 10 foot unimproved alley;

THENCE North 89 degrees 15 minutes 17 seconds East, along the South right-of-way line of said 10 foot unimproved alley, a distance of 100.00 feet to the POINT OF BEGINNING and containing 5,000 square feet or 0.115 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Raul Davila, does hereby adopt this plat as **LOT 11R, BLOCK 22, UNION DEPOT ADDITION**, 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 4th day of November, 2026.

By: Raul Davila
Raul Davila (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 Raul Davila, 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 4th day of November, 2026.

Notary Public in and for the State of Texas

PATIENCE ROSALES
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 135534200

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 Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARRANT

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 30 day of October, 2026.

Notary Public in and for the State of Texas

JASMINE MARTINEZ
Notary Public, State of Texas
Comm. Expires 11-10-2029
Notary ID 135539513

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/13/2026 10:15 AM
D226219489
PLAT
Pages: 2
Fees: $88.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FS-26-157

Eng. D. Hood
11/12/2026

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: 11/12/2026

By: _____ Chairman

By: _____ Secretary

CASE NUMBER: FS-26-157

FINAL PLAT
LOT 11R, BLOCK 22
UNION DEPOT ADDITION
BEING A REPLAT OF A PORTION OF
LOTS 11 & 12, BLOCK 22, UNION DEPOT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63, PAGE 45, P.R.T.C.T.

OWNER: RAUL DAVILA
618 BRUSHY GLEN DRIVE
HOUSTON, TEXAS, 77073
PHONE: 713-252-1783
EMAIL: brendadavila@yahoo.com

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYING
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.2216
Firm No. 10168800
www.cbgtxllc.com

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE_____

SCALE: 1" = 30' / DATE: 09-04-2026 / JOB NO. 20994 / DRAWN BY: CAJ