

PARKWAY PERMIT:
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.

PARKWAY MAINTENANCE NOTE:
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

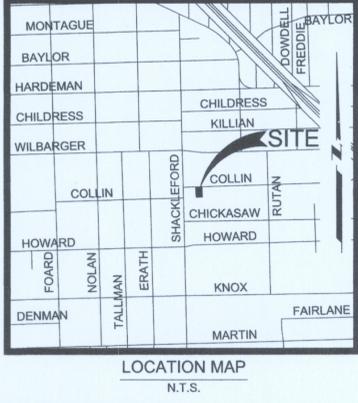
SIDEWALKS:
Sidewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING PERMIT:
No building permit 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 and paving improvements; and approval is obtained from the City of Fort Worth.

URBAN FORESTRY PLAT NOTE:
Compliance with Tree Ordinance #17228-10-2006 will be required.

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.

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0310K, MAP EFFECTIVE: SEPTEMBER 25, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



OWNER'S ACKNOWLEDGMENT AND DEDICATION

State of Texas §
County of Tarrant §
City of Fort Worth §

WHEREAS ISAIAS T. FUENTES and wife, PATRICIA L. FUENTES, are the owner's of a 0.37 acre tract of land situated in the C.T. Hillard Survey, Abstract Number 715, in the City of Fort Worth, Texas, and being all of Lot B, and Lot C, Block 11, Homewood Addition, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 38-M, Page 91, Plat Records, Tarrant County, Texas, being that same tract of land as described in deed to Isaias T. Fuentes and wife Patricia L. Fuentes recorded in Volume 10014, Page 121, Deed Records, Tarrant County, Texas and being more particularly described as follows:

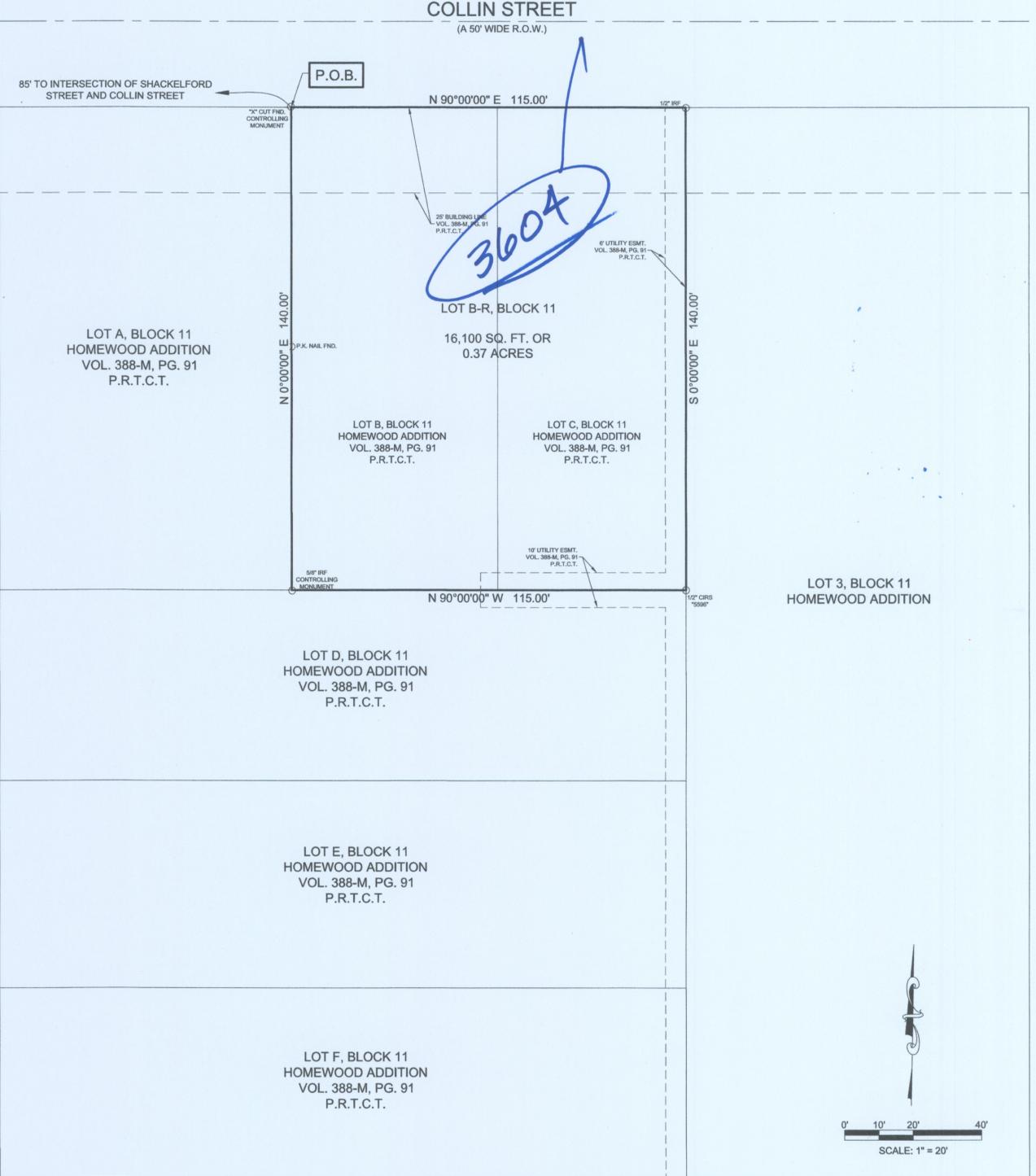
BEGINNING at an "X" cut in concrete found for the northwest corner of said Lot B, Block 11, same being the northeast corner of Lot A, Block 11, of said Home wood Addition, said point being in the south right-of-way line of Collin Street (a 50' right-of-way);

THENCE North 90°00'00" East, along the north line of said Lot B, and Lot C, Block 11, and along the south right-of-way line of said Collin Street, a distance of 115.00 feet to a 1/2 inch iron rod found for the northeast corner of said Lot C, Block 11, same being the northwest corner of Lot 3, Block 11;

THENCE South 00°00'00" East, along the common line of said Lot C, and said Lot 3, Block 11, a distance of 140.00 feet to a 1/2 inch capped iron rod set stamped "5596" for the southeast corner of said Lot C, same being the northeast corner of Lot D, Block 11, of said Homewood Addition;

THENCE North 90°00'00" West, along the common line of said Lot C, Lot B, and Lot D, Block 11, a distance of 115.00 feet to a 5/8 inch iron rod found for the southwest corner of said Lot B, same being the southeast corner of Lot A, Block 11;

THENCE North 00°00'00" East, along the common line of said Lot B, and said Lot A, a distance of 140.00 feet, to the POINT OF BEGINNING and containing 16,100 square feet or 0.37 acres of land, more or less.



Covenants or Restrictions are N.A.

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivisions, nor does it amend or remove any deed covenants or restrictions.

P.R.V:
P.R.V's will be required if water pressure exceeds 80 P.S.I.

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 filing 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 of the said ordinance, and becomes effective 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 easement 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

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 I 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.

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: 12/18/2014

BY: Charles R. Reed CHAIRMAN
BY: Donald B. ... SECRETARY

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

ISAIAS T. FUENTES and wife, PATRICIA L. FUENTES, do hereby adopt this plat of LOT B-R, BLOCK 11, HOMEWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 15th day of December, 2014.

Isaias T. Fuentes

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Isaias T. Fuentes Known to be 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 15th day of December, 2014.

Notary Public in and for the State of Texas
My Commission Expires: August 17, 2015

ROSE HERNANDEZ
Notary Public, State of Texas
My Commission Expires August 18, 2015

Patricia L. Fuentes

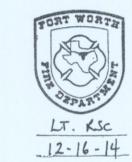
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Patricia L. Fuentes Known to be 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 15th day of December, 2014.

Notary Public in and for the State of Texas
My Commission Expires: August 17, 2015

ROSE HERNANDEZ
Notary Public, State of Texas
My Commission Expires August 18, 2015

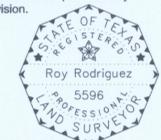


LT. KSC
12-16-14

SURVEYORS CERTIFICATION

I, Roy Rodriguez, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Roy Rodriguez
Registered Professional Land Surveyor No. 5596

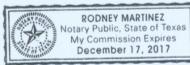


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of December, 2014

Notary Public in and for Dallas County, Texas
My Commission Expires:



OWNER:
ISAIAS T. FUENTES and wife,
PATRICIA L. FUENTES
3604 COLLIN STREET
FORT WORTH, TEXAS 76119

FINAL PLAT
LOT B-R; BLOCK 11
HOMEWOOD ADDITION
BEING A REPLAT **FS14-180**
OF
LOT B AND LOT C, BLOCK 11
HOMEWOOD ADDITION
VOLUME 388-M, PAGE 91
PLAT RECORDS, TARRANT COUNTY TEXAS
SITUATED IN
C.T. HILLARD SURVEY, ABSTRACT NO. 715
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Document Number **D214275106** Date **12/19/2014**

NOTES: (1) The basis of bearings for this survey is the based on the subject plat. (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the site comment provided.

LEGEND

☐ GAS METER	☉ CLEAN OUT	⊕ STORM DRAIN MAN HOLE	⊙ ELECTRIC BOX
☐ GAS VALVE	☉ MONITORING WELL	⊕ FIRE HYDRANT	⊙ TREE
☐ TELEPHONE PEDESTAL	☉ TRAFFIC SIGNAL POLE	⊕ WATER METER	⊙ SIGN
☐ POWER POLE	☉ TRAFFIC SIGNAL BOX	⊕ FUEL PORT	⊙ LIGHT POLE TYPICAL
☐ DOWN GUY	☉ SWB MAN HOLE	⊕ WATER VALVE	⊙ -X- FENCE
☉ S.S. MAN HOLE	☉ VAULT	⊕ TRANSFORMER PAD	⊙ -OHE- OVER HEAD ELECTRIC
⊕ 1/2" CIR. 1/2" SET CAPPED IRON ROD STAMPED 5596			

BLUE STAR LAND SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-859-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 14-086 GF # DATE: 08/29/14