

OWNER:

FUSION PROPERTIES GROUP, LLC
5430 EAST LANCASTER AVENUE
FORT WORTH, TEXAS 76112
214-490-7220 VOICE
wilmory76@yahoo.com

SURVEYOR:

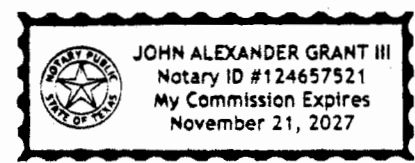
GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrants3@aol.com

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT FUSION PROPERTIES GROUP, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:
LOTS 6, 7, 8, 14 AND 15, BLOCK 5, HAINES PLACE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-F, PAGE 339, PLAT RECORDS, TARRANT COUNTY, TEXAS;
SAVE AND EXCEPT THE SOUTH 175 FEET OF LOT 15, BLOCK 5 AS CONVEYED IN THE WARRANTY DEED RECORDED IN VOLUME 2819, PAGE 348, DEED RECORDS, TARRANT COUNTY, TEXAS.
DOES HEREBY ADOPT THIS PLAN WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:
LOTS 6R AND 14R, BLOCK 5 HAINES PLACE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AND DOES 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 23rd DAY OF August, 2024.
WILMORY MEDRANO PACHECO,
MANAGER, FUSION PROPERTIES GROUP, LLC

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILMORY MEDRANO PACHECO, 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 23rd DAY OF August, 2024.
MY COMMISSION EXPIRES:



John A. Grant III
NOTARY PUBLIC
STATE OF TEXAS

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

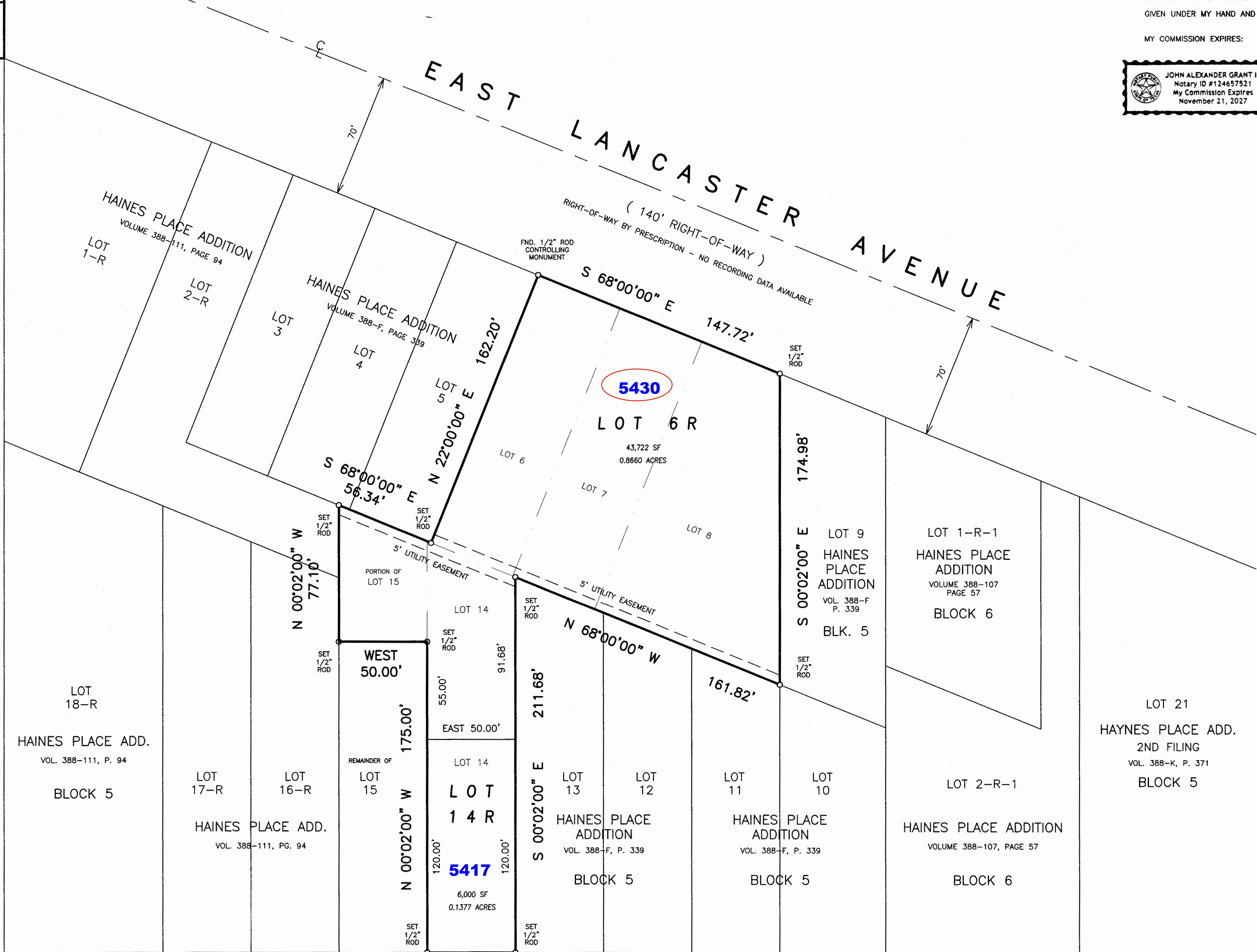
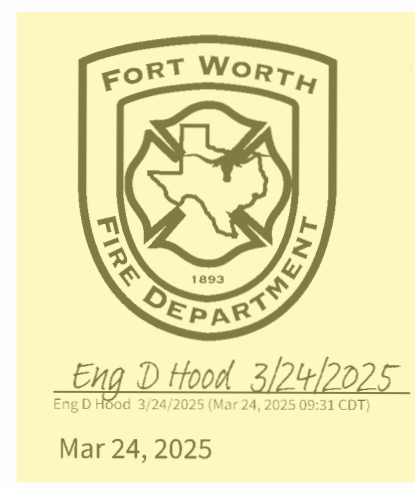
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN FEBRUARY, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



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

GENERAL PLAT NOTES

- 1. 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.
- 2. 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.
- 3. 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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 11 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 4. 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".
- 5. 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.
- 6. 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.
- 7. FLOODPLAIN STATEMENT: NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAPS DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0330-K, EFF. DATE 09-25-2009
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.



THE BASIS OF BEARINGS SHOWN HEREON IS SOUTH 68°00'00" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST LANCASTER AVENUE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-F, PAGE 339, PLAT RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 5, VOLUME 388-F, PAGE 339
1/2" STEEL ROD AT THE NW CORNER OF LOT 22, BLOCK 5, VOLUME 388-K, PAGE 371

THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT OUT OF THREE FULL LOTS PLUS PORTIONS OF TWO OTHER LOTS, WHICH WILL FRONT ON EAST LANCASTER AVENUE, AND TO CREATE A SECOND LOT FROM A PORTION OF A RESIDENTIAL LOT WHICH WILL FRONT ON DALLAS AVENUE.

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: _____
By *Don Bowen* Mar 21, 2025
Chairman
By *London* _____
Secretary

FINAL PLAT
LOTS 6R AND 14R, BLOCK 5
HAINES PLACE ADDITION

TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
A REVISION OF
LOTS 6, 7, 8, 14, AND 15, BLOCK 5
HAINES PLACE ADDITION
SAVE AND EXCEPT
THE SOUTH 175 FEET OF LOT 15
AS RECORDED IN
VOLUME 388-F, PAGE 339
PLAT RECORDS, TARRANT COUNTY, TEXAS

This plat recorded
in Document Number: _____
Date: _____

AUGUST, 2024
1.0037 ACRES
1 RESIDENTIAL LOT
1 COMMERCIAL LOT