

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT WE, RODOLFO GOMEZ AND NATHAN N. GOMEZ, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A 0.2572 ACRE PORTION OF LOT 10, TRINITY ACRES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-A, PAGE 85, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO RODOLFO GOMEZ AND NATHAN N. GOMEZ BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D224059591, REAL PROPERTY 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 SOUTHEAST CORNER OF SAID LOT 10, AND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF RIVER ROAD, A 50 FEET WIDE PUBLIC STREET, AND THE NORTH RIGHT-OF-WAY LINE OF BIG BEND STREET, A 50 FEET WIDE PUBLIC STREET;
 THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH RIGHT-OF-WAY LINE OF SAID BIG BEND STREET, 77.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO CLAUDIA GOMEZ BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D206251953, OF SAID REAL PROPERTY RECORDS;
 THENCE NORTH 19 DEGREES 04 MINUTES 30 SECONDS WEST ACROSS SAID LOT 10 AND ALONG THE EAST LINE OF SAID CLAUDIA GOMEZ TRACT, 120.87 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID CLAUDIA GOMEZ TRACT AND IN THE SOUTH LINE OF THAT TRACT CONVEYED TO JOHNNY MICHAEL GROOMS AND WIFE, CHRISTINE LYNN GROOMS BY WARRANTY DEED RECORDED IN VOLUME 10528, PAGE 1939, OF SAID REAL PROPERTY RECORDS;
 THENCE NORTH 75 DEGREES 56 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID GROOMS TRACT, 116.55 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER THEREOF, IN THE EAST LINE OF SAID LOT 10 AND IN THE WEST RIGHT-OF-WAY LINE OF SAID RIVER ROAD, FROM WHICH A FOUND 1/2 INCH STEEL ROD BEARS NORTH 75 DEGREES 56 MINUTES 39 SECONDS EAST, 0.85 FEET;
 THENCE SOUTH 00 DEGREES 35 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST RIGHT-OF-WAY LINE OF SAID RIVER ROAD, 116.21 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.2572 ACRES (11,205 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:
 LOTS 10R3 AND 10R4
 TRINITY ACRES
 AN 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, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 25th DAY OF OCTOBER, 2024.

Rodolfo Gomez
 RODOLFO GOMEZ,
 OWNER
Nathan Gomez
 NATHAN N. GOMEZ,
 OWNER

ACKNOWLEDGMENT
 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO GOMEZ, 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 25th DAY OF OCTOBER, 2024.

MY COMMISSION EXPIRES:

 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN N. GOMEZ, 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 25th DAY OF OCTOBER, 2024.

MY COMMISSION EXPIRES:

 STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN N. GOMEZ, 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 25th DAY OF OCTOBER, 2024.

SURVEYOR:
 GRANT ENGINEERING, INC.
 2751 PARK HILL DRIVE
 FORT WORTH, TEXAS 76109
 817-923-3131 VOICE
 817-923-4141 FAX
 jgrant3@aol.com
OWNERS:
 RODOLFO GOMEZ
 NATHAN GOMEZ
 3405 N. W. 31ST STREET
 FORT WORTH, TEXAS 76106
 682-804-4150 VOICE
 erwinrud7@gmail.com

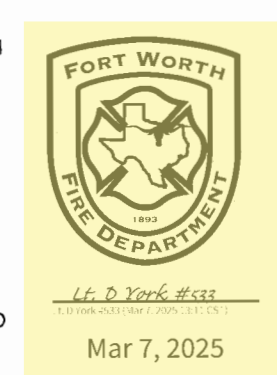
Grant Engineering, Inc.

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 JUNE, 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

- 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, 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 IMPROVE AND ERECT UPON SAID EASEMENTS FOR THE PURPOSES 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 2 IF THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 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 ACCEPTABLE 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 AND IS WITHIN THE LIMITS OF THAT AREA WITH REDUCED FLOOD RISK DUE TO LEVEE ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0170-L, EFF. DATE 03-21-19.
- 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 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.
- PRESSURE REDUCING VALVE NOTE:** PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE A PORTION OF LOT 10 INTO TWO LEGAL LOTS OF RECORD. THE BASIS OF BEARINGS SHOWN HEREON IS SOUTH 70°00'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BIG BEND STREET AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-A, PAGE 85, PLAT RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
 5/8" STEEL ROD AT THE SE CORNER OF LOT 12-E, VOLUME 388-185, PAGE 93
 1/2" STEEL ROD AT THE SE CORNER OF LOT 16-R3, D223202358

FS-24-201

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 Boren Mar 7, 2025
 Chairman
 By: D. Landa
 Secretary

FINAL PLAT
LOTS 10R3 & 10R4
TRINITY ACRES

AN ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

A 0.2572 ACRE PORTION OF LOT 10
 TRINITY ACRES
 AS RECORDED IN
 VOLUME 388-A, PAGE 85
 PLAT RECORDS
 TARRANT COUNTY, TEXAS

OCTOBER, 2024
 0.2572 ACRES
 2 RESIDENTIAL LOTS

This plat recorded
 in Document Number: _____
 Date: _____