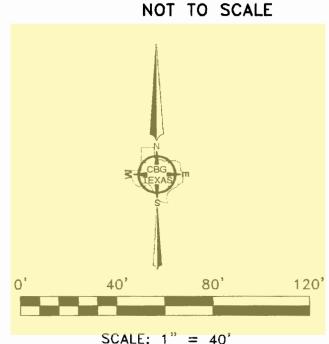
VICINITY MAP



CAVILE PUBLIC

273.00

INST. NO. D222167609

WILLIE MURRAY ADDITION

VOL 388-93, PG. 577 D.R.T.C.T.

ESMERALDA MARTINEZ AND ELEAZAR NAVA

NEW LIFE FELLOWSHIP CHURCH INST. NO. D223164492 O.P.R.T.C.T.

Land Use Table:

GENERAL NOTES

LOT TYPE: RESIDENTIAL

0.468 Residential Acres

GROSS SITE AREA: 0.48 Acres

TOTAL NUMBER: 2

NST. NO. D214230193

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

TRACT 1 DAVID AVELAR AND

INST. NO. D222146709

142.00

FORT WORTH HOUSING SOLUTIONS INST. NO. D217011930 O.P.R.T.C.T.

142.00'

170.00

TRACT. 1

DAVID HOWARD

170.00

1621

BEGINNING

STATE PLANE

N=6.949.663.58 E=2,352,935.64

30.0' | 30.0'

TRACT. 2

N 89°21'01" E 202.06'

JAIME CANO AND

GUADALUPE CANO

INST. NO. D214202060

O.P.R.T.C.T.

INST. NO. D219281324

O.P.R.T.C.T.

165.50

227.46

DAVID HOWARD INST. NO. 220068525 O.P.R.T.C.T. 23.02

CHARLOTTE GOINS SUBDIVISION

14,886.6 SQ.FT. 0.342 ACRES

41.00'

REMAINDER

O. B.A. BARNES O VOL. 3420, PG. 396

1/2" IRF FOR WITNESS

364.96

FORT WORTH HOUSING SOLUTIONS

N 89*59'33" E 0.58'

WHEREAS Keshia R. Edwards is the owner of a 0.468 acre tract of land situated in the Dulany Daniel Survey, Abstract Number 411, City of Fort Worth, Tarrant County, Texas, same being that tract of land conveyed to Keshia R. Edwards, by deed recorded in Instrument Number D221177867. Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Jaime Cano and Guadalupe Cano, by deed recorded in Instrument Number D214202060, Official Public Records of Tarrant County, Texas, and being in the East Right-of-Way line of Amanda Avenue (a Variable width Right-of-Way);

THENCE North 00 degree 32 minutes 44 seconds West, along the East Right-of-Way line of said Amanda Avenue, a distance of 56.00 feet to a 1/2-inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner lying in the East Right-of-Way line of said Amanda Avenue, same corner being the Southwest corner of a tract of land conveyed to David Howard, by deed recorded in Instrument Number D220068525, Official Public Records of Tarrant County, Texas:

THENCE North 89 degrees 21 minutes 01 seconds East, along the South line of said Howard tract, a distance of 202.06 feet to a 1/2-inch iron rod found for corner, said corner been the Southeast corner of Howard tract, same been the Southwest corner of a tract of land conveyed to Janecia Whitfield and Demarco McKight, by deed recorded in Instrument Number D223182159, Official Public Records of Tarrant County, Texas, and said corner being the Southeast corner of said Howard tract:

THENCE North 89 degrees 59 minutes 31 seconds East, along the South line of said Whitfield/McKnight tract, a distance of 150.79 feet to a 1/2-inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner been the Southeast corner of Whitfield/McKnight tract, same corner lying in the West Right-of-Way line Effie Street (a Variable width Right-of-Way);

THENCE South 00 degrees 06 minutes 02 seconds East, along the West Right-of-Way line of said Effic Street, a distance of 60.89 feet to a 1/2-inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner lying in the East Right-of Way line of said Effice Street, same being the Northeast corner of Lot 1, Block A, 1810 Effie Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D223130438, Map Records, Tarrant County, Texas, from which a 1/2-inch iron rod found for witness bears North 83 degrees 55 minutes 18 second East, a distance of 9.66 feet:

THENCE South 89 degrees 59 minutes 33 seconds West, along the North line of said Lot 1, a distance of 125.43 feet to a 1/2-inch iron rod found for corner, said corner being in the Northwest corner of said Lot 1, same being along the East line of said Cano tract; from which a 1/2-inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, 1/2 inch iron found for witness bears North 89 degrees 59 minutes 33 second East, a distance of 0.58 feet:

THENCE North 00 degree 05 minutes 02 seconds East, along the East line of said Cano tract, a distance of 4.75 feet to a 3/8-inch iron rod found for corner, said corner being the Northeast corner of said Cano tract;

THENCE South 89 degrees 27 minutes 16 seconds West, along the North line of said Cano tract, a distance of 227.00 feet to the POINT OF BEGINNING and containing 20,403.9 square feet or 0,468 acres of land.

LEROY WISEMAN,

150.00'

150.00

S 89*59'33" W 125.43'

LOT 1. BLOCK A

124.31"

196.50

JUAN M. PICENO AND MARTHA MARTINEZ SOLARIO (PICENO)

O.P.R.T.C.T.

196.00'

1810 EFFIE ADDITION

NST. NO. D223130438

1/2" IRF

COORDINATES

E=2,353,287.96

LOT 2, BLOCK A 5,517.3 SQ.FT. 0.127 ACRES

CITY OF FORT WORTH

INST. NO. D214110091 O.P.R.T.C.T.

JANECIA WHITFIELD AND

NST. NO. D223182159

DEMARCO MCKNIGHT

KESHIA R. EDWARDS

INST. NO. D221177867 O.P.R.T.C.T.

195.50

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 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 Egsements:

No permanent buildings or structures shall be constructed over an existing or platted water,

Covenants or Restrictions are Unaltered:

This Replat does nor vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 I 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

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.

170.00

170.00

170.00

KATY STREET

VOL. 388, PG. 25

LOT

2

170.00

170.00

LOT

5

170.001

LOT

6

BLOCK 4

VOL. 388, PG. 25

STALLCUP ADDITION 3

M.R.T.C.T. 170.00'

30' R.O.W. CENTERLINE

170.00

(FKA HERSCHELL STREET

M.R.T.C.T

BLOCK 3

STALLCUP ADDITION

38.6

STRE!

27.5

24.1'

24.4

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.

According to the F.I.R.M. Map Number No. 48439C0330K, dated September 25th, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets maybe required at the building permit issuance via parkway permit.

The City of Fort Worth shall not be responsible for the maintenance of private street. drives, emergency access easements, public access easements, public pedestrian access easement, 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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Keshia R. Edwards, do hereby adopt this plat as LOTS 1 AND 2. BLOCK A, 5K EDWARDS 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 4 day of March

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Keshia R. Edwards, 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 HM day of

Notary Public in and for the State of Texas

Notary Public, State of Texas Comm. Expires 11-17-2028

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.



Notary Public, State of Texa

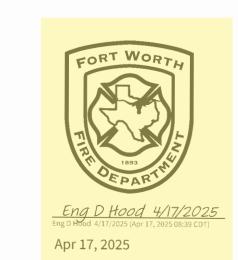
Notary ID 132785921

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the Atlander of tolkward, 2025.

LISA HYTER Notary Public, State of Texas Comm. Expires 11-17-2028 Notary ID 132785921



OWNER: KESHIA R. EDWARDS

8820 HUNTERS GLEN TRAIL

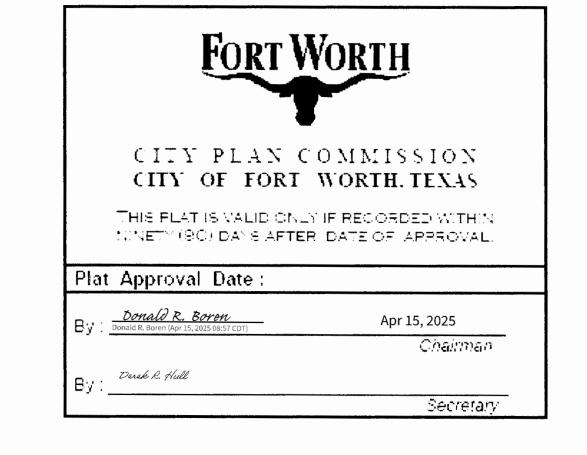
FORT WORTH, TEXAS 76120

PHONE: 817-266-8336

EMAIL: FIELDSKR@SBCGLOBAL.NET

CASE NUMBER: FS-24-226

FS-24-226



FINAL PLAT LOTS 1 AND 2, BLOCK A 5K EDWARDS ADDITION 20,403.9 SQ. FT. 0.468 ACRES CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Firm No. 10168800 www.cbgtxllc.com

SCALE: 1"=40' / DATE: 02/19/2025 / JOB NO. 2108041-01 / DRAWN BY: LRA

R.O.W.

P.R.T.C.T

CAB.

CONTROL MONUMENT 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "CBG SURVEYING" RIGHT-OF-WAY BUILDING LINE

EASEMENT DUCTILE-IRON PIPE CENTRIFUGALLY CAST SANITARY SEWER PIPE

INSTRUMENT NUMBER VOLUME, PAGE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DEED RECORDS, TARRANT COUNTY, TEXAS MAP RECORDS, TARRANT COUNTY, TEXAS

PLAT RECORDS, TARRANT COUNTY, TEXAS

LOT 5, BLOCK 14

P.R.T.C.T.

STALLCUP ADDITION

243.64

LOT 1R. BLOCK 14

STALLCUP ADDITION

CAB. A, SLIDE 10866 M.R.T.C.T.

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

1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH

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 PLAT IS TO CREATE 2 LOTS FROM A TRACT OF LAND.