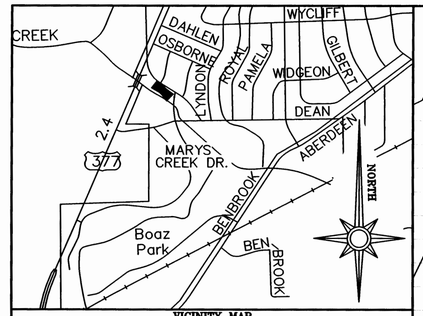
FS-25-022



VICINITY MAP
NOT TO SCALE

Pressure Reducing Valvess

Private P.R.V's will be required; Water pressure exceeds 80 P.S.I.

BLOCK G
ARLINGTON HEIGHTS WEST
FIRST FILING
VOL. 388–L, PG. 66
P.R.T.C.T.

MAYFAIR STREET
(50' WIDE PUBLIC RIGHT–OF–WAY)

LOT 1

1/2" IRON ROD FOUND

1/2" IRON ROD FOUND

ZONE AE WITHOUT BASE FLOOD ELEVATION, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0280K5G, MAP REVISED SEPTEMBER 25, 2009.

ROBERT PULIDO, SR., EDWARD GAMEZ, RALPH MENDEZ AND PETE PULIDO
VOL. 4880, PG. 671
O.P.R.T.C.T.
(TRACT 2)

ROBERT PULIDO, SR., EDWARD GAMEZ, RALPH MENDEZ AND PETE PULIDO
VOL. 4880, PG. 671
O.P.R.T.C.T.
(TRACT 1)

CHRIS CHAPPELL
VOL. 7342, PG. 2083
O.P.R.T.C.T.

ROBERT PULIDO, SR., EDWARD GAMEZ, RALPH MENDEZ AND PETE PULIDO
VOL. 4880, PG. 671
O.P.R.T.C.T.
(TRACT 4)

POINT OF BEGINNING
(1/2" IRON ROD FOUND)

LOT 18

BLOCK H
ARLINGTON HEIGHTS WEST
FIRST FILING
VOL. 388–L, PG. 66
P.R.T.C.T.

S 48°39'06"E
40.80'

1/2" IRON ROD FOUND

S 54°30'51"E-86.20'

N 38°10'41"E 121.50'

TRACT 1
BRENDA AYALA ACATITLA AND
ANTONIO ACATITLA
CC# D224084381
O.P.R.T.C.T.

7657

LOT 1, BLOCK 1
0.323 ACRE
(14,072 SQ. FT.)
MINIMUM FINISHED
FLOOR ELEVATION – 636.8'
{THIS ENTIRE LOT LIES
WITHIN A FLOODPLAIN
EASEMENT}

1/2" IRON ROD FOUND

MARYS CREEK DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)
VOL. 388–L, PG. 66, P.R.T.C.T.

LOT 1

S 45°10'15"E-56.16'

53.6'

29.1'

1/2" IRON ROD FOUND

S 54°33'37"E 114.11'

N 60°53'45"W 128.67'

TRACT 2
BRENDA AYALA ACATITLA AND
ANTONIO ACATITLA
CC# D224084381
O.P.R.T.C.T.

7649

LOT 2, BLOCK 1
0.425 ACRE
(18,500 SQ. FT.)
MINIMUM FINISHED
FLOOR ELEVATION – 636.8'
{THIS ENTIRE LOT LIES
WITHIN A FLOODPLAIN
EASEMENT}

1/2" IRON ROD FOUND

1/2" IRON ROD FOUND

N 44°59'44"W
55.89'

N 37°06'06"W 102.80'

S 44°22'28"W 135.50'

ALAN FRANCO MOODY
D215176221
O.P.R.T.C.T.

DILWORTH STREET
(50' WIDE PUBLIC RIGHT–OF–WAY)

LOT 23, BLOCK J
ARLINGTON HEIGHTS WEST
FIRST FILING
VOL. 388–L, PG. 66
P.R.T.C.T.

J.W. SMITH SURVEY
ABSTRACT NO. 1406

REGULATORY FLOODWAY, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0280K5G, MAP REVISED SEPTEMBER 25, 2009.

MARYS CREEK

ROBERT PULIDO AND PEDRO PULIDO
VOL. 8565, PG. 2240
O.P.R.T.C.T.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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 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 system.

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 a parkway permit.

Sidewalks and Street Lights

Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

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.

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.

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.

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

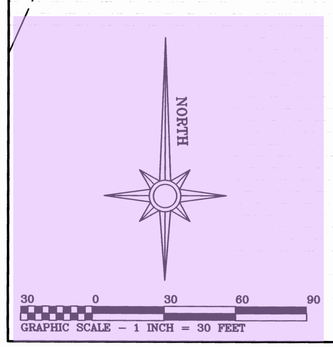
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required 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.

Private 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.

FLOODPLAIN RESTRICTION NOTE:
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

MAINTENANCE NOTE - A FLOODPLAIN/FLOODWAY/DRAINAGEWAY MAINTENANCE NOTE FROM THE PLAN COMMISSION RULES AND REGULATIONS MUST BE PLACED ON THE FINAL PLAT.:: "THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT."



FORT WORTH FIRE DEPARTMENT

L.T. Thornton
Lt. Chairman, Acting Fire Chief, Fort Worth Fire Dept.

08/15/2025

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: 08/15/2025

By: Donald Boren
Chairman

By: Secretary

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.

OWNER:
BRENDA AND ANTONIO ACATITLA
7625 MARY'S CREEK DR.
Fort Worth, Texas 76116
PHONE: (817)-889-2559
EMAIL: Brekassy@gmail.com
CONTACT:BRENDA ACATITLA

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926–0211
FAX (817) 926–9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain–crawford.com
WEBSITE: www.brittain–crawford.com

FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **BRENDA AYALA ACATITLA AND ANTONIO ACATITLA**, are the sole owners of 0.748 acres of land situated in the J. W. SMITH SURVEY, Abstract No. 1406, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D224084381, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.748 acres of land situated in the J. W. SMITH SURVEY, Abstract No. 1406, Fort Worth, Tarrant County, Texas, and being all of the tracts of land designated as Tract 1 and Tract 2, in the deed to Brenda Ayala Acatitla and Antonio Acatitla, recorded in County Clerk's File No. D224084381, of the Official Public Records of Tarrant County, Texas. Said 0.748 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the North corner of aforesaid Tract 1 and the East corner of a tract of land designated as Tract 4 in the deed to Robert Pulido, Sr., Edward Gamez, Ralph Mendez and Pete Pulido, recorded in Volume 4880, Page 671, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING also lying in the Southwest right-of-way line of Marys Creek Drive (a variable width public right-of-way);

THENCE along the Northeast boundary line of said Tracts 1 and 2 and the Southwest right-of-way line of Marys Creek Drive, as follows:

1. S 48° 39' 06" E 40.80 feet, to a ½" iron rod found;
2. S 54° 30' 51" E 86.20 feet, to a ½" iron rod found;
3. S 45° 10' 15" E 56.18 feet, to a ½" iron rod found;
4. S 54° 33' 37" E 114.11 feet, to a ½" iron rod found at the East corner of said Tract 2 and the North corner of the tract of land conveyed to Alan Franco Moody, by the deed recorded in County Clerk's File No. D215176221, of the Official Public Records of Tarrant County, Texas;

THENCE S 44° 22' 28" W 135.50 feet, along the Southeast boundary line of said Tract 2 and the Northwest boundary line of said Moody Tract, to a point in Mary's Creek;

THENCE along the Southwest boundary line of said Tracts 1 and 2, and generally following the meanders of Mary's Creek, as follows:

1. N 37° 06' 06" W 102.80 feet, to a point;
2. N 44° 59' 44" W 55.89 feet, to a point;
3. N 60° 53' 45" W 128.67 feet, to a point, and said point also being the West corner of said Tract 1 and the South corner of the aforesaid Tract 4;

THENCE N 38° 10' 41" E 121.50 feet, along the Northwest boundary line of said Tract 1 and the Southeast boundary line of Tract 4, to the POINT OF BEGINNING containing 0.748 acres (32,572 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **BRENDA AYALA ACATITLA AND ANTONIO ACATITLA**, do hereby designate the foregoing property as **LOTS 1 AND 2, BLOCK 1, ACATITLA ADDITION,** to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this the 7th day of August, 2025.

BRENDA AYALA ACATITLA, Owner **ANTONIO ACATITLA, Owner**

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **BRENDA AYALA ACATITLA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 7th day of August, 2025.

Notary Public in and for the State of Texas

JAMIE C DEWEESE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/27/27
NOTARY ID 134576822

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **ANTONIO ACATITLA**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 7th day of August, 2025.

Notary Public in and for the State of Texas

JAMIE C DEWEESE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/27/27
NOTARY ID 134576822

SURVEYOR'S CERTIFICATE

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

STATE OF TEXAS
REGISTERED
CHRIS L. BLEVINS
5792
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
OF

LOTS 1 AND 2, BLOCK 1
ACATITLA ADDITION

TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 0.784 ACRES OF LAND LOCATED IN THE J.W. SMITH SURVEY, ABSTRACT NO. 1406, FORT WORTH, TARRANT COUNTY, TEXAS
BEING ALL OF THE TRACTS OF LAND DESIGNATED AS TRACT 1 AND TRACT 2, IN THE DEED TO BRENDA AYALA ACATITLA AND ANTONIO ACATITLA, RECORDED IN COUNTY CLERK'S FILE NUMBER D224084381, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

REVISED: JULY 22, 2025
0.748 ACRES GROSS, 2 LOTS

FS–25–022

SIN FIN #XXX