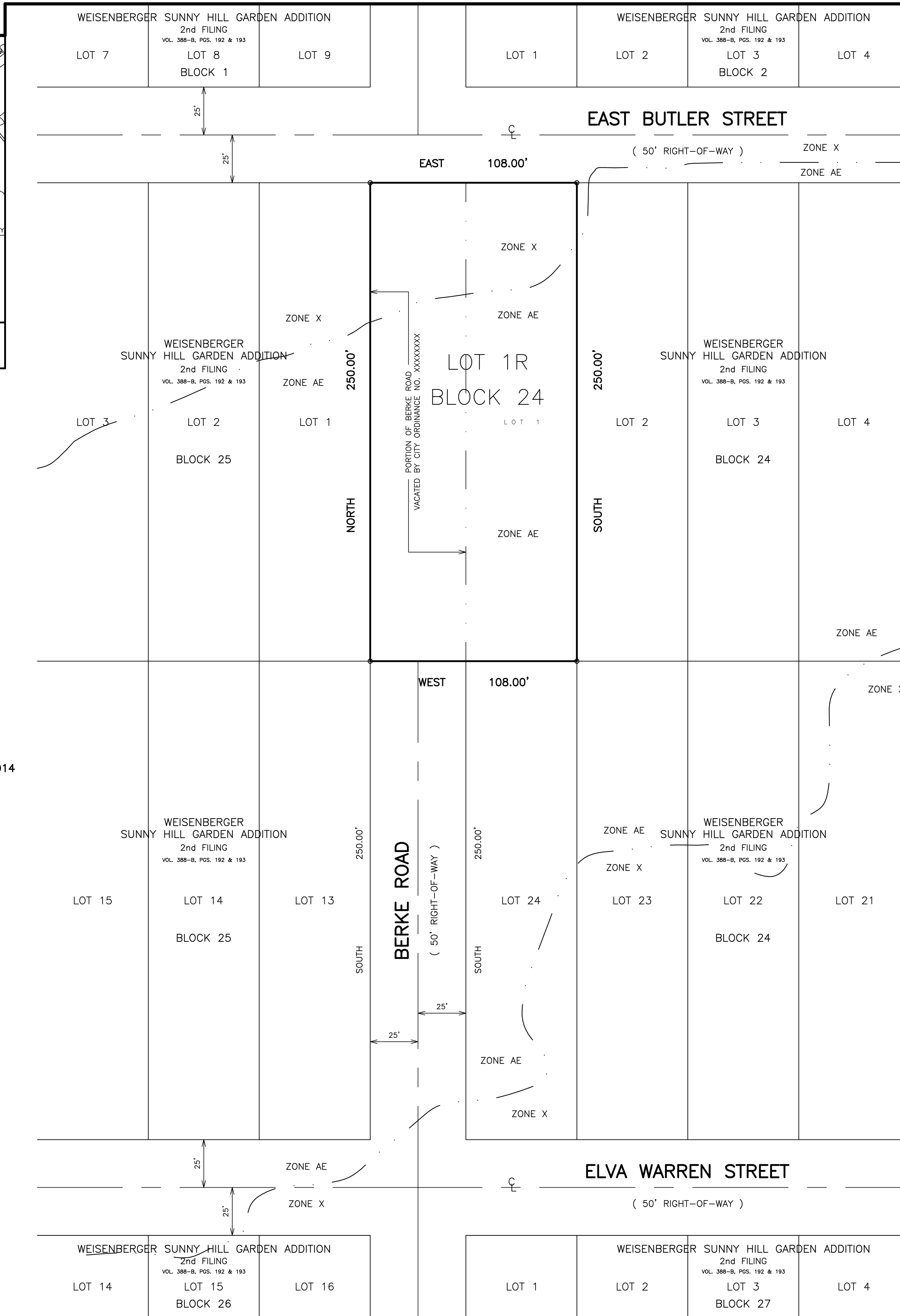


OWNER:
ALEJANDRO DIAZ
JUANITA DIAZ
3837 JAMES AVENUE
FORT WORTH, TEXAS 76110
817-922-0733 VOICE
janied1@att.net

SURVEYOR:
GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrants@aol.com



OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALEJANDRO DIAZ AND JUANITA DIAZ, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A 0.6198 ACRE TRACT OF LAND SITUATED IN TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 24, WEISENBERGER SUNNY HILL GARDENS ADDITION, 2nd FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGES 192 AND 193, PLAT RECORDS, TARRANT COUNTY, TEXAS; TOGETHER WITH A 0.2670 ACRE PORTION OF BERKE ROAD, VACATED BY CITY ORDINANCE NO. XXXXXXXXX, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 24, IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BUTLER STREET, A 50 FEET WIDE PUBLIC STREET;
 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, BLOCK 24, 250.00 FEET TO A SET 1/2" INCH STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 24;
 THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 24, AT 58.00 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 24, AND IN THE EAST RIGHT-OF-WAY LINE OF BERKE ROAD, CONTINUING ACROSS SAID BERKE ROAD, IN ALL 108.00 FEET TO A SET 1/2" STEEL ROD IN THE WEST RIGHT-OF-WAY LINE OF BERKE ROAD, AND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 25, WEISENBERGER SUNNY HILL GARDENS ADDITION, 2nd FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGES 192 AND 193, PLAT RECORDS, TARRANT COUNTY, TEXAS;
 THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, BLOCK 25, AND THE WEST RIGHT-OF-WAY LINE OF BERKE ROAD, 250.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 25, AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BUTLER STREET;
 THENCE EAST ACROSS BERKE ROAD AT 50.00 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24, CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 24, AND THE SOUTH RIGHT-OF-WAY LINE OF EAST BUTLER STREET IN ALL 108.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.6198 ACRES (27,000 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:
 LOT 1R, BLOCK 24
 WEISENBERGER SUNNY HILL GARDEN ADDITION
 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 _____ DAY OF _____, 2024.

STATE OF TEXAS
 COUNTY OF TARRANT
 ALEJANDRO DIAZ
 JUANITA DIAZ

ACKNOWLEDGMENT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEJANDRO DIAZ, 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 _____ DAY OF _____, 2024.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF TEXAS

ACKNOWLEDGMENT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUANITA DIAZ, 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 _____ DAY OF _____, 2024.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF TEXAS

THE BASIS OF BEARINGS SHOWN HEREON IS AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST BUTLER STREET.
 CONTROLLING MONUMENTS:
 1/2" STEEL ROD
 1/2" STEEL ROD

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: _____ Chairman
 By: _____ Secretary

This plat recorded in Document Number: _____
 Date: _____

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, 2023, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

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 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.
- 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 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 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.
- FLOODPLAIN STATEMENT:**
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE AE & X, COMMUNITY 480596, PANEL 0310-L, EFF. DATE 03-21-2019
- 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 THE-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 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.
- FLOOD PLAIN / DRAINAGE-WAY MAINTENANCE:**
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED 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 STORM WATER 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 STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- FLOODPLAIN RESTRICTION:**
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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(ES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

HORIZONTAL CONTROL PLAN
LOT 1R, BLOCK 24
WEISENBERGER
SUNNY HILL GARDEN ADDITION

AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
 A REVISION OF
LOT 1, BLOCK 24
WEISENBERGER SUNNY HILL GARDEN ADDITION
 AS RECORDED IN
VOLUME 388-B, PAGES 192 AND 193
PLAT RECORDS, TARRANT COUNTY, TEXAS
 TOGETHER WITH
A 50' X 250' FEET WIDE VACATED
PORTION OUT OF BERKE ROAD
AS RECORDED BY CITY ORDINANCE NO. XXXXXXX
DEED RECORDS, TARRANT COUNTY, TEXAS

FEBRUARY, 2024
 0.6198 ACRES
 1 RESIDENTIAL LOT