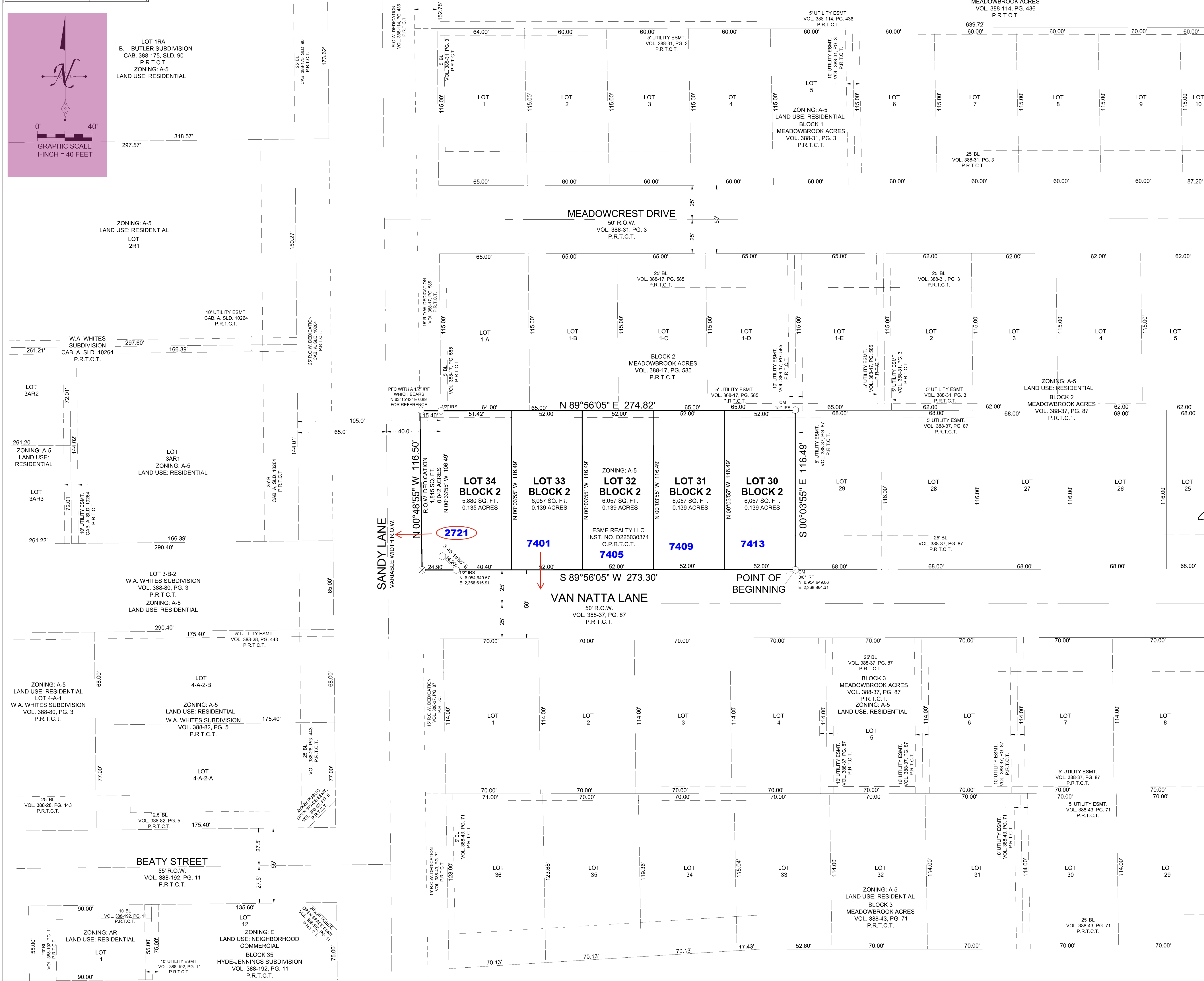
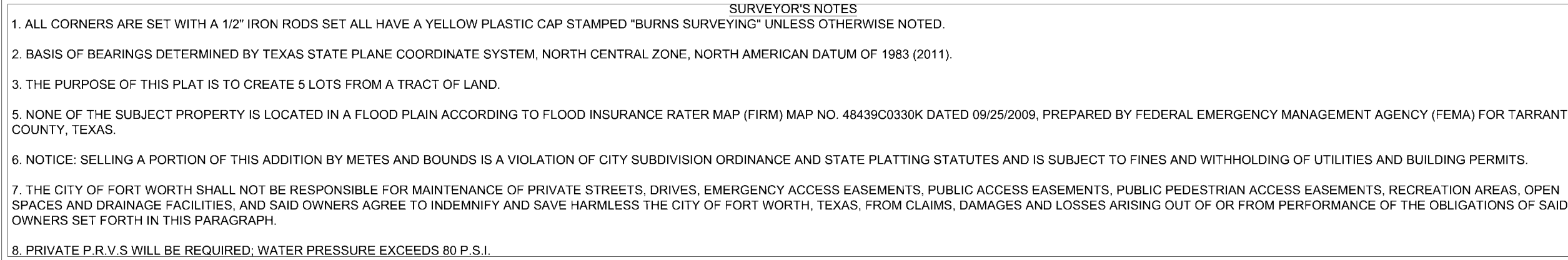




LAND USE TABLE:
GROSS ACREAGE: 0.733 ACRES
NET ACREAGE: 0.691 ACRES
RIGHT-OF-WAY DEDICATION: 0.042 ACRES
LOT USE TYPE: 5 RESIDENTIAL LOTS

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THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____

 **BURNS**

PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75083
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 -
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202503232 PREPARATION DATE: 05/19/2025 DRAWN BY:

FP-25-126

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Esme Realty LLC is the owner of a 0.733 acre tract of land situated in the Robert R. Ramey Survey, Abstract Number 1341, City of Fort Worth, Tarrant County, Texas, same being that tract of land conveyed to Esme Realty LLC by Special Warranty Deed recorded in Instrument Number D225030374, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 29, Block 2, Meadowbrook Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-37, Page 87, Plat Records, Tarrant County, Texas, same lying along the north Right-of-Way line of Van Natta Lane (a 50 foot Right-of-Way);

THENCE South 89 degrees 56 minutes 05 seconds West, along the North Right-of-Way line of said Van Natta Lane, a distance of 273.30 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying in the intersection of the North Right-of-Way line of said Van Natta Lane and the East Right-of-Way line of Sandy Lane (a variable width Right-of-Way);

THENCE North 00 degrees 48 minutes 55 seconds West, along the East Right-of-Way line of said Sandy Lane, a distance of 116.50 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the East Right-of-Way line of said Sandy Lane, from which a 1/2 inch iron rod found bears North 63 degrees 15 minutes 42 seconds East, a distance of 0.89 feet for reference;

THENCE North 89 degrees 56 minutes 05 seconds East, a distance of 274.82 feet to a 1/2 inch iron pipe found for corner, said corner lying along the South line of Lot 1-D, Block 2, Meadowbrook Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-17, Page 585, Plat Records, Tarrant County, Texas, same being the Northwest corner of said Lot 29;

THENCE South 00 degrees 03 minutes 55 seconds East, along the West line of said Lot 29, a distance of 116.49 feet to the POINT OF BEGINNING and containing 31,925 square feet or 0.733 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Esme Realty LLC, acting by and through their duly authorized agent, Salvador Garcia, do hereby adopt this plat designating the herein-described property as **LOT 30-34, BLOCK 2, MEADOWBROOK ACRES ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

Witness my hand at Rockwall, Texas, This 27th day of April, 2026.

Name: Salvador Garcia
Title: Agent

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Salvador Garcia, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 27th day of July, 2026

Lisa Tyler
Notary Public in and for the State of Texas
My commission expires: 11-17-2023


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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 23 day of July, 2026


Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
REGISTERED
★
BARRY S RHODES
3691
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day of July, 2026

Notary Public in and for the State of Texas
My commission expires: 11-17-2028


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

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
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

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.

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.

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

The seal of the Fort Worth Fire Department is a circular emblem. It features a central shield with a stylized fire engine and a fireman. The words "FORT WORTH" are at the top, "FIRE DEPARTMENT" is at the bottom, and "1853" is in the center.

L.T. Thornton
L.T. Thornton (Sep 29, 2026 14:24:18 CDT)

09/29/2026

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 : 09/30/2026

By : Caroline Oranz
CAROLINE ORANZ, CLERK, CITY OF FORT WORTH

Chairman

By : Steph Mura
Steph Mura, CLP, 2026 13:56:38 CDT

Secretary

FINAL PLAT
LOTS 30-34, BLOCK 2
MEADOWBROOK ACRES ADDITION
A 0.733 ACRE TRACT OF LAND SITUATED IN THE
ROBERT R. RAMEY SURVEY, ABSTRACT NO. 1341
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
5 RESIDENTIAL LOTS

CASE NO. FP-25-126