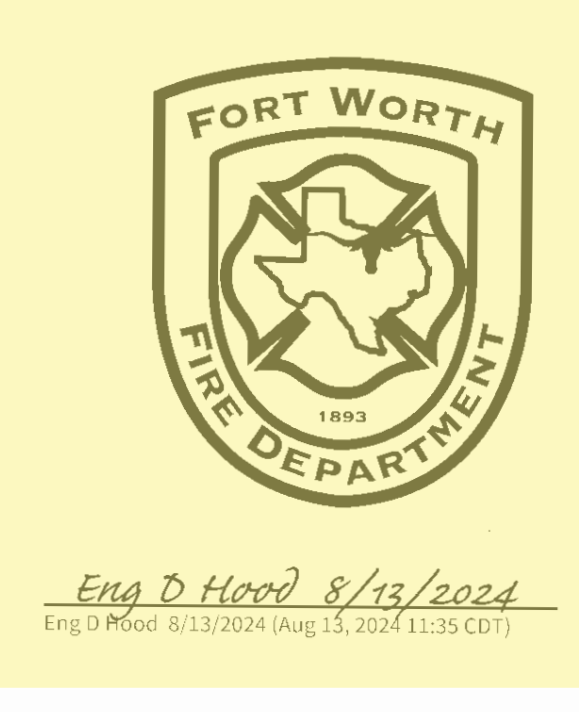


LOT AREAS

0.1428 ACRES/6,222 SF. - LOT 1R-2
0.2299 ACRES/10,013 SF. - LOT 1R-3
0.0011 ACRES/49 SF. R.O.W. DEDICATION
0.3728 ACRES/16,284 SF. TOTAL



Aug 13, 2024

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date:

By: Donald R. Ence Aug 13, 2024
Chairman

By: Derek Hull
Secretary

FS-23-293

FS-23-293

PLAT OF
LOTS 1R-2 AND 1R-3, BLOCK 72,
THE HIGHLANDS OF GLENWOOD ADDITION
in the City of Fort Worth, Tarrant County, Texas,
being a subdivision of the East 125 feet of Lots 1 and 2, Block 72, The Highlands of Glenwood Addition, as shown on the plat recorded in Volume 106, Page 99, Tarrant County Plat Records.

All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

OWNER AT TIME OF PLATTING
JUAN MANUEL CANADA
3331 SYDNEY STREET
FORT WORTH, TEXAS 76119

NOTES:

- 1) BEARINGS ARE BASED UPON ASSUMED BEARING OF NORTH ALONG THE EAST R.O.W. LINE OF BELZISE TERRACE RECORDED IN VOLUME 106, PG. 99, TARRANT COUNTY, PLAT RECORDS.
- 2) DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.

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.

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.

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.

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".

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.

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.

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(s) wishing to construct within the flood-plain. 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.

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 I 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.

Covenants or Restrictions are Un-altered

This Replat 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.

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.

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

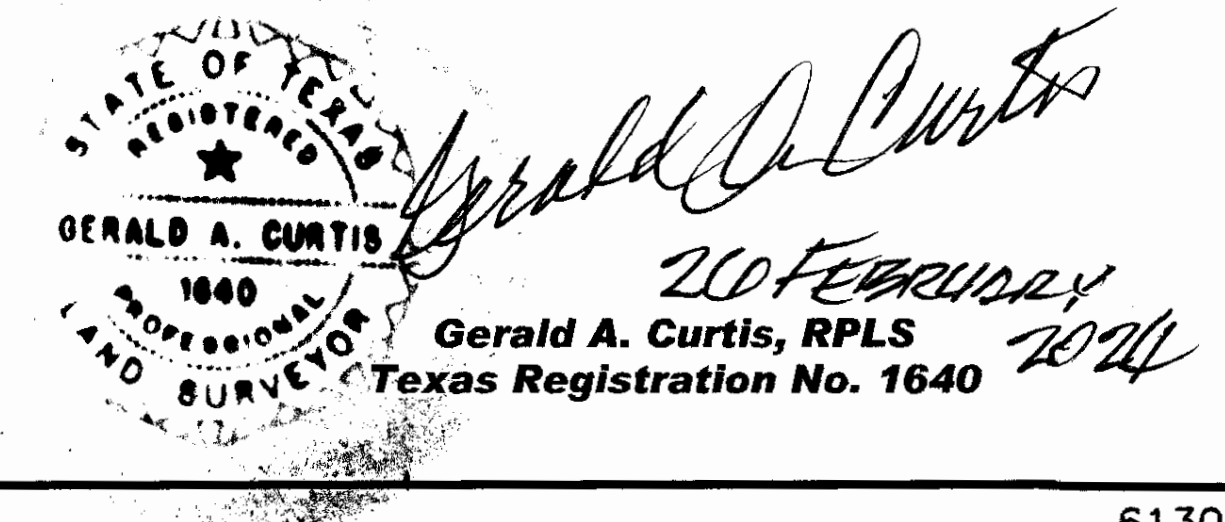
The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0310 L, revised March 21, 2019.

Flood Plain/Drainage-Way: Maintenance

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 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 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.

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



THE STATE OF TEXAS §
COUNTY OF TARRANT § KNOW ALL MEN BY THESE PRESENTS:

THAT, JUAN MANUEL CANADA, being the owner of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being portions of LOTS 1 and 2, BLOCK 72, THE HIGHLANDS OF GLENWOOD ADDITION, as shown on plat thereof recorded in Volume 106, Page 99, of the Tarrant County Plat Records, and said portions being more fully described as one unit as follows:

BEGINNING at the northeast corner of said Lot 1, at the point of intersection of the south line of East Morphy Street (60 foot wide right-of-way) with the west line of a 30 foot wide public alley in said Block 72, from which point a metal fence post bears South 57 degrees East, 0.21 foot;

THENCE South with the east line of said Lots 1 and 2 and said west line of 30 foot wide alley, 140.0 feet to the common east corner of said Lot 2 and Lot 3, in said Block 72, from which point a metal fence post bears South 1.9 feet;

THENCE West with the common line between said Lots 2 and 3, 125.0 feet to a 1/2" iron rod found in place for the southeast corner of the west 100 feet of said Lots 1 and 2, as conveyed to Tonza R. Simon, a single woman, by deed recorded as County Clerk's File No. D222056683;

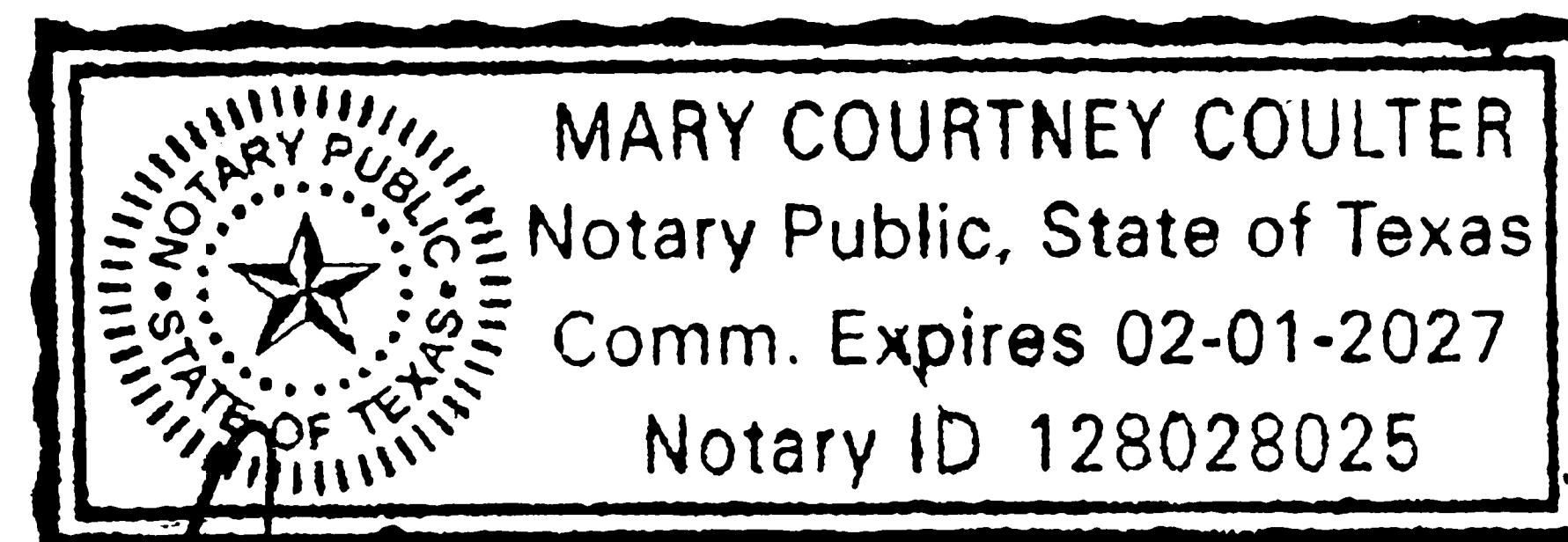
THENCE North across said Lots 1 and 2 with the east line of said Simon portion of Lots 1 and 2, 120.56 feet to the northeast corner of said Simon portion in the north line of said Lot 1 and said south line of East Morphy Street, from which point a metal fence post in concrete bears South 10 degrees East, 0.49 foot;

THENCE North 81 degrees, 09 minutes, 35 seconds East with said north line of Lot 1 and south line of East Morphy Street, 126.50 feet to the PLACE OF BEGINNING.

DOES HEREBY ADOPT THE PLAT ACCOMPANYING HEREWITH as his plan for revising same, to be known as LOTS 1R-2 and 1R-3, in BLOCK 72, THE HIGHLANDS OF GLENWOOD ADDITION, in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the use of the public the right-of-way and easements a shown on said plat.

Juan M Canada
Juan Manuel Canada

THE STATE OF TEXAS §
COUNTY OF TARRANT §



This instrument acknowledged before me on 6/28, 2024, by Juan Manuel Canada.

Mary Courtney Coulter
Notary Public, State of Texas
My commission expires 2/1/27

