

GENERAL PLAT NOTES:

WATER / WASTE WATER 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, base 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.

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 parts of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITS 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.

TRANSPORTATION IMPACT FEES:

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation fees. The total amount assessed is established on the recordation date of this plat application, base 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.

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.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION:

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common Shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

SIDEWALKS AND STREET LIGHTS:

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

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.

SITE DRAINAGE STUDY:

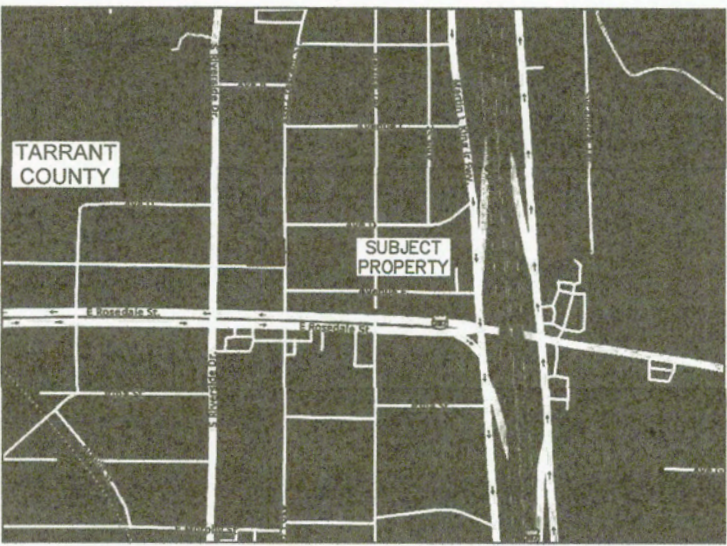
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required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

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 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.

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, 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.



LOCATION MAP
SCALE NTS

LEGAL DESCRIPTION

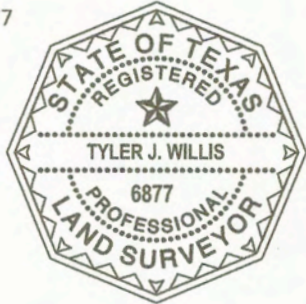
BEING a 0.252 acre tract of land situated in the JOAN W. HAYNES SURVEY, ABSTRACT NO. 778, Tarrant County, Texas, and being all of a Lot 2 and the remainder of Lot 3, Block 58, Highlands to Glenwood Addition according to the plat thereof as recorded in Volume 310-A, Page 15, Plat Records, Tarrant County, Texas.

STATE OF TEXAS
COUNTY OF TARRANT

I here by Certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property made on the ground by:

Datapoint Surveying & Mapping

Tyler J. Willis
TYLER J. WILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877
MAY 11, 2026



STATE OF TEXAS
COUNTY OF TARRANT

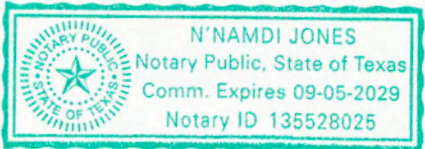
That we, Mon Investments, Inc., owner(s) of the herein described tract of land. Do hereby designate the herein described property as Lots 2R & 3R, Block 58, of the Highland to Glenwood Addition, an addition to Tarrant County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

OWNER: MON INVESTMENTS, INC. (NAT MON)
7801 PIRATE POINT CIRCLE,
ARLINGTON, TEXAS 76016

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared Nat Mon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 11 day of June, 2024
Nat Mon
NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF TARRANT

This Plat recorded in Document Number _____
Date _____

LAND USE TABLE	
GROSS AREA	0.252 ACRES
NET AREA FOR DEVELOPMENT	0.252 ACRES
RIGHT OF WAY DEDICATION	0.000 ACRES

LEGEND	
---	SUBJECT TRACT BOUNDARY
- - -	ADJOINER TRACT BOUNDARY
---	BUILDING SETBACK
---	EXISTING EASEMENT
---	CENTERLINE ROAD
---	RIGHT OF WAY (R.O.W.)
---	UNDER GROUND TELEPHONE
---	OVERHEAD ELECTRIC
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	PIPE FENCE
---	WOOD FENCE
---	CENTERLINE CREEK/DITCH
CM	CONTROL MONUMENT
FM	FOUND MONUMENT
IP	IRON ROD POST
IP	SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint 10194585" UNLESS OTHERWISE NOTED
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
EM	ELECTRIC METER
MH	MANHOLE
CA	CLEANOUT

ABBREVIATIONS	
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
N.C.B.	NEW CITY BLOCK
O.P.R.	OFFICIAL PUBLIC RECORDS
D.P.R.	DEED AND PLAT RECORDS
T.C.T.	TARRANT COUNTY TEXAS
DOC.	DOCUMENT NUMBER
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
GAS (G)	GAS
ELEC (E)	ELECTRIC
TELE (T)	TELEPHONE
CATV (TV)	CABLE TELEVISION
ESMT	EASEMENT

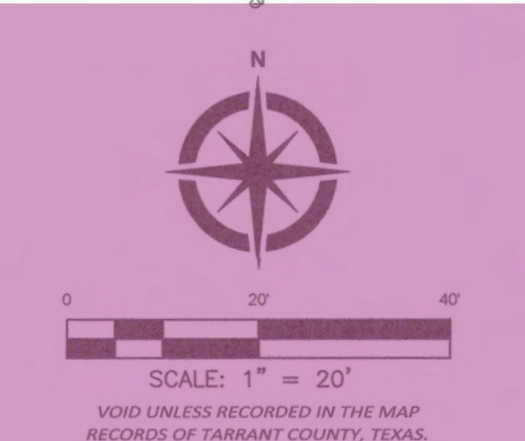
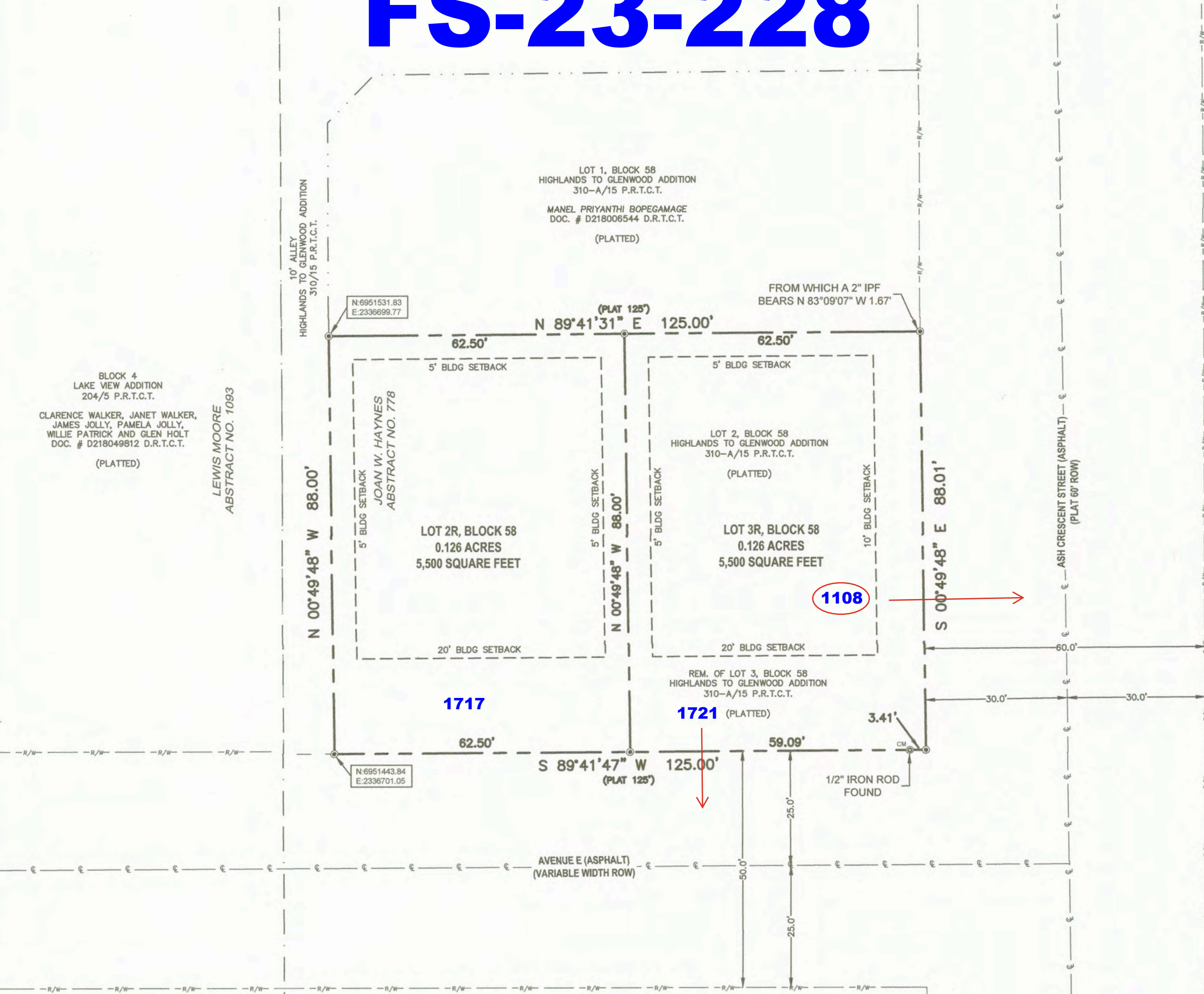
OWNER:
MON INVESTMENTS, INC.
7801 PIRATE POINT
CIRCLE, ARLINGTON, TX
76016

DATAPoint
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: ZM	DATE: 05/11/2026	REV. 1
CHECKED BY: TW	DATE: 05/11/2026	1
PROJECT # 23-09-3518	SHEET 1 OF 1	

FS-23-228

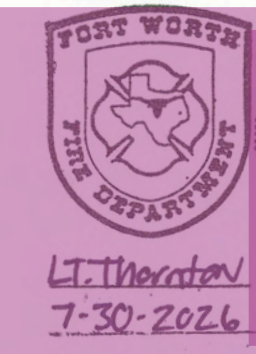


FS-23-228

FINAL PLAT OF
LOTS 2R AND 3R, BLOCK 58
HIGHLANDS TO GLENWOOD ADDITION

BEING A RE-PLAT OF ALL LOT 2 AND THE REMAINDER OF LOT 3, BLOCK 58, HIGHLANDS TO GLENWOOD ADDITION, AN ADDITION TO CITY OF FORT WORTH, TEXAS, SITUATED IN THE JOAN W. HAYNES SURVEY, ABSTRACT NO. 778, ACCORDING TO THE PLAT RECORDED IN VOLUME 310-A, PAGE 15, PLAT RECORDS, TARRANT COUNTY, TEXAS.

PLAT PREPARED: OCTOBER 5, 2023
REVISED: MAY 11, 2026



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/31/2026 10:06 AM
D226149026
PLAT
Pages: 2
Fees: \$54.00
Mary Louise Nicholson
COUNTY CLERK