

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0330K, MAP REVISED SEPTEMBER 25, 2009.

DEVELOPMENT YIELD: Gross Site Area (Acreage): 0.318 Total Number Lots: 2
Residential Lots: 0 Total Number Dwelling Units: 2
Acreage: Single Family Detached 0.318 Single Family Attached 2 Two Family 0 Multifamily
Non-Residential Lots: 0
Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.000

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.

OWNER:
HORACIO VALDES &
LETICIA GONZALEZ
5912 SALLYS WAY, ALVATRADO, TX 76009
817-353-9533
ANTONIO.T.SERNA25@GMAIL.COM

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
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P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
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FIRM CERTIFICATION # 1019000
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STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, HORACIO VALDES and LETICIA GONZALEZ, are the sole owners of 0.318 acres of land situated in the J.W. HAYNES SURVEY, Abstract No. 778, Fort Worth, Tarrant County, Texas, according to the deeds recorded in County Clerk's File No's. D206188459 and D208112607, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.318 acres of land situated in the J.W. HAYNES SURVEY, Abstract No. 778, Fort Worth, Tarrant County, Texas, and being a portion of Lots 9, 10 and 11, Block 67, The Highlands of Glenwood Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 100, of the Plat Records of Tarrant County, Texas, and also being the same tracts of land conveyed to Horacio VALDES and Leticia Gonzalez, by the deeds recorded in County Clerk's File No's. D206188459 and D208112607, of the Official Public Records of Tarrant County, Texas. Said 0.318 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the West boundary line of said Lot 11, being the intersection of the North right-of-way line of Avenue D (a 60 foot wide public right-of-way) with the East right-of-way line of Ann Street (a 36 foot wide public right-of-way);

THENCE N 00° 45' 56" W 124.99 feet, along the West boundary line of said Lot 11 and the East right-of-way line of said Ann Street, to a 1/2" iron rod found;

THENCE N 89° 18' 02" E 150.00 feet, severing said Lots 11, 10 and 9, to a 1/2" iron rod found in the East boundary line of said Lot 9, being the West right-of-way line of Martin Luther King Freeway (a variable width public right-of-way);

THENCE S 00° 36' 15" E 26.90 feet, along the East boundary line of said Lot 9 and the West right-of-way line of said Martin Luther King Freeway, to a 1/2" iron rod found at the intersection of the West right-of-way line of Martin Luther King Freeway with the North right-of-way line of aforesaid Avenue D;

THENCE again severing said Lots 9, 10 and 11 and running along the North right-of-way line of said Avenue D, as follows:

- 1. S 40° 03' 50" W 56.03 feet, to a 1/2" iron rod marked "Britain & Crawford" set at the beginning of a curve to the right;
- 2. SOUTHWESTERLY 129.69 feet, along said curve to the right, having a radius of 160.00 feet, a central angle of 46° 26' 26", and a chord bearing S 63° 07' 32" W 126.17 feet, to the POINT OF BEGINNING containing 0.318 acres (13,871 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HORACIO VALDES and LETICIA GONZALEZ, do hereby designate the foregoing property as LOTS 9R & 10R, BLOCK 67, THE HIGHLANDS OF GLENWOOD ADDITION, to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

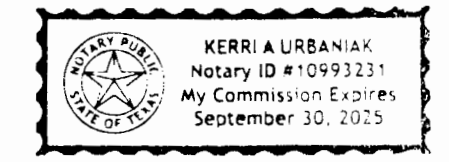
WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this 5th day of December, 2024.

Horacio Valdes
HORACIO VALDES, OWNER
Leticia Gonzalez
LETICIA GONZALEZ, 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 HORACIO VALDES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

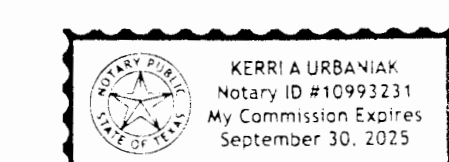
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF December, 2024.



Kerri A. Urbaniak
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LETICIA GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF December, 2024.



Kerri A. Urbaniak
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
OF
LOTS 9R AND 10R, BLOCK 67
THE HIGHLANDS OF GLENWOOD ADDITION
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
AND BEING A REPLAT OF A PORTION OF
LOTS 9, 10 AND 11, BLOCK 67
THE HIGHLANDS OF GLENWOOD ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED
IN VOLUME 106, PAGE 100 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: OCTOBER 2023
0.318 ACRES GROSS, 2 LOTS

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.

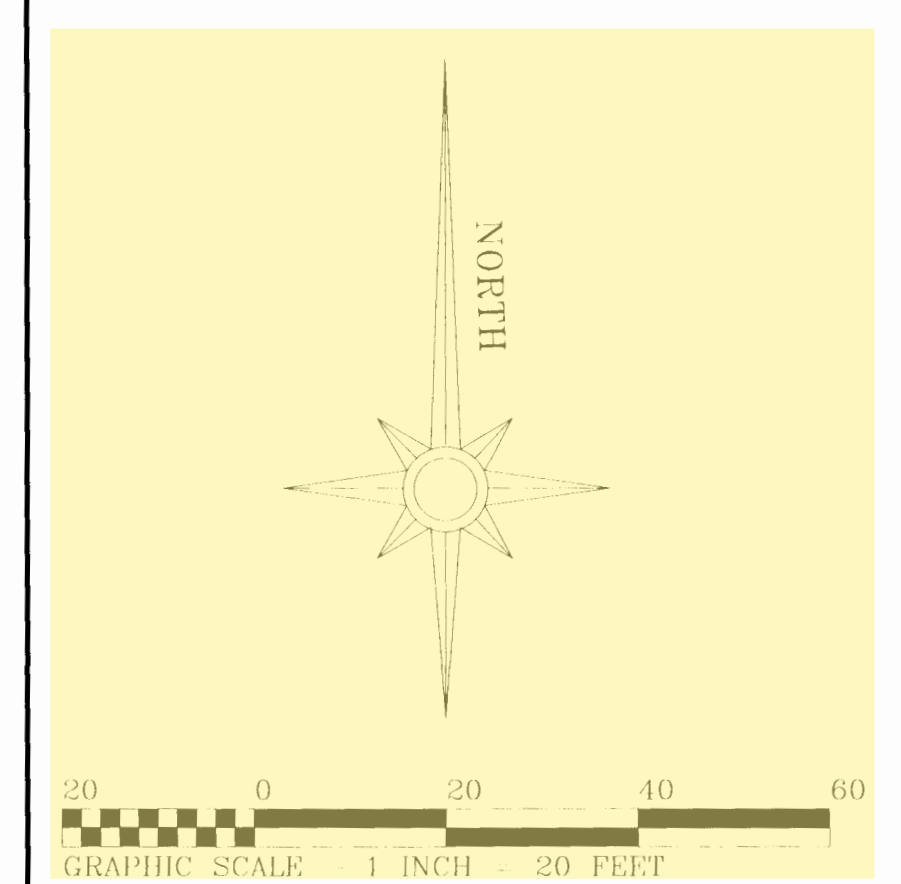
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along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

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".

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 II then in effect on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.



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.

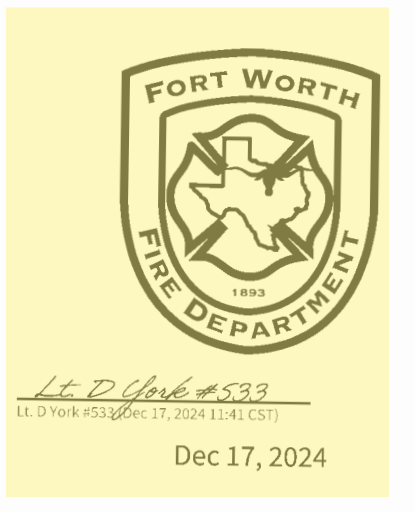
Parkway Permit Note
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

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.

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.

STATE OF TEXAS
COUNTY OF TARRANT
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
CHRIS L. BLEVINS
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5792



FS-23-270

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: *Donald S. Serna* Dec 17, 2024
Chairman
By: *Darrell Hill*
Secretary

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