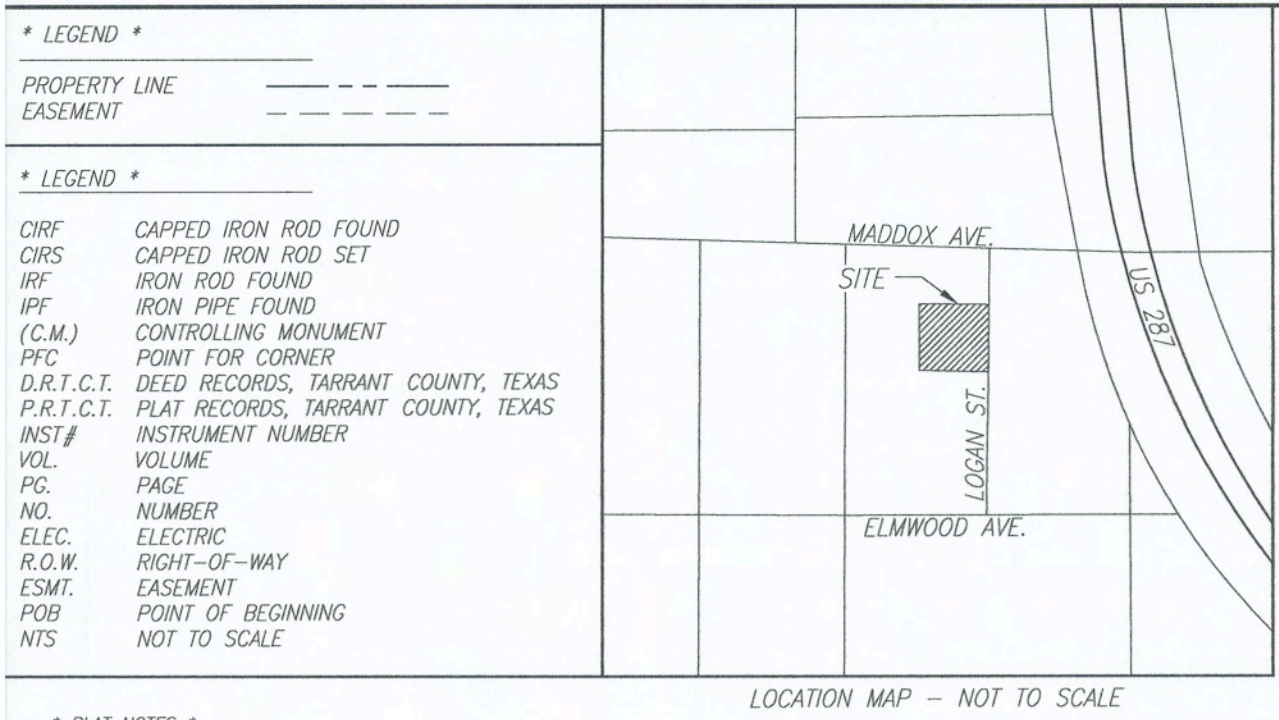


FS-23-307



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 APPROVAL 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.

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, OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY OBSTRUCTS 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, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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 CURRENT IMPACT FEE ORDINANCE. 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 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".

NO PERMANENT STRUCTURE
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.

PARKWAY PERMIT
PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAYMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

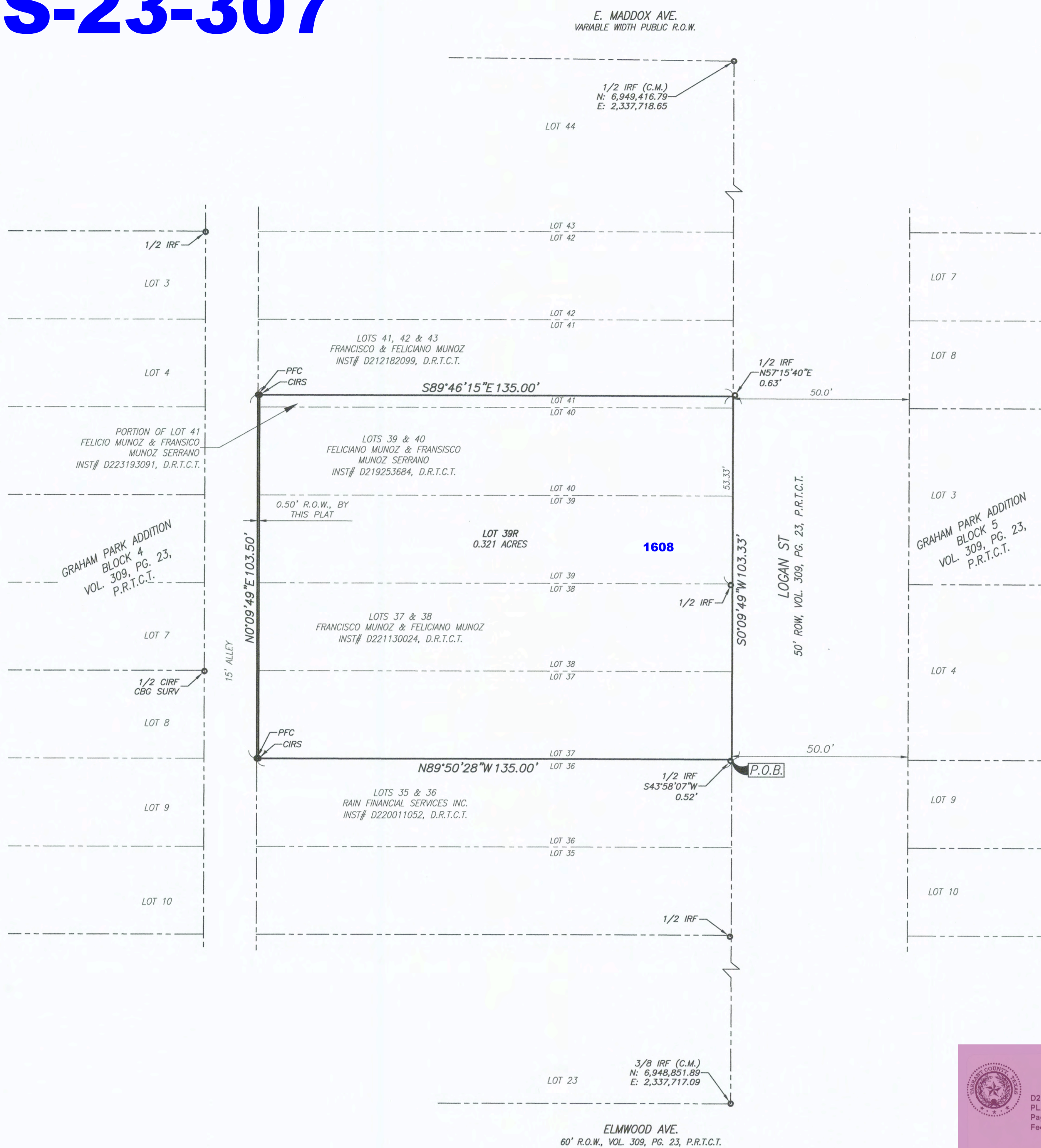
PRIVATE MAINTENANCE
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUCCESSOR OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

COVENANTS OR RESTRICTIONS ARE UNALTERED
THIS PLAT DOES NOT VIOLATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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 FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM THE ULTIMATE DEVELOPMENT OF THE WATERSHED.

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.



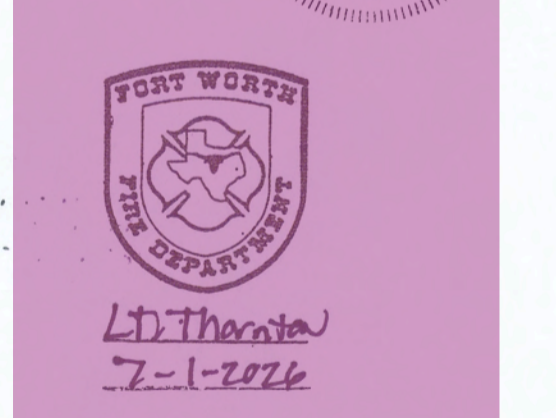
STATE OF TEXAS,
COUNTY OF TARRANT:
LEGAL DESCRIPTION
BEING ALL OF LOTS 37 AND 38, BLOCK 4, OF THE GRAHAM PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 309, PAGE 23 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AS CONVEYED TO FELICIANO MUNOZ AND FRANCISCO MUNOZ IN A DEED RECORDED INSTRUMENT NUMBER D221130024, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF LOTS 39 AND 40, BLOCK 4, OF SAID GRAHAM PARK ADDITION, AS CONVEYED TO FELICIANO MUNOZ AND FRANCISCO MUNOZ SERRANO IN A DEED RECORDED INSTRUMENT NUMBER D219253684, D.R.T.C.T., AND A PORTION OF LOT 41, BLOCK 4, OF SAID GRAHAM PARK ADDITION, AS CONVEYED TO FELICIANO MUNOZ AND FRANCISCO MUNOZ SERRANO IN A DEED RECORDED INSTRUMENT NUMBER D223193091, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 43 DEGREES 58 MINUTES 07 SECONDS WEST, A DISTANCE OF 0.52 FEET, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 37, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 36, BLOCK 4, OF SAID GRAHAM PARK ADDITION, AS CONVEYED TO RAIN FINANCIAL SERVICES INC. IN A DEED RECORDED INSTRUMENT NUMBER D220011052, D.R.T.C.T., SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF LOGAN STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE, FOLLOWING THE COMMON LINE OF SAID LOT 37 AND SAID LOT 36, NORTH 89 DEGREES 50 MINUTES 28 SECONDS WEST, A DISTANCE OF 135.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"; SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID LOT 37, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 36, SAID POINT ALSO BEING ON THE EAST LINE OF A 15-FOOT ALLEY;
THENCE, DEPARTING THE COMMON LINE OF SAID LOT 37 AND SAID LOT 36, AND FOLLOWING THE COMMON LINE OF SAID 15-FOOT ALLEY AND THE WEST LINES OF SAID LOTS 37, 38, 39, 40, AND A PORTION OF LOT 41, NORTH 00 DEGREES 09 MINUTES 49 SECONDS EAST, A DISTANCE OF 103.50 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID PORTION OF LOT 41, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF THE REMAINDER OF LOT 41, BLOCK 4 OF SAID GRAHAM PARK ADDITION, AS CONVEYED TO FRANCISCO AND FELICIANO MUNOZ IN A DEED RECORDED INSTRUMENT NUMBER D212182099, D.R.T.C.T.;
THENCE, DEPARTING THE EAST LINE OF SAID 15-FOOT ALLEY, AND FOLLOWING THE COMMON LINE OF SAID PORTION OF LOT 41 AND SAID REMAINDER OF LOT 41, SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 135.00 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 57 DEGREES 15 MINUTES 40 SECONDS EAST, A DISTANCE OF 0.63 FEET, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID PORTION OF LOT 41, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID REMAINDER OF LOT 41, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF LOGAN STREET;
THENCE, DEPARTING THE COMMON LINE OF SAID PORTION OF LOT 41 AND SAID REMAINDER OF LOT 41, AND FOLLOWING THE WEST RIGHT-OF-WAY LINE OF LOGAN STREET, SOUTH 00 DEGREES 09 MINUTES 49 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 53.33 FEET, FOR THE MOST SOUTHEASTERLY CORNER OF SAID LOT 39, AND CONTINUING A TOTAL DISTANCE OF 103.33 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 13,961.32 SQUARE FEET, OR 0.321 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS,
COUNTY OF TARRANT:
DEDICATION
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT, FELICIANO MUNOZ AND FRANCISCO MUNOZ SERRANO, BEING THE SOLE OWNER(S) OF THE ABOVE DESCRIBED PARCELS, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 39R, BLOCK 4, GRAHAM PARK ADDITION, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.
FELICIANO MUNOZ DATE 05 / 22 / 2026
FRANCISCO MUNOZ SERRANO DATE 05 / 22 / 2026

STATE OF TEXAS,
COUNTY OF TARRANT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FELICIANO MUNOZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May, 2026
June M. Oluea
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03-01-2029

STATE OF TEXAS,
COUNTY OF TARRANT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FRANCISCO MUNOZ SERRANO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May, 2026
June M. Oluea
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03-01-2029

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/02/2028 11:45 AM
D226128475
PLAT
Pages: 3
Fees: \$73.00
Mary Louise Nicholson
COUNTY CLERK



CASE NO. FS-23-307

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 7/6/2026

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

OWNER:
FELICIANO MUNOZ
FRANCISCO MUNOZ SERRANO
1604 LOGAN ST.
FORT WORTH, TX 76104

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
1380 U.S. 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
(682) 553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

FIELD SURVEY BY: JC DATE: 02/11/2026 PROJECT NO. 23-779
DRAWN BY: DL SCALE: 1" = 20' SAM@HANNA-SE.COM

I, NICHOLAS D. LONGIRO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY STATE THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY, AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION.

DATE: 5/11/26

[Signature]

NICHOLAS D. LONGIRO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7249

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT WITHIN THE GRAHAM PARK ADDITION, FORT WORTH, TARRANT COUNTY, TEXAS.
2. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
3. CONTROLLING MONUMENTS ARE AS NOTED.
4. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
5. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0310L, DATED 03/21/2019, TARRANT COUNTY, TEXAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
7. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

FINAL PLAT
LOT 39R, BLOCK 4
GRAHAM PARK ADDITION
BEING A REPLAT OF LOTS 37-40 & A PORTION
OF LOT 41, BLOCK 4, GRAHAM PARK ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, RECORDED IN
VOLUME 309, PAGE 23, P.R.T.C.T.
JULY, 2025

PAGE 1 OF 1

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE _____

CASE NO. FS-23-307