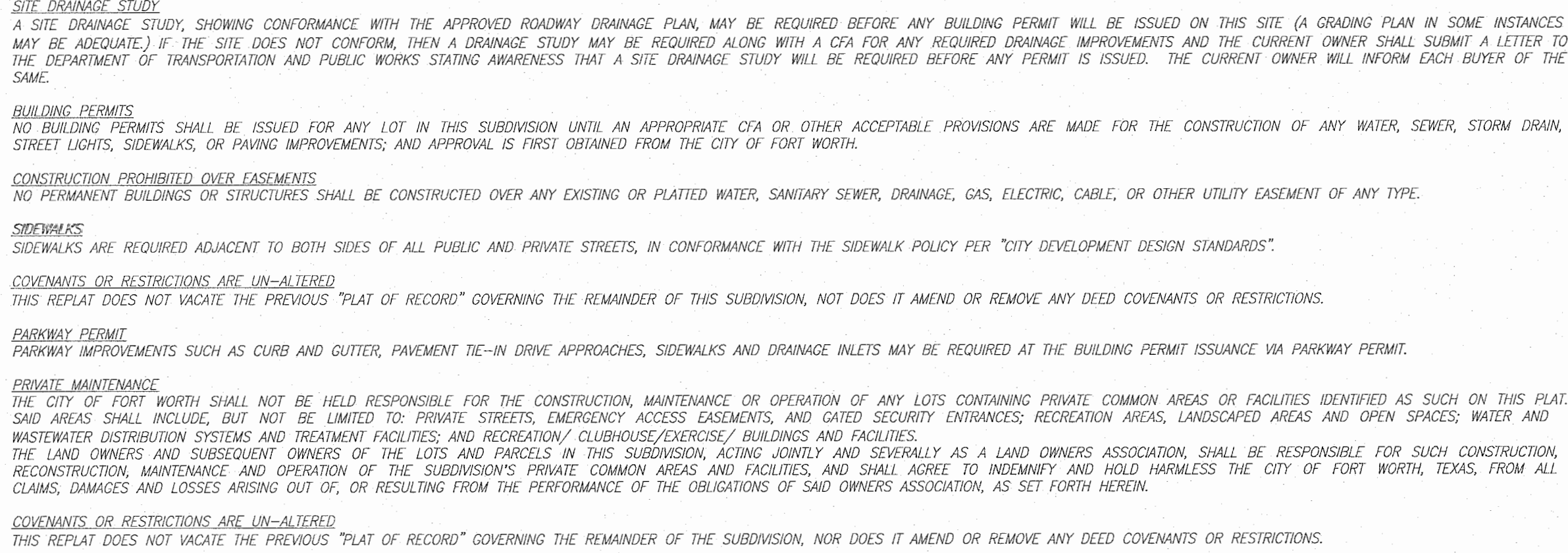


PLAT NOTES *

WATER/SEWASTER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND SEWASTER 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 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR SEWASTER 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 ENDS 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.

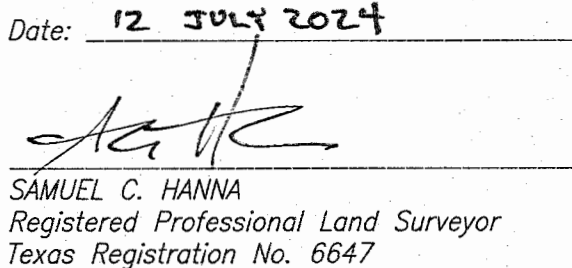
TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS TO BE PAID ON THE DATE A BUILDING PERMIT IS ISSUED.



08/06/2024 04:15 PM Page: 1 of 3 Fees: \$73.00
PLAT
SUBMITTER: RAYMUNDO DE LA TORRE AGUINAGA

STATE OF TEXAS:
COUNTY OF TARRANT;
LEGAL DESCRIPTION
BEING ALL OF LOT 1 AND THE WEST 12.5 FEET OF LOT 2, OF BLOCK 65, OF THE HIGHLANDS OF GLENWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 106, PAGE 98, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.I.), AS CONVEYED TO RAMUNDO DE LA TORRE ACUAGUA AND MARIA GUADALUPE RODRIGUEZ LUNA, IN A DEED, RECORDED IN INSTRUMENT D223007023, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.), SAID ADDITION BEING ALSO THE JOHN W. HAYNES SURVEY, ABSTRACT NUMBER 778, AND BEING ALL OF THE EAST 37.5 FEET OF LOT 2 AND THE WEST 25 FEET OF LOT 3, OF SAID BLOCK 65 AS CONVEYED TO RAMUNDO DE LA TORRE ACUAGUA, IN A DEED, RECORDED IN INSTRUMENT NUMBER D223007023, AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "D&D RPLS 4369", SAID POINT BEING THE MOST SOUTHEASTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTELY CORNER OF THE EAST 1/2 OF LOT 3, AS CONVEYED TO ANABEL RODRIGUEZ IN A DEED, RECORDED IN INSTRUMENT NUMBER D020624654, D.R.T.C., SAID POINT ALSO BEING ON THE NORTH LINE OF A 20-FOOT ALLEY, AS DEFINED IN SAID HIGHLANDS OF GLENWOOD ADDITION, ACCORDING TO A REPEAT THEREOF, RECORDED IN INSTRUMENT D218010777, P.R.T.C.I.;
THENCE NORTH ALONG THE NORTH LINE OF SAID 20-FOOT ALLEY, SOUTH 89 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 125.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHWESTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BELZISSE TERRACE;
THENCE DEPARTING THE NORTH LINE OF SAID 20-FOOT ALLEY, AND FOLLOWING THE EAST RIGHT-OF-WAY LINE OF BELZISSE TERRACE, NORTH 00 DEGREES 41 MINUTES 01 SECONDS WEST, A DISTANCE OF 190.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C, OF THE HIGHLANDS OF GLENWOOD ADDITION ACCORDING TO A REPEAT THEREOF, RECORDED IN INSTRUMENT NUMBER D218010777, P.R.T.C.I.;
THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF BELZISSE TERRACE, AND FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C, NORTH 89 DEGREES 18 MINUTES 49 SECONDS EAST, PASSING A 3/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "D&D RPLS 4369", AT A DISTANCE OF 62.50 FEET, AND CONTINUING A TOTAL DISTANCE OF 125.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHEASTELY CORNER OF SUBJECT TRACT, SAID POINT BEING THE MOST NORTHWESTELY CORNER OF SAID EAST 1/2 OF LOT 3;
THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID EAST 1/2 OF LOT 3, SOUTH 89 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 190.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.5000 SQUARE FEET, OR 0.545 ACRES, MORE OR LESS.

I, SAMUEL C. HANNA, 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.



H:\HSE\2024\24-1146 - 2006 Avenue C Replat\Survey\24-1146 Avenue C.dwg

THAT RAYMUNDO DE LA TORRE AGUINAGA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R, BLOCK 65, HIGHLANDS OF GLENWOOD ADDITION, AN ADDITION TO FORT WORTH, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.


BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAYMUNDO DE LA TORRE AGUINAGA, 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 THERETO EXPRESSED.

GENERAL NOTES:

1. ALL CIRS REFERENCED ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
2. ALL MAG NAIL SET REFERENCED ARE A 1/2-INCH MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
3. 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 ALLIETRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
4. CONTROLLING MONUMENTS ARE AS NOTED.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 4843C0305L DATED MARCH 21, 2019, CITY OF FORT WORTH, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

THAT MARIA GUADALUPE ROMERO LUNA, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 11R, BLOCK 65, HIGHLANDS OF GLENWOOD ADDITION, AN ADDITION TO FORT WORTH, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA GUADALUPE ROMERO LUNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.


 Lt. Thornton
 8-1-24

[illegible]

FS-24-104

FINAL PLAT
"LOT 1R, BLOCK 65"
HIGHLANDS OF GLENWOOD ADDITION
BEING A REPLAT OF LOTS 1, 2, AND THE
WEST 25 FEET OF LOT 3, HIGHLANDS OF
GLENWOOD ADDITION, AN ADDITION TO THE
CITY OF FORT WORTH, TARRANT COUNTY,
TEXAS, VOL. 106, PG. 99, P.R.T.C.T.
THE PURPOSE OF THIS REPLAT IS
COMBINE LOTS 1, 2, AND PORTIONS OF
LOT 3 INTO ONE LOT.
J. HAYNES SURVEY, ABSTRACT NO. 778