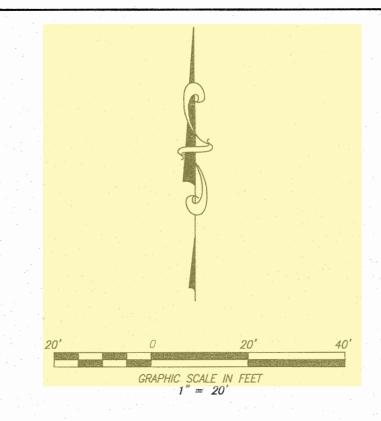


VACINITY MAP NOT TO SCALE



* PLAT NOTES *

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 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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 THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE

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

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.

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 ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THIS SUBDIVISION, NOT DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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.

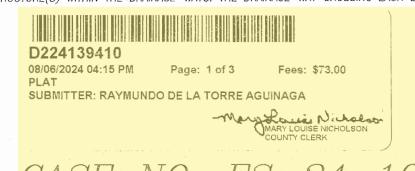
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY 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 SUBSEQUENT 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.

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.

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 (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 THE ULTIMATE DEVELOPMENT OF THE WATERSHED.

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.



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 APPROVED DATE

RAYMUNDO DE LA TORRE DELATORRERAYMUNDO@YAHOO.COM 2000 AVENUE C FORT WORTH, TX 76104

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS HANNA SURVEYING AND ENGINEERING, LLC THAT AFFECT THIS PROPERTY SAM HANNA THAT ARE NOT SHOWN. 1729 E FM 917 ALVARADO, TX 76009 682-553-9474

FIRM NO. 10194633 FIELD SURVEY BY: AJ

DATE: 07/12/2024

SCALE: 1" = 20'

SAM@HANNA-SE.COM HANNA SURVEYING - & ENGINEERING LLC.

PROJECT NO. 24-114

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 99, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AS CONVEYED TO RAYMUNDO DE LA TORRE AGUINAGA AND MARIA GUADALUPE ROMERO LUNA, IN A DEED, RECORDED IN INSTRUMENT NUMBER D224026007, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAID ADDITION BEING OUT OF THE JOAN 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 RAYMUNDO DE LA TORRE AGUINADA, IN A DEED, RECORDED IN INSTRUMENT NUMBER D223007253, 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 SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF THE EAST 1/2 OF LOT 3, AS CONVEYED TO ANABEL RODRIGUEZ IN A DEED, RECORDED IN INSTRUMENT NUMBER D20624654, D.R.T.C.T., SAID POINT ALSO BEING ON THE NORTH LINE OF A 20-FOOT ALLEY, AS DEPICTED IN SAID HIGHLANDS OF GLENWOOD ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FOLLOWING THE NORTH LINE OF SAID 20-FOOT ALLEY, SOUTH 89 DEGREES 18 MINUTES 59 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 SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BELZISE TERRACEW; THENCE DEPARTING THE NORTH LINE OF SAID 20-FOOT ALLEY, AND FOLLOWING THE EAST RIGHT-OF-WAY LINE OF BELIZSE TERRACE, NORTH OO 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 NORTHWESTERLY 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 REPLAT THEREOF, RECORDED IN INSTRUMENT NUMBER D218010077.

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF BELIZSE TERRACE, AND FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C, NORTH 89 DEGREES 18 MINUTES 59 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 NORTHEASTERLY CORNER OF SUBJECT TRACT, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID

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 00 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 190.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23,750 SQUARE FEET, OR 0.545 ACRES, MORE OR LESS.

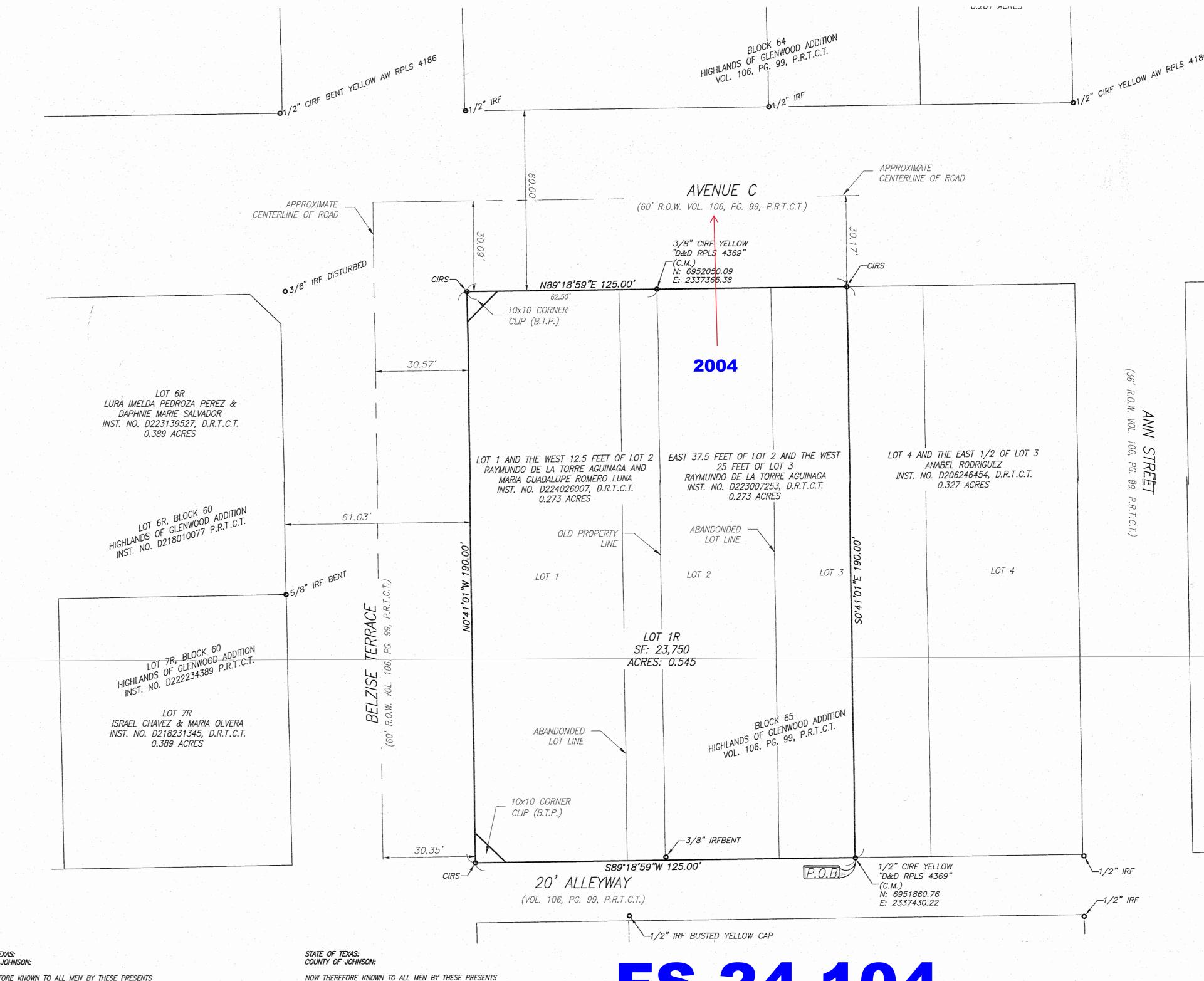
			and the state of t		_
	LAND USE TABLE				
LOT DESIGNATION	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE]
LOT 1R	0.544 ACRES	0.545 ACRES	.001 ACRES	ZONED; "B" TWO-FAMILY	

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.



Date: 12 JULY 2024 SAMUEL C. HANNA

Registered Professional Land Surveyor Texas Registration No. 6647



STATE OF TEXAS: COUNTY OF JOHNSON:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS

THAT <u>RAYMUNDO</u> <u>DE LA TORRE AGUINAGA</u>, 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 OTHERWIŞE, DESIGNATED ON THIS PLAT.

RATMUNDO DE LA TORRE AGUINADA DATE 17 / 28 / 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED <u>RAYMUNDO</u> <u>DE LA TORRE</u> <u>AGUINAGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING</u> INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

(SIGNATURE OF OWNER)

AND FOR THE STATE OF TEXAS

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 ALLTERRA 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 48439C0305L DATED MARCH 21, 2019, CITY OF FORT WORTH, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD

THAT <u>MARIA GUADALUPE ROMERO LUNA</u>, 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.

Maca C Roma Lia MARIA GUADALUPE ROMERO LUNA DATE 07 / 28 / 2024

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 SEAL OF OFFICE THIS 28 DAY OF July

NOTARY PUBLIC IN AND-FOR THE STATE OF TEXAS

NICHOLAS DREW LONIGRU Notary Public, State of Texa My Commission Expires January 22, 2028 NOTARY ID 134642608 MY COMMISSION EXPIRES: 1-22-2028

(SIGNATURE OF OWNER)

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

PAGE 1 OF 1

THIS PLAT RECORDED IN DOCUMENT NO.

8-1-24