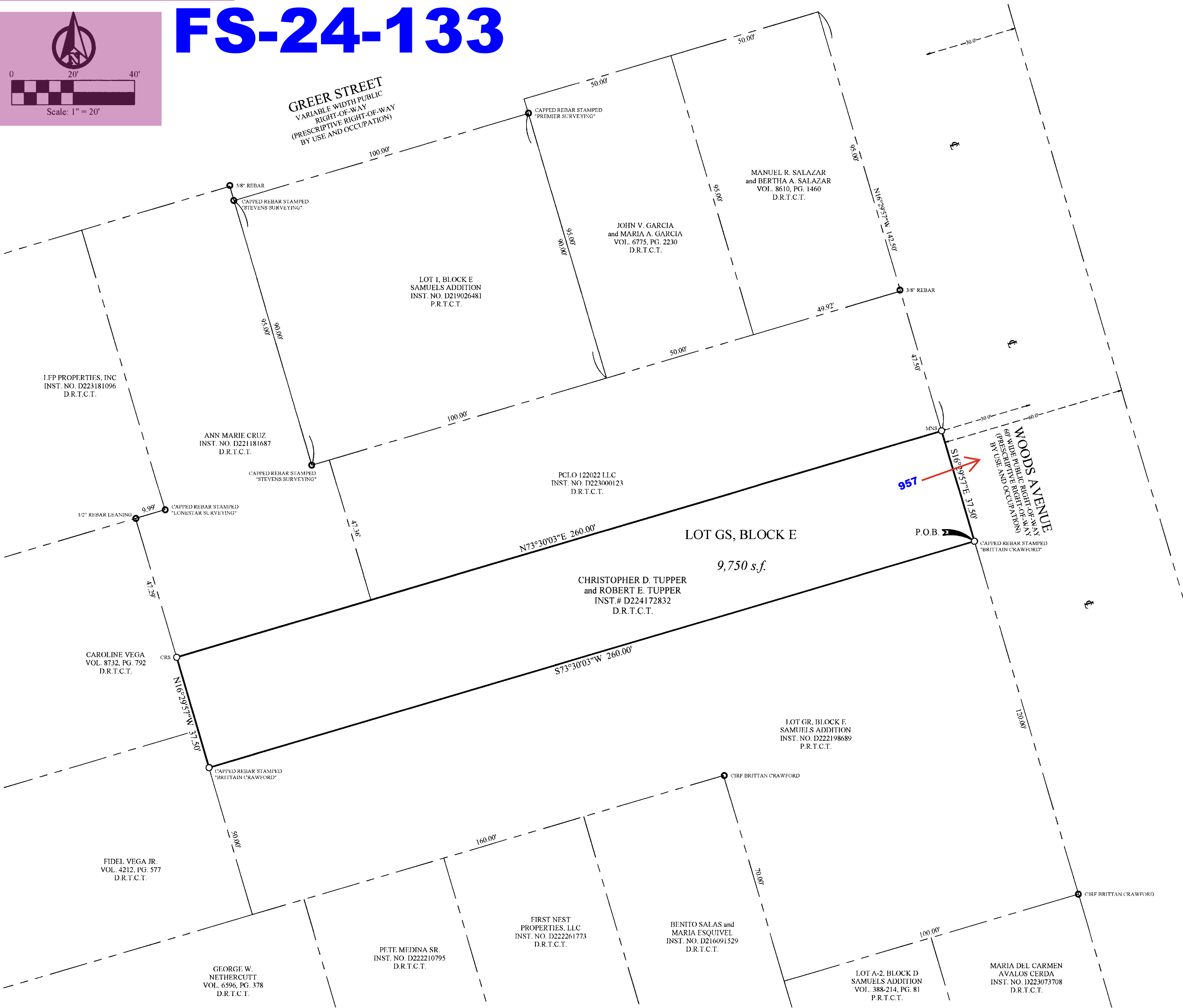
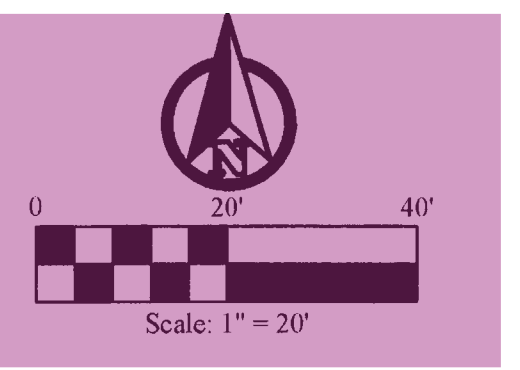


FS-24-133



LAND USE TABLE	
TOTAL GROSS ACREAGE:	0.2238 ACRES
NUMBER OF RESIDENTIAL LOTS:	1
NUMBER OF NON-RESIDENTIAL LOTS:	N/A
NON-RESIDENTIAL ACREAGE:	N/A
RESIDENTIAL ACREAGE:	0.2238 ACRES
PRIVATE PARK ACREAGE:	N/A
PUBLIC PARK ACREAGE:	N/A
STREET AND ALLEY ACREAGE:	N/A

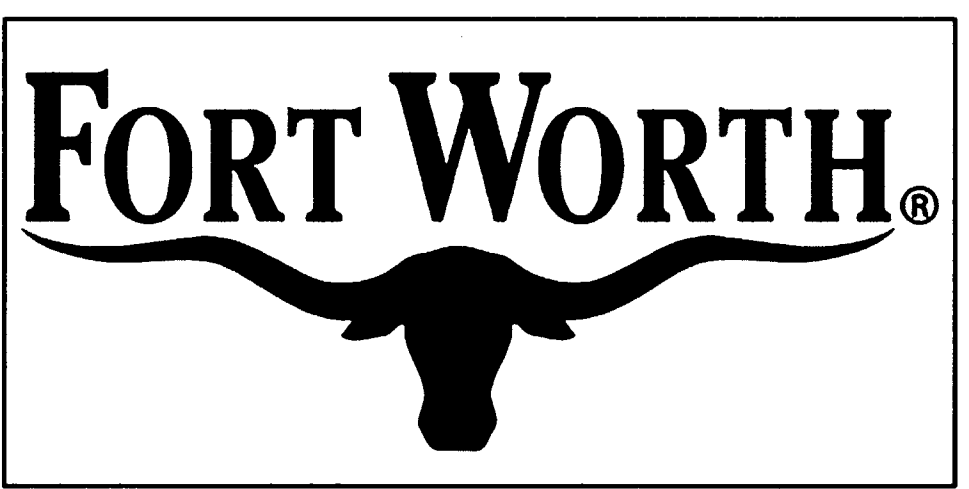
FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0330K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

LEGEND OF ABBREVIATIONS
 US S.F.Ft. United States Survey Feet
 TxCS, 83, NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.D.C.T. Plat Records of Tarrant County, Texas
 O.P.R.D.C.T. Official Public Records of Tarrant County, Texas
 D.R.D.C.T. Deed Records of Tarrant County, Texas
 VOL./PG./INST.# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set
 MNS 1/2" rebar stamped "TEXTERRA SURVEYING" set
 TBM Site benchmark (see vicinity map for general location)
 V Vertex or common point (not a monument)
 Coordinate values, if shown, are US S.F.Ft./TxCS, 83, NCZ
 Elevations, if shown, are NAVD'88
 Bearings are based on grid north (TxCS, 83, NCZ)

OWNERS:
CHRISTOPHER D. TUPPER and ROBERT E. TUPPER
11620 MADJIE AVENUE
FORT WORTH, TX 76244

SURVEYOR:
TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

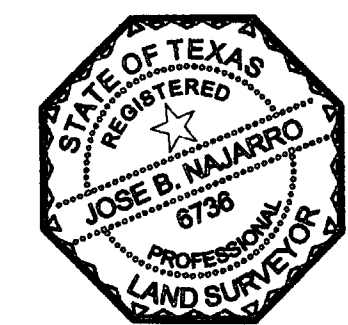
PLAT APPROVAL DATE: 05/07/2026

By: Caroline Cranz Chairman
 By: Stephen Murray Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro, 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.

Jose B. Najarro
Registered Professional Land Surveyor No. 6736
texterrasurveying@gmail.com
DATE: 5/4/2026



STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary public in and for said County and State, on this day personally appeared Jose B. Najarro, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May, 2026.

SEBASTIAN RODRIGUEZ
My Notary ID # 135510575
Expires April 10, 2029

Sebastian Rodriguez
Notary Public in and for the State of Texas

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Christopher D. Tupper and Robert E. Tupper, are the owners of that certain tract situated in the Felix G. Mulliloin Survey, Abstract No. 1045, City of Fort Worth, Tarrant County, Texas; said tract being described in the deed to Christopher D. Tupper and Robert E. Tupper, recorded under Instrument Number D224172832, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the subject tract is more particularly described as follows:

BEGINNING at a capped rebar stamped "Brittain Crawford" found at the southeast property corner of the said Tupper tract, same being the northeast lot corner of Lot GR, Block E, of Samuels Addition, an addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument Number D22198689, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said **Point of Beginning** being on the west right-of-way line of Woods Avenue, being a 60 foot wide public right-of-way;

THENCE SOUTH 73° 30' 03" WEST, departing the said west right-of-way line, with the south property line of the said Tupper tract and with the north lot line of said Lot GR, a distance of 260.00 feet to capped rebar stamped "Brittain Crawford" found at the southwest property corner of the Tupper tract, same being the northwest lot corner of Lot GR;

THENCE NORTH 16° 29' 57" WEST, with the west property line of the Tupper tract, a distance of 37.50 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the Tupper tract;

THENCE NORTH 73° 30' 03" EAST, with the north property line of the Tupper tract, a distance of 260.00 feet to a Mag Nail with washer stamped "TEXTERRA SURVEYING" set at the northeast property corner of the Tupper tract, being on the aforementioned west right-of-way line of Woods Avenue, from said point the intersection of Woods Avenue and Greer Street bears NORTH 16° 29' 57" WEST, a distance of 142.50 feet;

THENCE SOUTH 16° 29' 57" EAST, with the east property line of the Tupper tract and with the said right-of-way line, a distance of 37.50 feet to the **POINT OF BEGINNING** and enclosing 9,750 square feet.

DEDICATION STATEMENT:

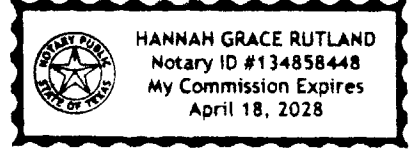
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Christopher D. Tupper does hereby designate the foregoing property as Lot GS, Block E, SAMUELS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this 4 day of May, 2026.

Christopher D. Tupper
CHRISTOPHER D. TUPPER

STATE OF TEXAS §
COUNTY OF TARRANT §
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRISTOPHER D. TUPPER, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of May, 2026.



Hannah Grace Rutland
Notary Public in and for the State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Robert E. Tupper does hereby designate the foregoing property as Lot GS, Block E, SAMUELS ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this 2nd day of May, 2026.

Robert E. Tupper
ROBERT E. TUPPER

STATE OF CONNECTICUT §
COUNTY OF FAIRFIELD §
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT E. TUPPER, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of May, 2026.

Shoki Sayeed
SNPC: 0167977
Notary Public
State of Connecticut
Fairfield County

Shoki Sayeed
Notary Public in and for the State of Connecticut

NOTES:

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- Private P.R.V.'s will be required: water pressure exceeds 80 P.S.I.

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D _____ DATE _____

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 11 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 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 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.

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."

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.

FLOOD PLAIN / DRAINAGE-WAY: MAINTENANCE

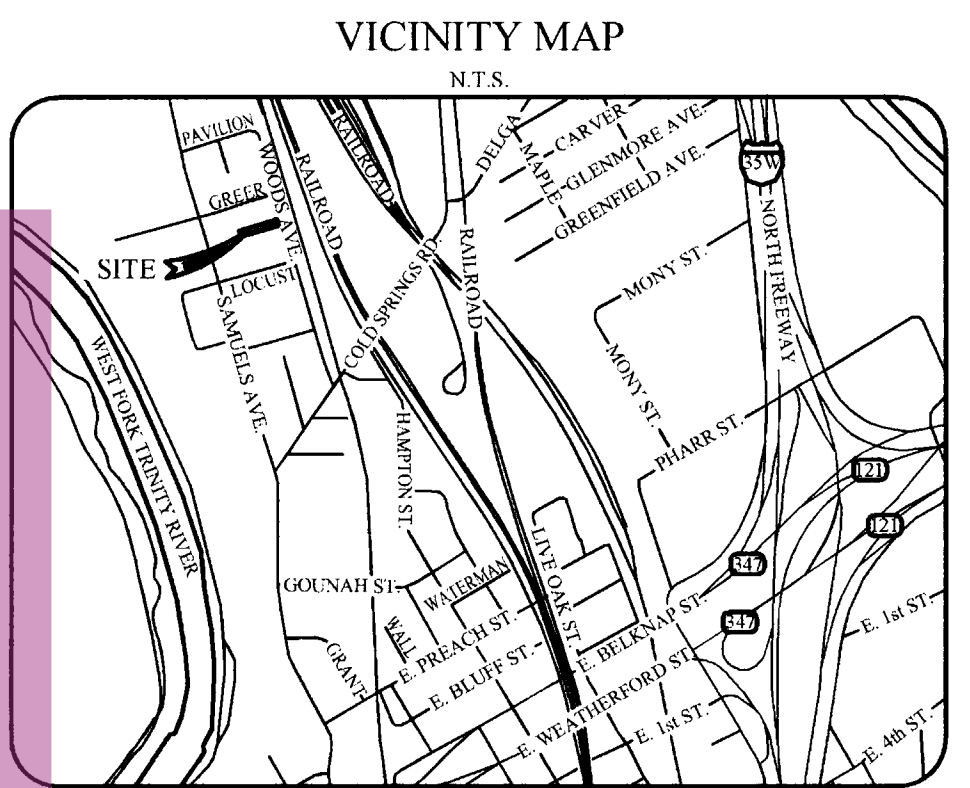
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible 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 condition, 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.

PARKWAY PERMIT:

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.

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.



FORT WORTH FIRE DEPARTMENT

 Lt. Thornton
 LT. Thornton (May 6, 2026 15:29:44 CDT)
 05/06/2026

FINAL PLAT
LOT GS, BLOCK E
SAMUELS ADDITION
A 9,750 SQUARE FEET ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE FELIX G. MULLILOIN SURVEY, ABSTRACT NO. 1045

DATE: May, 2026
Scale: 1" = 20'