

SURVEYOR:
GRANT ENGINEERING, INC.
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FORT WORTH, TEXAS 76109
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jagrants@aol.com

OWNER:
EDUARDO HINOJOSA LOZANO
6337 HARTMAN ROAD
FOREST HILL, TEXAS 76119
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FS-24-207

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT I, EDUARDO HINOJOSA LOZANO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A 0.2964 ACRE PORTION OF LOT 23-B, HARLEM GARDENS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Q, PAGE 155, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO EDUARDO HINOJOSA LOZANO BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D222084106, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE MOST SOUTHERLY CORNER OF LOT 23-B-1, HARLEM GARDENS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-128, PAGE 87, OF SAID PLAT RECORDS, IN THE NORTHWEST RIGHT-OF-WAY LINE OF ELINOR STREET, A 50 FEET WIDE PUBLIC STREET, AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 51 DEGREES 47 MINUTES 02 SECONDS EAST, 400.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09 DEGREES 40 MINUTES 07 SECONDS, AN ARC LENGTH OF 67.50 FEET (LONG CHORD BEARS SOUTH 33 DEGREES 22 MINUTES 54 SECONDS WEST, 67.42 FEET) TO A SET 1/2 INCH STEEL ROD AT THE MOST SOUTHERLY CORNER OF SAID LOT 23-B, AND AT THE NORTHEAST CORNER OF LOT 23-A OF SAID HARLEM GARDENS;

THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 23-B AND THE NORTH LINE OF SAID LOT 23-A, 168.06 FEET TO A SET 1/2 INCH STEEL ROD AT THE MOST WESTERLY CORNER OF SAID LOT 23-B; AND AT THE MOST NORTHERLY CORNER OF SAID LOT 23-A;

THENCE NORTH 36 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 23-B, 93.41 FEET TO A SET 1/2 INCH STEEL ROD AT THE MOST WESTERLY CORNER OF SAID LOT 23-B-1;

THENCE SOUTH 59 DEGREES 51 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 23-B-1, 160.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.2964 ACRES (12,909 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS MY PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 23-B-2
HARLEM GARDENS
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

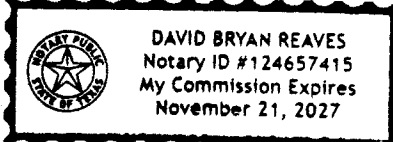
AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 25th DAY OF February, 2025.

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO HINOJOSA LOZANO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 25th DAY OF February, 2025.

MY COMMISSION EXPIRES:



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C-1	400.00	09°40'07"	67.50

THE PURPOSE OF THIS REPLAT IS TO CREATE A LEGAL LOT OF RECORD FROM THE REMAINDER OF LOT 23B, HARLEM GARDENS

THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT RECORDED IN VOLUME 388-Q, PAGE 155, PLAT RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE MOST SOUTHERLY CORNER OF LOT 24-B, VOLUME 388-4, PAGE 326
1/2" STEEL ROD AT THE SE CORNER OF LOT 22-A, VOLUME 388-1, PAGE 595

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: 07/03/2025

By: Dalton Harrell for Don Boren Chairman

By: [Signature] Secretary

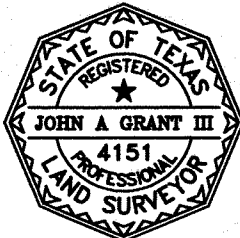
This plat recorded in Document Number: _____
Date: _____

Grant Engineering, Inc.

Engineers 2751 Park Hill Drive
Surveyors Fort Worth, Texas 76109
Planners 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MARCH, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant, III 3-7-25
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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.
- 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.
- 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 RECORDED 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.
- 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".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT:** NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AND IS WITHIN THE LIMITS OF THAT AREA WITH REDUCED FLOOD RISK DUE TO LEVEE ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0195-L, EFF. DATE 03-21-19.
- DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
- 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.
- PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A 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 UTILITY 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.



06/30/2025

FINAL PLAT
LOT 23-B-2
HARLEM GARDENS

AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
BEING THAT PORTION OF LOT 23-B, HARLEM GARDENS WHICH REMAINS AFTER THE REPLAT OF LOT 23-B-1 RECORDED IN VOLUME 388-128, PAGE 87 PLAT RECORDS, TARRANT COUNTY, TEXAS
A 0.2964 ACRE PORTION OF LOT 23-B HARLEM GARDENS
AS RECORDED IN VOLUME 388-Q, PAGE 155 PLAT RECORDS TARRANT COUNTY, TEXAS

MARCH, 2025
0.2964 ACRES
1 RESIDENTIAL LOT