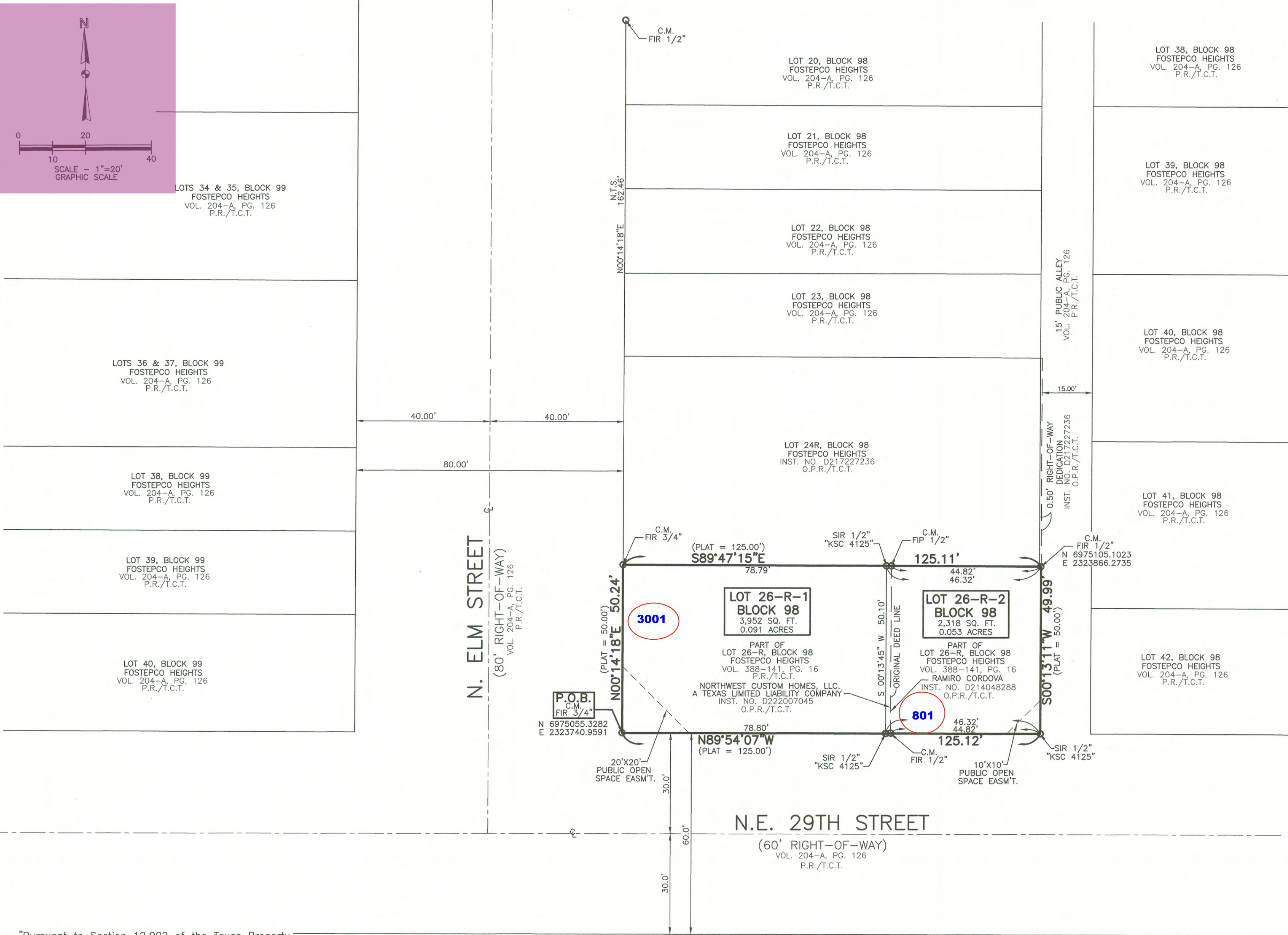
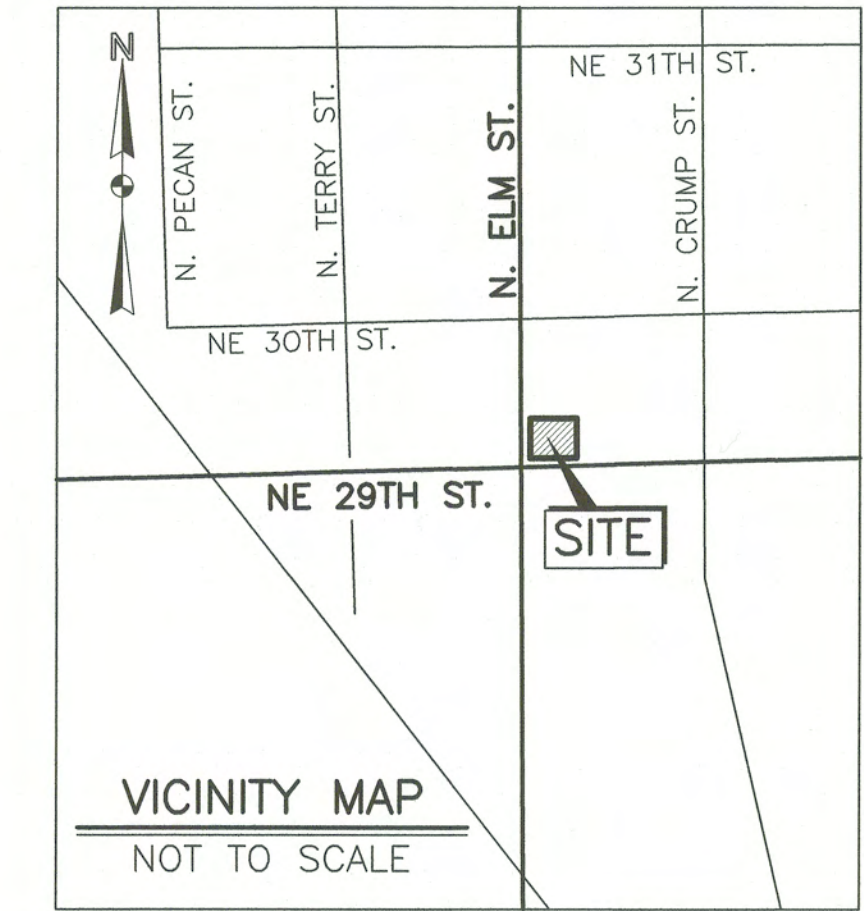




"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office."

"I hereby certify that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not altar or remove existing deed restrictions or covenants, if any, on this property."



NOTES:

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 I of the current impact fee ordinance. The amount to be collected is determined under schedule II 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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II, 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.

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".

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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 an losses arising out of or from performance of the obligations of said owners set forth in the paragraph.

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made from 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.

Covenants or Restrictions are Un-altered

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. P.R.V. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

NOTES:

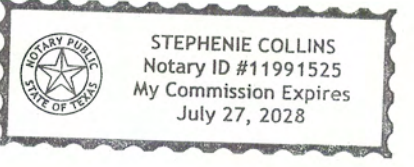
- C.M. ~ Denotes Controlling Monuments.
- The purpose of this replat is to create two lots out of an unplatted tract of land.
- The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network.
- The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this drawing without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
- I have examined the Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Community Panel No. 48439C0310L, Map Effective Date: 3/21/19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Luis Regalado**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the 14th Day of October, 2025.

Stephanie Collins
Notary Public
My Commission Expires: 7/27/28

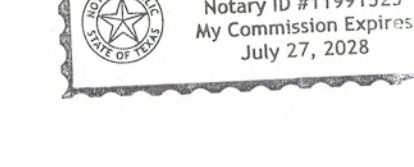


ACKNOWLEDGMENTS:

State of Texas
County of Tarrant:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Ramiro Cordova**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the 14th Day of October, 2025.

Stephanie Collins
Notary Public
My Commission Expires: 7/27/28



SURVEYORS CERTIFICATE:

That I, **Kurtis R. Webb**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Fort Worth.

Kurtis R. Webb
Kurtis R. Webb
Registered Professional Land Surveyor
No. 4125



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **Northwest Custom Homes, LLC, a Texas Limited Liability Company and Ramiro Cordova**, are the sole owners of a 0.144 acre tract of land situated in the M. Roddy Survey, Abstract No. 1370, City of Fort Worth, Tarrant County, Texas, according as described in deeds thereof recorded in Instrument No. D222007045, of the Official Public Records of Tarrant County, Texas, and Instrument No. D214048288, of the Official Public Records of Tarrant County, Texas, said 0.144 acre tract of land also being all of Lot 26-R, Block 98, Fostepco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-141, Page 16, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron rod found for the southwest corner of said Lot 26-R and in the northeast intersection of N. Elm Street (80' right-of-way) and N.E. 29th Street (60' right-of-way);

THENCE N. 00°14'18" E., with the common line of said Lot 26-R and said N. Elm Street, a distance of 50.24 feet to a 3/4 inch iron rod found for the northwest corner of said Lot 26-R and the southwest corner of Lot 24R, Block 98, Fostepco Heights, on addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Instrument No. D217227236, of the Official Public Records of Tarrant County, Texas, from which a 1/2 inch iron rod found bears N. 00°14'18" E., 162.46 feet;

THENCE S. 89°47'15" E., with the common line of said Lot 26-R and Lot 24R, a distance of 125.11 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 26-R, Block 98, the southeast corner of said Lot 24R, Block 98, (prior to the 0.50 foot of right-of-way dedication of said 24R), and said corner being in the west line of a dedicated 15 foot public alley of Block 98, of Fostepco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 204-A, Page 126, of the Plat Records of Tarrant County, Texas;

THENCE S. 00°13'11" W, with the common line of said Lot 26-R, Block 98 and 15 foot public alley, a distance of 49.99 feet, to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southeast corner of said Lot 26-R, being at the intersection of the north line of said N.E. 29th Street and the west line of said 15 foot public alley;

THENCE N. 89°54'07" W, along the south line of said Lot 26-R, Block 98, and the north line of said N.E. 29th Street, a total distance off 125.12 feet to the **POINT OF BEGINNING** and **CONTAINING** 6,270 square feet or 0.144 acres of land, more or less.

DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS §

THAT **NORTHWEST CUSTOM HOMES, LLC. AND RAMIRO CORDOVA** acting by and through the undersigned its duly authorized agent does hereby adopt this plat designating the herein above described real property as **Lot 26-R-1 and 26-R-2, Block 98, FOSTEPCO HEIGHTS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements (and Parks) shown thereon.

Luis Regalado
Luis Regalado
Owner and Agent for Northwest Custom Homes, LLC

Ramiro Cordova
Ramiro Cordova
Owner

FS-24-215

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 : <u>11/6/2025</u>	
By : <u>Jim Tidwell</u>	Chairman
By : <u>Steph</u>	Secretary



FINAL PLAT
LOT 26-R-1 AND 26-R-2, BLOCK 98
FOSTEPCO ADDITION
BEING A REPLAT OF
ALL OF LOT 26-R, BLOCK 98,
FOSTEPCO HEIGHTS, AN
ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-141, PAGE 16,
P.R./T.C.T

DATE: MARCH 01, 2024
REV: OCTOBER 16, 2025

CASE NO: FS-24-215

RESIDENTIAL LOTS: ONE
COMMERCIAL LOTS: ONE

THIS PLAT FILED IN:
CAB. _____
SLIDE NO. _____
INST. NO. _____
DATE _____