

CULVERT SCHEDULE									
CULVERT	LOT	DRIVEWAY CULVERT SIZE (DIA-IN)	NUMBER OF BARRELS	UPSTREAM FLOWLINE (FT)	DOWNSTREAM FLOWLINE (FT)	CULVERT LENGTH (FT)	TOTAL DISCHARGE (CF/S)	OUTLET VELOCITY (FT/S)	CULVERT SLOPE (%)
SOUTH CULV.	5B	24" RCP	2	605.51	604.39	26.0	2.5	2.52	4.31
NORTH CULV.	5C	15" RCP	1	599.06	598.24	28.5	28.4	5.06	0.50

GENERAL NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE PORTION OF ONE LOT INTO THREE LOTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 IRS = 1/2 INCH IRON ROD SET WITH PLASTIC YELLOW CAP STAMPED "CBG SURVEYING".

FS-24-268

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Whereas Oscar Nieto Salinas and Rosa Maria Hernandez Garcia, are the sole owners of a 159,339.35 square foot tract of land situated in the S.B. Hopkins Survey, Abstract No. 671, City of Fort Worth, Tarrant County, Texas, being a portion of Lot 5, Block 4, Frank M. Anderson Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1255, Page 306, Map Records, Tarrant County, Texas, same being a tract of land conveyed to Oscar Nieto Salinas and Rosa Maria Hernandez Garcia, by General Warranty Deed, recorded in Instrument Number D221127717, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found corner, said corner being the Southeast corner of Lot 4-C, Block 4, Frank M. Anderson Subdivision, and Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388, Page 127, Map Records, Tarrant County, Texas, same being the Northwest corner of a tract of land conveyed to Hassan S. Ali and wife, Carolyn W. Ali, by deed recorded in Volume 10637, Page 139, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 22 minutes 56 seconds East, along the West line of said Ali tract, a distance of 440.00 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being along the West line of said Ali tract, same being the Northeast corner of a tract of land conveyed to Francisca Trejo, a married person, by deed recorded in Instrument Number D208444632, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 37 minutes 22 seconds West, along the North line of said Trejo tract, a distance of 362.05 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Eduardo Gomez Guzman and Miriam Cardenas Leon, by deed recorded in Instrument Number D219151448, Official Public Records, Tarrant County, Texas, same being in the centerline of Williams Road, (a public right-of-way);

THENCE North 00 degrees 24 minutes 16 seconds West, along the North line of said subject tract, a distance of 440.00 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being in the center line of said Williams Road, same being the Northeast corner of a tract of land conveyed to Laurelyn Carlisle and Candace Fish, by deed recorded in Instrument Number D21114236, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 37 minutes 22 seconds East, along the North line of said subject tract, a distance of 362.22 feet to the POINT OF BEGINNING and containing 159,339.35 square feet and of 3.66 acres of land.

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 an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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 necessary 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.

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.

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.

Flood Plain Note:
 According to the F.I.R.M. No. 48439C0215L in Community Panel 480596, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Parkway permit Note:
 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 the parkway permit.

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 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 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Private Maintenance:
 The City of Fort Worth shall not be responsible for the maintenance of private street, drives, emergency access easements, public access easements, public pedestrian access easement, 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.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 05/15/2026 10:27 AM
 D228003184
 PLAT
 Pages: 2
 Fees: \$60.00
 Mary Louise Nicholson
 COUNTY CLERK

OWNERS: OSCAR NIETO SALINAS AND ROSA MARIA HERNANDEZ GARCIA
 1514 HUX COURT
 IRVING, DALLAS COUNTY, TEXAS 75060

CBG SURVEYING TEXAS LLC
 PLANNING & SURVEYING
 Main Office
 1413 East I-30, Ste. 7
 Garland, TX 75043
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgtxllc.com

SCALE: 1"=50' / DATE: 02-02-2026 / JOB NO. 220627-01 / DRAWN BY: JLA

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Oscar Nieto Salinas and Rosa Maria Hernandez Garcia, does hereby adopt this plat as FRANK M. ANDERSON SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 6 day of May, 2026

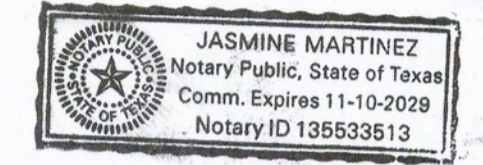
By: [Signature]
 Oscar Nieto (Owner)

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Oscar Nieto Salinas, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6 day of May, 2026

Notary Public in and for the State of Texas



WITNESS, my hand this the 6 day of May, 2026

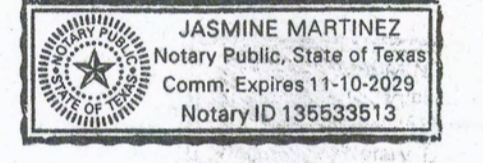
By: [Signature]
 Rosa Maria Hernandez Garcia (Owner)

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rosa Maria Hernandez Garcia, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6 day of May, 2026

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

[Signature]
 Bryan Connolly Registered Professional Land Surveyor No. 5513

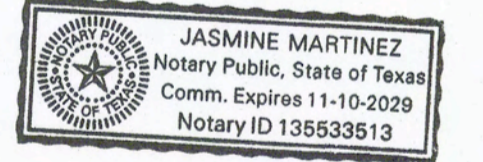


STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 purpose and in the capacity therein stated.

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

Notary Public in and for the State of Texas



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: 5/14/26
 By: [Signature] Chairman
 By: [Signature] Secretary



CASE NUMBER: FS-24-268

REPLAT
 LOTS 5A, 5B AND 5C, BLOCK 4
FRANK M. ANDERSON SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 5, BLOCK 4 FRANK M. ANDERSON SUBDIVISION A 3.66 ACRE TRACT OF LAND SITUATED IN S.B.HOPKINS SURVEY, ABSTRACT NO. 671 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Document No. _____ Date _____