

VICINITY MAP NOT TO SCALE

OWNER/DEVELOPER

FORT WORTH YOUTH ORCHESTRA 4401 TRAIL LAKE DRIVE FORT WORTH, TEXAS 76109 (817) 923-3121 (PHONE) CONTACT: ANDREW REYNOLDS EMAIL: areynolds@fwo.org

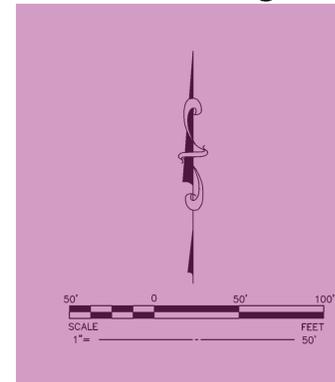
OWNER/DEVELOPER

BROWN DOG REAL ESTATE, LLC 3850 Lambert Ave FORT WORTH, TEXAS, 76109 (PHONE) 512-787-5407 CONTACT: GARRETT & KATHRYN HENRICHS EMAIL: ghein53@gmail.com

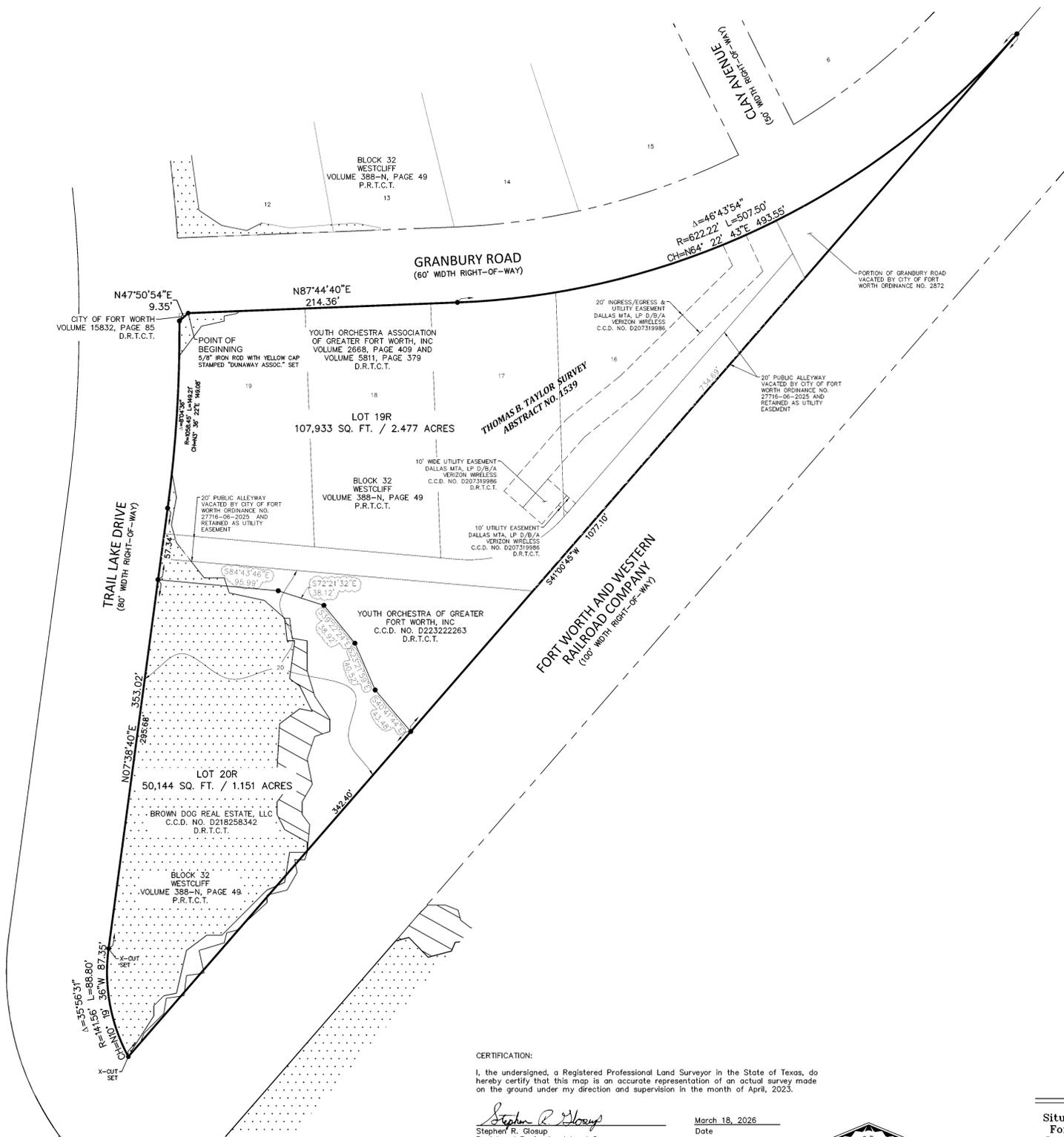
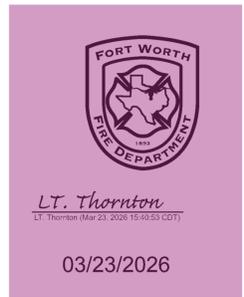
SURVEYOR

DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE, SUITE 400 FT. WORTH, TEXAS 76107 (817) 335-1121 (PHONE) CONTACT: STEPHEN GLOSUP EMAIL: srg@dunaway.com

FS-24-273 CP



P.R.V. REQUIRED
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.
PRIVATE MAINTENANCE
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.
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.
SITE DRAINAGE STUDY
Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.
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 the date a building permit is issued.
SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, 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.
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.
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 2 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



The purpose of the Re-Plat is to combined Lots 16-19, Block 32, Westcliff, along with the 20' vacated alley, a portion of the vacated Granbury Road, a portion of Lot 20, Block 32, Westcliff all into Lot 19R, Block 32, Westcliff Addition and then Re-Plat the remainder of Lot 20, Block 32, Westcliff into Lot 20R, Block 32, Westcliff Addition.

LAND USE TABLE	
Total Gross Acreage	3,628 Ac.
Right-of-Way Dedication	0
Net Acreage	3,628 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	3,628 Ac.
Private Park Acreage	0
Public Park Acreage	0

Building lines will be per the City of Fort Worth Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 315 of 430, Map Number 48439C0315 L, map effective date March 29, 2019, the subject property is located in Zone "X" (unshaded), defined as "areas determined to be outside the 500-year flood plain" and Zone "AE", defined as areas inundated by 100-year flood. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." set, unless otherwise noted herein.

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

- = ALLEY VACATED BY CITY OF FORT WORTH ORDINANCE NO. 27716-06-2025
- = REMAINDER OF GRANBURY ROAD VACATED BY CITY OF FORT WORTH ORDINANCE NO. 2872
- = FLOOD PLAIN
- = 100 YEAR FLOOD PLAIN
- = 500 YEAR FLOOD PLAIN

= ADDED BEARINGS AND DISTANCES TO THE LOT LINE BETWEEN LOTS 19R AND 20R.

Correction Plat of

LOTS 19R AND 20R WESTCLIFF ADDITION

Situated in the Thomas B. Taylor Survey, Abstract No. 1539, City of Fort Worth, Tarrant County, Texas, and, being a Re-Plat of all of Lots 16-20, Block 32, Westcliff Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-N, Page 49, Plat Records, Tarrant County, Texas, and being a remainder of Granbury Road vacated by City of Fort Worth Ordinance No. 2872 and a 20' alley as shown in said Westcliff Addition, and vacated by City of Fort Worth Ordinance No. 27716-06-2025.

2 Lots 3,628 Acres

This plat was prepared in February, 2024

CERTIFICATION: I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of April, 2023.

Stephen R. Glosup
Stephen R. Glosup
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570
March 18, 2026
Date



STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, YOUTH ORCHESTRA ASSOCIATION OF GREATER FORTH WORTH, INC., YOUTH ORCHESTRA OF GREATER FORTH WORTH INC., AND BROWN DOG REAL ESTATE, LLC, ARE THE SOLE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the Thomas B. Taylor, Survey, Abstract No. 1539, City of Fort Worth, Tarrant County Texas, being a portion of Block 32, Westcliff, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-N, Page 49, Plat Records, Tarrant County, Texas, and being all of those certain tracts of land described by deeds to Youth Orchestra Association of Greater Fort Worth, Inc., recorded in Volume 2688, Page 409, and Volume 5811, Page 379 Deed Records, Tarrant County, Texas, and recorded in County Clerks Document Number D223222263, Deed Records, Tarrant County, Texas, all of that certain tract of land described by deed to Brown Dog Real Estate, Inc. recorded in County Clerks Document Number D218258342 Deed Records, Tarrant County, Texas, all of that 20' alley as shown on said Westcliff plat, and vacated by City of Fort Worth Ordinance No. 27716-06-2025, and the remainder of Granbury Road, vacated by City of Fort Worth Ordinance No. 2872, said tract of land being more particularly described as follows:
BEGINNING at a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) set in the north line of Lot 19, said Westcliff, the south right-of-way line of Granbury Road (a 70' width right-of-way, and being the northeast corner of a corner clip to the City of Fort Worth, recorded in Volume 15832, Page 85, Deed Records, Tarrant County, Texas;
THENCE North 87°44'40" East, with said south right-of-way line of said Granbury Road and a north line of said Westcliff plat, a distance of 214.36 feet to a 5/8" YCIR set for the beginning of a curve to the left having a central angle of 46°43'54", a radius of 622.22 feet and a chord bearing and distance of North 64°22'43" East - 493.55 feet;
THENCE continuing with the south right-of-way line of said Granbury Road and said north line of said Westcliff plat and with said curve to the left in a northeasterly direction, an arc length of 507.50 feet to a 5/8" YCIR set in the south right-of-way line of said Granbury Road and the northerly right-of-way line of the Fort Worth and Western Railroad Company railroad (a 100' width right-of-way);
THENCE South 41°00'45" West, departing the north right-of-way line of Granbury road and said north line of said Westcliff plat, with the northerly right-of-way line of said Fort Worth and Western Railroad Company railroad, a distance of 1,077.10 feet to a X-cut set for the southwest corner of 20, said Westcliff plat, the east right-of-way line of Trail Lake Drive (a 80' width right-of-way), being the beginning of a non-tangent curve to the right having a central angle of 35°56'31", a radius of 141.56 feet and a chord bearing and distance of North 10°19'36" West - 87.35 feet;
THENCE departing the northerly right-of-way line of said Fort Worth and Western Railroad Company railroad, with the west line of said Westcliff plat and the east right-of-way line of said Trail Lake Drive and said curve to the right in a northwesterly direction, an arc length of 88.80 feet to a X-cut set;
THENCE North 07°38'40" East, continuing with the west line of said Westcliff plat and the east right-of-way line of said Trail Lake Drive, a distance of 353.02 feet to a 5/8" YCIR set for the beginning of a curve to the left having a central angle of 8°04'36", a radius of 1,058.45 feet and a chord bearing and distance of North 03°36'22" East - 149.08 feet;
THENCE with said curve to the left in a northeasterly direction, an arc length of 149.21 feet to a 5/8" YCIR set;
THENCE North 47°50'54" East, continuing with the west line of said Westcliff plat, the east right-of-way line of said Trail Lake Drive, a distance of 9.35' to the POINT OF BEGINNING and containing a calculated area of 158,078 square feet or 3.628 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT YOUTH ORCHESTRA ASSOCIATION OF GREATER FORTH WORTH, INC., YOUTH ORCHESTRA OF GREATER FORTH WORTH, INC., AND BROWN DOG REAL ESTATE, INC, BEING THE OWNERS OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS:

LOTS 19R AND 20R, BLOCK 32 WESTCLIFF ADDITION

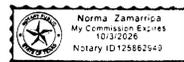
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~
COUNTY OF TARRANT ~
EXECUTED this 22nd day of September, 2025.

YOUTH ORCHESTRA OF GREATER FORTH WORTH, INC.
a Texas nonprofit corporation
By: Andrew Reynolds
Printed Name: Andrew Reynolds
Title: Executive Director

Before Me, the undersigned authority, on this day personally appeared Andrew Reynolds, Executive Director of Youth Orchestra of Greater Fort Worth Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Youth Orchestra of Greater Fort Worth, Inc., as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 22nd day of September, 2025.

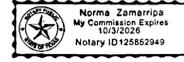
Norma Zamarripa
Notary Public in and for the State of Texas
My commission expires 10-3-2026


EXECUTED this 22nd day of September, 2025.

BROWN DOG REAL ESTATE, LLC.
a Texas limited liability company
By: Garrett N. Henrichs
Printed Name: Garrett N. Henrichs
Title: Manager

Before Me, the undersigned authority, on this day personally appeared Garrett N. Henrichs, Manager of Brown Dog Real Estate, LLC, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Brown Dog Real Estate, LLC., as the Authorized Agents thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that they were authorized to do so.

Given under my hand and seal of office this the 22nd day of September, 2025.

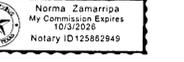
Norma Zamarripa
Notary Public in and for the State of Texas
My commission expires 10-3-2026


EXECUTED this 22nd day of September, 2025.

BROWN DOG REAL ESTATE, LLC.
a Texas limited liability company
By: Kathryn L. Henrichs
Printed Name: Kathryn L. Henrichs
Title: Manager

Before Me, the undersigned authority, on this day personally appeared Kathryn L. Henrichs, Manager of Brown Dog Real Estate, LLC, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Brown Dog Real Estate, LLC., as the Authorized Agents thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that they were authorized to do so.

Given under my hand and seal of office this the 22nd day of September, 2025.

Norma Zamarripa
Notary Public in and for the State of Texas
My commission expires 10-3-2026




LT. Thornton
LT. Thornton (Mar 23, 2026 15:00:53 CDT)

03/23/2026

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Correction Plat
of
LOTS 19R AND 20R
WESTCLIFF ADDITION

Situated in the Thomas B. Taylor Survey, Abstract No. 1539, City of Fort Worth, Tarrant County, Texas, and, being a Re-Plat of all of Lots 16-20, Block 32, Westcliff Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-N, Page 49, Plat Records, Tarrant County, Texas, and being a remainder of Granbury Road vacated by City of Fort Worth Ordinance No. 2872 and a 20' alley as shown in said Westcliff Addition, and vacated by City of Fort Worth Ordinance No. 27716-06-2025.

2 Lots 3.628 Acres

This plat was prepared in February, 2024