

**SURVEYOR'S NOTES:**

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48439C0310L, EFFECTIVE DATE: MARCH 21, 2019. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
- NOTICE: 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 CERTIFICATES.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM EXISTING LOTS.
- 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 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.

**NOTES:**

- 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, OR 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.
- SIDEWALK NOTE**  
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- 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.
- WATER/WASTEWATER IMPACT FEES**  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/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.
- 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.
- 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.

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS NEWPAD BUILDING COMPANY LLC IS THE OWNER OF A 0.1550 ACRE TRACT OF LAND SITUATED IN THE J. DAVIS, ABSTRACT NUMBER (NO.) 418, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 7 & 8, BLOCK 19, GRAHAM PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 309, PAGE (PG.) 23, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING THAT TRACT OF LAND DESCRIBED IN NEWPAD BUILDING COMPANY LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. D224186686, OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999880014):

**BEGINNING** AT A 1/2 INCH CAPPED IRON ROD (RR) FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7, AND SOUTHWEST CORNER OF LOT 8, BLOCK 19, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOL. 309, PG. 23, O.P.R.T.C.T.;

THENCE, SOUTH 89 DEG. 45 MIN. 11 SEC. EAST, WITH COMMON PROPERTY LINE OF LOT 6, A DISTANCE OF 135 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "CBG" FOUND FOR COMMON CORNER OF LOTS 6, & 7;

THENCE, SOUTH 0 DEG. 14 MIN. 49 SEC. WEST, A DISTANCE OF 50 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "CBG" FOUND FOR COMMON CORNER OF LOTS 8 & 9, BLOCK 19, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOL. 309, PG. 23, O.P.R.T.C.T.;

THENCE, NORTH 89 DEG. 45 MIN. 11 SEC. WEST, ALONG COMMON PROPERTY LINE OF LOT 7, A DISTANCE OF 135 FEET TO A 1/2 INCH IRON ROD FOUND ALONG THE EAST ROW OF "A" STREET (RENNER AVENUE)(CALLED 50 FOOT ROW) FOR COMMON CORNER OF LOTS 8, & 9;

THENCE, NORTH 0 DEG. 14 MIN. 49 SEC. EAST, ALONG EAST ROW OF "A" STREET A DISTANCE OF 50 FEET TO POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 0.1550 ACRES OR 6,750 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT NEWPAD BUILDING COMPANY LLC DOES HEREBY ADOPT THIS PLAT OF LOT 7R, BLOCK 19, GRAHAM PARK ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OF FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS 5 DAY OF February 2025

BY: NEWPAD BUILDING COMPANY LLC

*Cooper Canger*  
AUTHORIZED SIGNATORY  
PRINTED NAME/TITLE  
2/S/S  
DATE

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF February 2025

*Daniel L. Jackson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Katherine Watson*  
My Commission Expires 4/20/2027  
Notary ID 134317835

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Cooper Canger* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

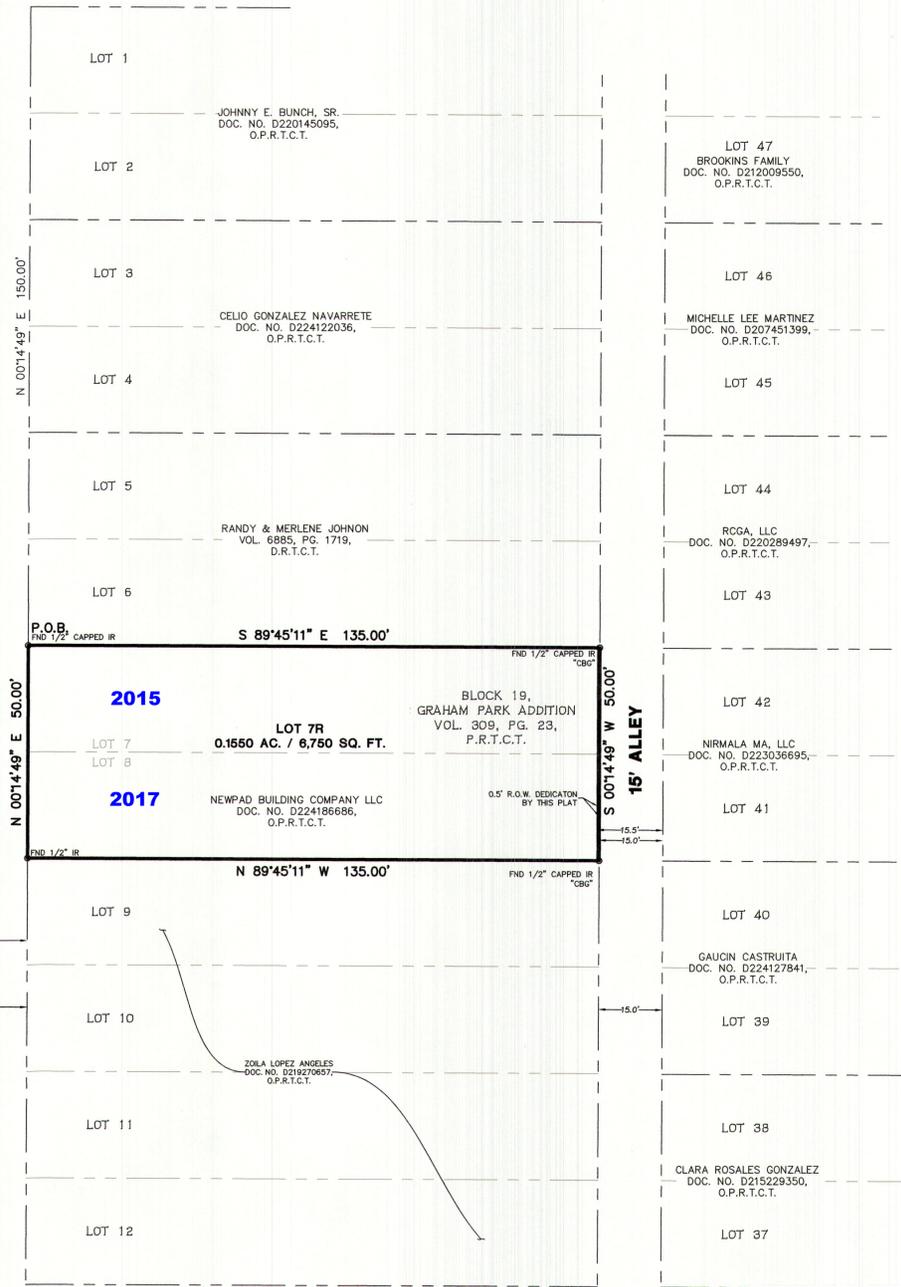
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF February 2025

*Cooper Canger*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Katherine Watson*  
My Commission Expires 4/20/2027  
Notary ID 134317835

**FORT WORTH**  
PLUMBING DEPARTMENT  
*Eng. D. Hand*  
2/13/2025

**E RICHMOND AVENUE**



BLOCK 19,  
GRAHAM PARK ADDITION  
VOL. 309, PG. 23,  
P.R.T.C.T.

RENNER AVENUE  
VOL. 309, PG. 23,  
P.R.T.C.T.

P.O.B.  
FND 1/2" CAPPED IR  
S 89°45'11" E 135.00'

FND 1/2" CAPPED IR  
S 89°45'11" E 135.00'

15' ALLEY  
S 00°14'49" W 50.00'

2015  
LOT 7R  
0.1550 AC. / 6,750 SQ. FT.  
BLOCK 19,  
GRAHAM PARK ADDITION  
VOL. 309, PG. 23,  
P.R.T.C.T.

2017  
NEWPAD BUILDING COMPANY LLC  
DOC. NO. D224186686,  
O.P.R.T.C.T.

N 89°45'11" W 135.00'

FND 1/2" IR

ZOLA LOPEZ ANGELES  
DOC. NO. D219270657,  
O.P.R.T.C.T.

CLARA ROSALES GONZALEZ  
DOC. NO. D215229350,  
O.P.R.T.C.T.

LOT 12

**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: 2-13-25

By: *Amalita R. Brown*  
Chairman

By: *Josh R. Hill*  
Secretary

- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IR 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET CONTROLLING MONUMENT
  - C.M.

CITY CASE NO: FS-24-296

LAND USE TABLE		
PARCEL	ACREAGE	USE
LOT 7R	0.1550 AC.	RESIDENTIAL

D225025446  
02/14/2025 12:59 PM Page: 1 of 2 Fees: \$69.00



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
02/14/2025 12:59 PM  
D225025446  
PLAT  
Pages: 2  
Fees: \$69.00  
*Mary Louise Nicholson*  
COUNTY CLERK

**FS-24-296**

**A site plan was submitted with this plat that showed a duplex on this lot. 2 addresses were assigned. The smaller number is the north unit.**

OWNER/DEVELOPER  
NEWPAD BUILDING COMPANY LLC  
P.O. BOX 101654  
FORT WORTH, TEXAS 76185  
208-866-0166

DRAWN BY: S.S DATE: 01/31/2025 CHECKED BY: D.L.J. JOB NO.: D60113  
POC: LUKE JACKSON PHONE: 682-419-6934 EMAIL: LUKE.JACKSON@WINDROSESERVICES.COM

**WINDROSE**  
LAND SURVEYING | PLATTING



**FINAL PLAT**  
**GRAHAM PARK ADDITION**  
**LOT 7R, BLOCK 19**  
BEING A REPLAT OF LOTS 7 AND 8, BLOCK 19  
GRAHAM PARK ADDITION, AN ADDITION TO  
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
AS RECORDED IN VOLUME 309, PAGE 23 OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS.  
SITUATED IN THE  
J. DAVIS SURVEY,  
ABSTRACT NUMBER 418

DATE PREPARED: DECEMBER 09, 2024

THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_