

FS-25-029

State of Texas
County of Tarrant

Whereas, Lee Hawkins, being the sole owner of that certain 0.499 acre tract, being all of Lot 23, Block 20, Castleberry Gardens, an addition to the City of Fort Worth, Tarrant County, Texas, plat of said subdivision recorded in Volume 388-B, Page 145, of the Plat Records of Tarrant County, Texas, (P.R.T.C.T.), and being that same tract described in instrument to Claude Chapman, Jr., recorded in Clerk's File No. D22412218, Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.), said 0.499 acre tract being more particularly described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a 1/2" iron rod found in the northwest right-of-way of Castleberry Cut Off Road, 60 feet wide, for the south corner of said Lot 23, being the east corner of Lot 1, of said Block 20;

THENCE N 50°57'33" W, with the southwest line of said Lot 23, at 79.75 feet pass a 1" iron pipe found for the north corner of said Lot 1, being the east corner of Lot 3-C, Block 20, of Castleberry Gardens, plat of said subdivision recorded in Cabinet B, Slide 2756, P.R.T.C.T., in all a total distance of 144.90 feet, to a 1/2" iron rod found in the northeast line of Lot 3-B, of said Block 20, (Cab. B, Sl. 2756), for the southwest corner of said Lot 23, being the south corner of Lot 5, of said Block 20, (Vol. 388-B, Pg. 145);

THENCE N 00°34'14" W, 84.67 feet, with the east line of said Lot 5, to a 1/2" iron rod found for the northwest corner of said Lot 23, being the southwest corner of Lot 22 of said Block 20, (Vol. 388-B, Pg. 145);

THENCE N 89°25'46" E, 159.87 feet, to a 1/2" iron rod found in the west right-of-way of said Castleberry Cut Off Road, for the northeast corner of said Lot 23, being the southeast corner of said Lot 22, from which a 1/2" iron rod found for the northeast corner of said Lot 22 bears N 00°34'14" W, 80.00 feet;

THENCE S 00°34'14" E, 118.64 feet, with the west right-of-way of said Castleberry Cut Off Road, to a MagNail set for the southeast corner of said Lot 23, being an interior corner of said right-of-way;

THENCE S 38°58'46" W, 75.76 feet, continuing with the northwest right-of-way of said Castleberry Cut Off Road, to the POINT OF BEGINNING, and containing 0.499 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with Tarrant County Development and Land Use Regulations.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S Walnut St. Weatherford, TX 76086
weatherford@tse-e.com - 817-594-0400
Project ID: AN06291-RP
Field Date: May 13, 2026
Revised Date: May 18, 2026



Surveyor's Notes:

- 1) According to Flood Insurance Rate Map (FIRM) No. 48439C0107L, dated March 21, 2019, prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, all of this property lies within Zone X. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).
- 3) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 4) Before construction, please consult all applicable governing entities, regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).
- 5) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 6) C.I.R.S. = set 1/2" iron rods with orange plastic caps stamped "TEXAS SURVEYING INC."
- 7) Utility Easements per the previous plat of record (Castleberry Gardens, V. 388-B, P. 145) have been incorporated and reconfigured, and are dedicated by this replat, as shown hereon.



L.T. Thornton
L.T. Thornton (Jul 17, 2026 08:39:22 CDT)

07/17/2026

City of Fort Worth Case No. FS-25-029



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: 07/17/2026

Caroline Cranz
Caroline Cranz (Jul 17, 2026 08:40:54 CDT)

CHAIRMAN

SECRETARY

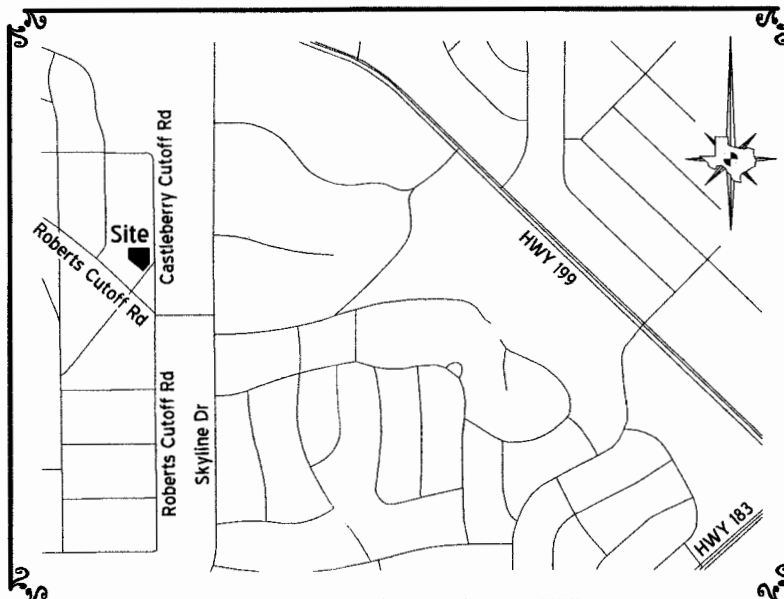
Land Use Table	
Total Gross Acreage:	0.499 Acres
Number of Residential Lots:	3
Residential Acreage:	0.499 Acres

This Plat Recorded in

Doc. No. _____

Date _____

Vicinity Map (1" = 1,500')



City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat, 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 ways 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 their 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 amount to be collected is determined under Schedule II 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.

Private Common Areas and Facilities:
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.

Building Permits:
No building permits shall be issued for any lot in this subdivision until an approved 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, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:
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.

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

Now, Therefore, Know All Men By These Presents:

That Lee Hawkins, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 23-R1, 23-R2 and 23-R3, Block 20, Castleberry Gardens, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Tarrant County, Texas.

Witness, my hand, this the 15 day of June, 2026.

By:

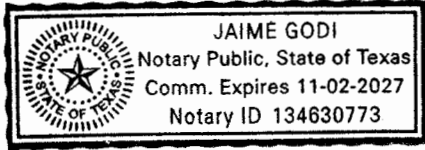
Lee Hawkins
Lee Hawkins (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lee Hawkins, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 15 day of June, 2026.

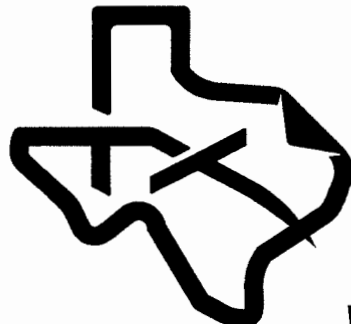
Jaime Godi
Notary Public in and for the State of Texas



Final Plat
Lots 23-R1, 23-R2
and 23-R3, Block 20
Castleberry Gardens
an addition to the City of
Fort Worth, Tarrant County, Texas

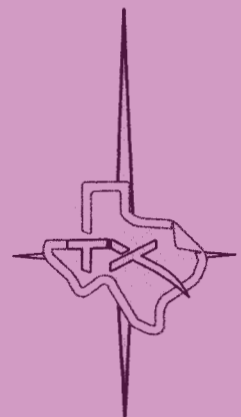
Being a 0.499 acre replat of Lot 23, Block 20, Castleberry Gardens, an addition to the City of Fort Worth, Tarrant County, Texas, plat of said subdivision recorded in Volume 388-B, Page 145, Plat Records of Tarrant County, Texas

May 2026



TEXAS
SURVEYING &
ENGINEERING
INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586



1" = 30'

