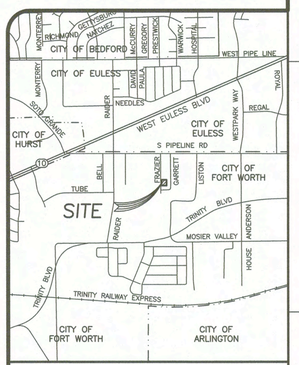
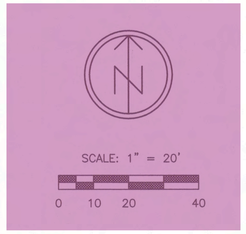



LOCATION MAP
SCALE: 1" = 2000'

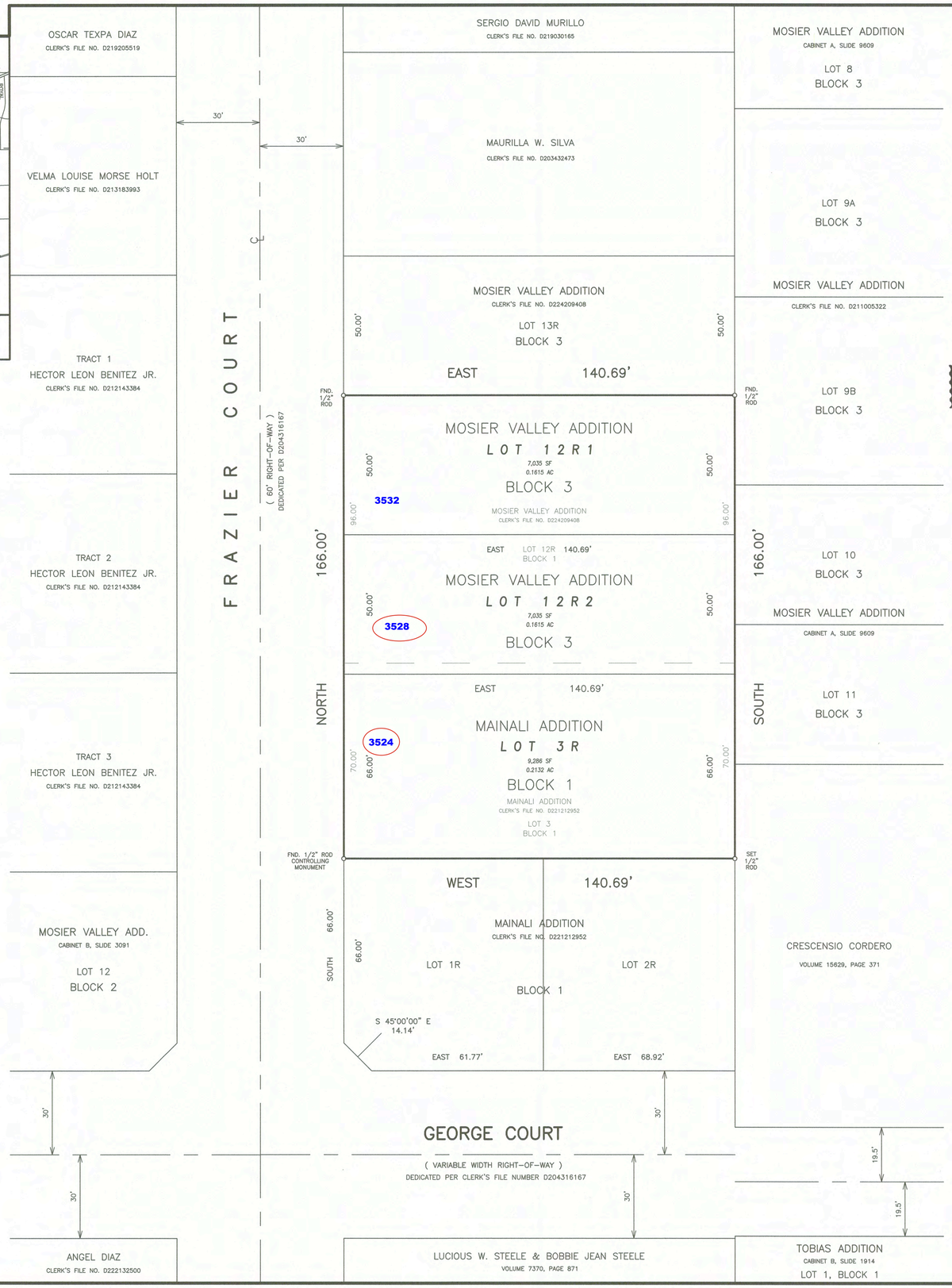



**OWNER:**

CG SUPERB HOMES, LLC
c/o CEASAR GONZALEZ, PRINCIPAL
4136 FIFTH AVENUE
FORT WORTH, TEXAS 76115
817-501-4573 VOICE
cgsuperbhomes@gmail.com

**SURVEYOR:**

GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@aol.com




FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
03/06/2026 11:33 AM
D226040827
PLAT
Pages: 3
Fees: $73.00
MARY LOUISE NICHOLSON
COUNTY CLERK

## OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT CG SUPERB HOMES, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 12R, BLOCK 3, MOSIER VALLEY ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D224209408, PLAT RECORDS, TARRANT COUNTY, TEXAS;
TOGETHER WITH
LOT 3, BLOCK 1, MAINALI ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D221212952, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 12R1 AND 12R2, BLOCK 3, MOSIER VALLEY ADDITION
LOT 3R, BLOCK 1, MAINALI ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 12th DAY OF February, 2026.

CEASAR GONZALEZ, PRINCIPAL
FOR CG SUPERB HOMES, LLC

## ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CEASAR GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF February, 2026.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
STATE OF TEXAS

DAVID BRYAN REAVES
Notary ID #124657415
My Commission Expires
November 21, 2027

**FS-25-109**

FORT WORTH FIRE DEPARTMENT
3-5-2026

| LAND USE TABLE | | | | |
|---|---|---|---|---|
| LOT | GROSS AREA ACRES | NET AREA ACRES | R/W DEDICATION ACRES | LAND USE |
| 12R1 | 0.1615 | 0.1615 | 0.0011 | SINGLE FAMILY RESIDENTIAL |
| 12R2 | 0.1615 | 0.1615 | 0 | SINGLE FAMILY RESIDENTIAL |
| 3R | 0.2132 | 0.2132 | 0 | SINGLE FAMILY RESIDENTIAL |

THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT OF MOSIER VALLY ADDITION RECORDED AT CLERK'S FILE NO. D224209408, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE NW CORNER OF LOT 1R, BLOCK 1, MAINALI ADDITION, RECORDED AT CLERK'S FILE NO. D221212952
1/2" STEEL ROD AT THE NW CORNER OF LOT 1, BLOCK 3, MOSIER VALLEY ADDITION, RECORDED IN CABINET A, SLIDE 9609

THE PURPOSE OF THIS REPLAT IS TO CREATE THREE LEGAL LOTS OF RECORD FROM TWO PREVIOUSLY PLATTED LOTS (ALL SINGLE FAMILY).

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: 3/05/2026

By: _____ Chairman

By: _____ Secretary

This plat recorded
in Document Number: _____

Date: _____

# Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131
Firm Registration No. 100919-00

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MARCH, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

STATE OF TEXAS REGISTERED JOHN A GRANT III 4151 PROFESSIONAL LAND SURVEYOR

2-12-26

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

## GENERAL PLAT NOTES

1. 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.

2. 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.

3. 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.

4. 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".

5. CONSTRUCTION PROHIBITED OVER EASEMENTS:
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.

6. 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.

7. FLOODPLAIN STATEMENT:
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAPS DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0210-K, EFF. DATE 09-25-2009
ZONE X, COMMUNITY 480596, PANEL 0220-L, EFF. DATE 03-21-2019

8. DEED RESTRICTION NOTE:
THIS REVISED PLAT 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.

9. 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.

10. PARKWAY PERMIT:
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

11. PRIVATE MAINTENANCE NOTE:
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.

12. PRESSURE REDUCING VALVE NOTE:
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

13. COVENANTS OR RESTRICTIONS ARE UNALTERED:
THIS REVISED PLAT 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.

# FINAL PLAT
## LOTS 12R1 AND 12R2, BLOCK 3
## MOSIER VALLEY ADDITION
AND
## LOT 3R, BLOCK 1
## MAINALI ADDITION
TO THE
## CITY OF FORT WORTH
## TARRANT COUNTY, TEXAS

BEING A REPLAT OF
LOT 12R, BLOCK 3
MOSIER VALLEY ADDITION
AS RECORDED UNDER
CLERK'S FILE NO. D224209408
REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
TOGETHER WITH
LOT 3, BLOCK 1
MAINALI ADDITION
AS RECORDED UNDER
CLERK'S FILE NO. D221212952
REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS

JANUARY, 2026
0.5361 ACRES
3 RESIDENTIAL LOTS

FS - 25 - 109

FS - 25 - 109