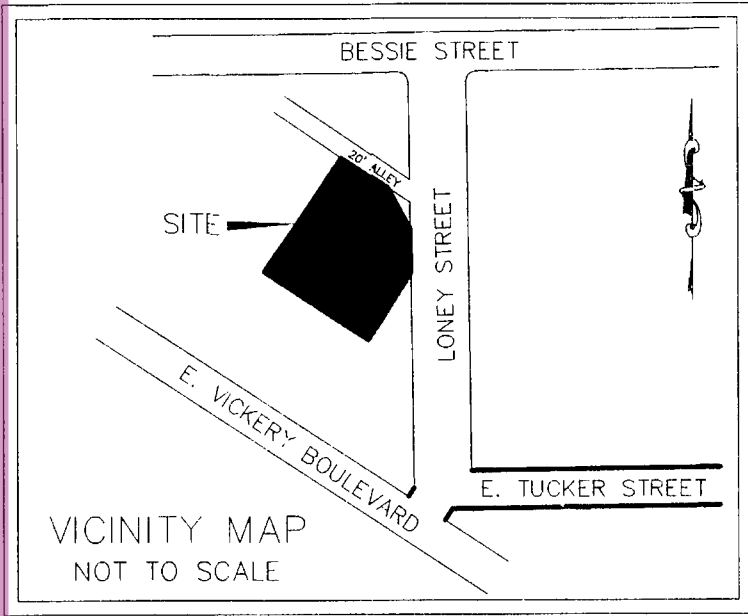
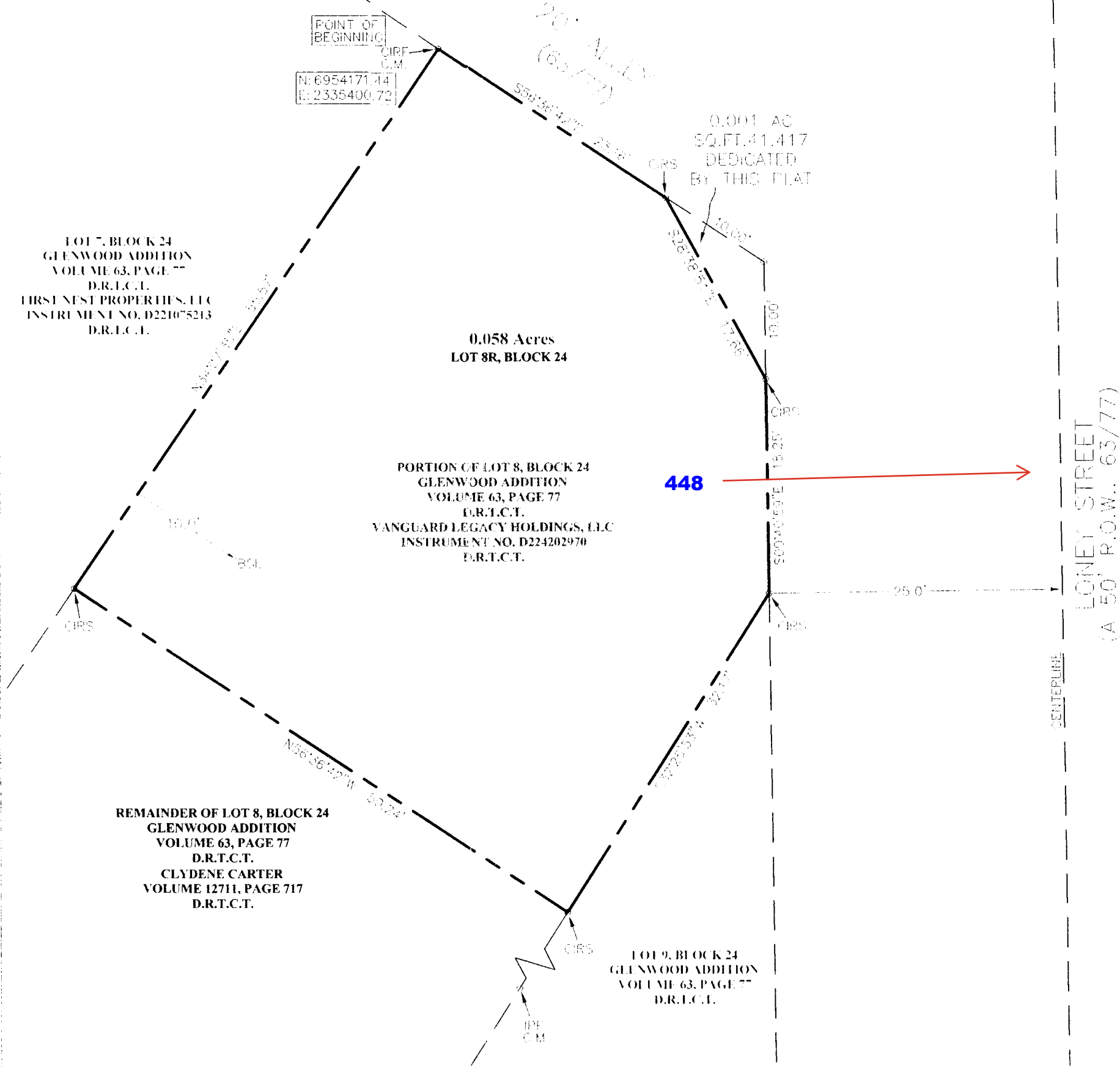




FLOODPLAIN NOTES:
ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48439C0310L, EFFECTIVE MARCH 21, 2019, THIS PROPERTY LIES WITHIN ZONE ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT THE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.

TXDOT PERMITS ARE REQUIRED FOR ACCESSING FM 1187 AND OLD GRANBURY RD/FM 1902.

THE PROPOSED R.O.W. DEDICATION IS CONSISTENT WITH THE R.O.W. WIDTH RECOMMENDATION IN THE CITY'S MASTER THOROUGHFARE PLAN.

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

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.

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 FINAL 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.

SIDEWALK AND STREETLIGHT NOTE:
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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.

LONEY STREET
(A 50' R.O.W. 63/77)

CENTERLINE

OWNER'S DEDICATION:

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT I, ANOTONIO GONZAGA, OWNER OF VANGUARD LEGACY HOLDINGS, LLC, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 8R, BLOCK 24, GLENWOOD ADDITION, A 0.058 ACRE PORTION OF LOT 8, BLOCK 24, GLENWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

EXECUTED THIS 10TH DAY OF AUGUST, 2026

NAME AND TITLE:

BY: ANTONIO SANCHEZ GONZAGA-OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTONIO SANCHEZ GONZAGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF August, 2026.

NOTARY PUBLIC, STATE OF TEXAS

SHIRLEY EVELYN ANDERSON
PRINT NAME OF NOTARY

MY COMMISSION EXPIRES 04/11/2030

LAND USE TABLE

LOT 8R, BLOCK 24 0.058 ACRES

CASE NO.: FS-25-110

OWNER:
VANGUARD LEGACY HOLDINGS, LLC
446 KELLY COURT
DUNCANVILLE, TX 75137

FINAL PLAT OF LOT 8R, BLOCK 24 GLENWOOD ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
A PORTION OF LOT 8, BLOCK 24, GLENWOOD ADDITION, TO THE CITY
OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 63, PAGE 77, DEED RECORDS,
TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS ANTONIO GONZAGA IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN TARRANT COUNTY, BEING A 0.058 ACRE PORTION OF LOT 8, BLOCK 24, GLENWOOD ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 77, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), CONVEYED TO VANGUARD LEGACY HOLDINGS, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D224202970, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LOT 8, AT THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 24, GLENWOOD ADDITION, IN THE SOUTHLINE OF AN ALLEY, A 20-FOOT WIDE RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE SOUTHLINE OF SAID ALLEY, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1. S 56° 36' 42" E, A DISTANCE OF 23.36 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING"; 2. S 28° 38' 51" E, A DISTANCE OF 17.66 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF SAID LOT 8, IN THE INTERSECTION OF THE SOUTHLINE OF SAID ALLEY AND THE WEST LINE OF LONEY STREET, A 50-FOOT WIDE R.O.W.;

THENCE, WITH THE WEST LINE OF SAID LONEY STREET, S 00° 40' 59" E, A DISTANCE OF 18.25 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE EASTERNMOST CORNER OF SAID LOT 8, FOR THE NORTHERNMOST CORNER OF LOT 9, OF SAID BLOCK 24, GLENWOOD ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 8, AND WITH SAID LOT 9, S 32° 25' 53" W, A DISTANCE OF 32.17 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID LOT 8, N 56° 36' 42" W, A DISTANCE OF 50.24 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 8, AND WITH SAID LOT 7, N 34° 07' 35" E, A DISTANCE OF 55.57 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.058 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 2, 2021.

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

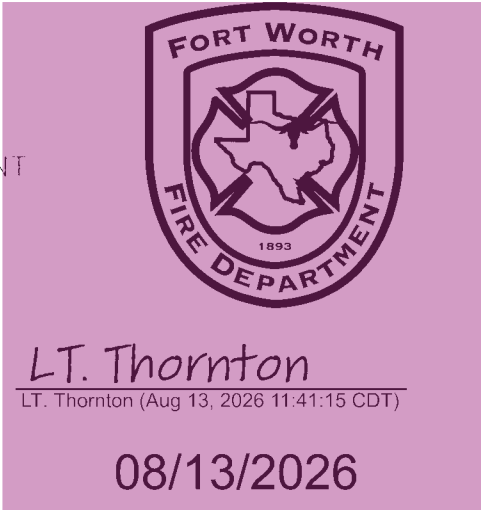
THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON DECEMBER 2, 2021.

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 CONSTRUCTION, RECONSTRUCTING, 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.



LEGEND

CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
CIRS	CAPPED IRON ROD SET
	STAMPED "GSI SURVEYING"
IPF	IRON PIPE FOUND
()	DENOTES RECORD DATA
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE



LT. Thornton
LT. Thornton (Aug 13, 2026 11:41:15 CDT)

08/13/2026

DOCUMENT NO. _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 02, 2023, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS

OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=10' Date: 01/06/26 DWG: 20211129-FINAL PLAT

Drawn: OF Checked: SJH Job: 2021-1129

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:	08/17/2026
BY: <u>Caroline Cranz</u> Caroline Cranz (Aug 17, 2026 08:25:04 CDT)	CHAIRMAN
BY: <u>Stephen Murray</u> Stephen Murray (Aug 17, 2026 08:26:21 CDT)	SECRETARY