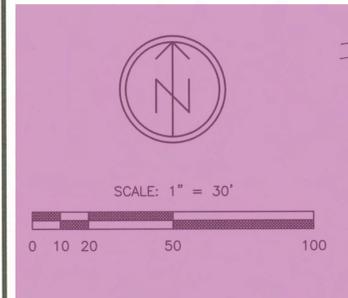
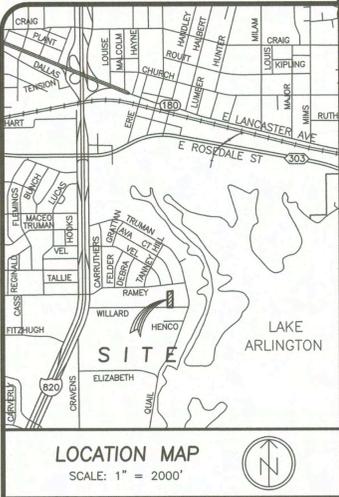


FS-25-127



OWNER:

VICENTE DE JESUS ALVARADO ZAMORA
 5721 FOREST OAKS DRIVE
 FOREST HILL, TEXAS 76119
 817-401-7711 VOICE
 alvaradovicente526@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

HANDLEY HEIGHTS SOUTH ADDITION

VOL. 388-D PAGE 199

PORTION OF LOT 3 BLOCK 1

MAUDIA HAMILTON
 0219120021

LOT 4 CR

47,001 SF
 1,0790 AC

HANDLEY HEIGHTS SOUTH ADD.
 VOL. 388-D, PAGE 199
 PORTION OF LOT 4 BLOCK 1

HANDLEY HEIGHTS SOUTH ADDITION

VOL. 388-9 PAGE 461

LOT 4-A BLOCK 1

HANDLEY HEIGHTS SOUTH ADDITION

VOL. 388-9 PAGE 461

LOT 4-B BLOCK 1

OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT I, VICENTE DE JESUS ALVARADO ZAMORA, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 125 FEET OF LOT 4, BLOCK 1, HANDLEY HEIGHTS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 199, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED TO VICENTE DE JESUS ALVARADO ZAMORA BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D222286796, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 4, AT THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 1, AND IN THE NORTH RIGHT-OF-WAY LINE OF WILLARD ROAD, A 60 FEET WIDE PUBLIC STREET;

THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF LOT 3, 367.01 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 4, AT THE NORTHEAST CORNER OF SAID LOT 3, AND IN THE SOUTH LINE OF BLOCK 21, CARVER HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-6, PAGE 96, OF SAID PLAT RECORDS;

THENCE NORTH 81 DEGREES 48 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF SAID BLOCK 21, CARVER HEIGHTS, 126.27 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF LOT 4-A, BLOCK 1, HANDLEY HEIGHTS SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-9, PAGE 461, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4-A, 385.01 FEET TO A FOUND 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER THEREOF, AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID WILLARD ROAD;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH RIGHT-OF-WAY LINE OF SAID WILLARD ROAD, 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0790 ACRES (47,001 SQUARE FEET) OF LAND, MORE OR LESS.

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

LOT 4CR, BLOCK 1
 HANDLEY HEIGHTS SOUTH ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DO 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.

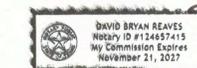
Vicente Alvarado
 VICENTE ALVARADO ZAMORA
 OWNER

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICENTE DE JESUS ALVARADO ZAMORA, 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:



David Bryan Reaves
 NOTARY PUBLIC
 STATE OF TEXAS

LAND USE TABLE				
LOT	GROSS AREA	NET AREA	R/W DEDICATION	LOT USE
4CR	1.0790 AC	1.0790 AC	0	SINGLE FAMILY RESIDENTIAL

OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE GENERAL WARRANTY DEED TO VICENTE DE JESUS ALVARADO ZAMORA AS RECORDED UNDER CLERK'S FILE NO. D222286796, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS AN ASSUMED BEARING OF DUE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WILLARD ROAD.

CONTROLLING MONUMENTS:
 1/2" STEEL ROD AT THE SW CORNER OF THE SUBJECT PROPERTY.
 1/2" STEEL ROD AT THE SW CORNER OF LOT 3A, BLOCK 1, VOL. 388-9, P. 461

THE PURPOSE OF THIS REPLAT IS TO CREATE A LEGAL LOT OF RECORD FROM A PORTION OF A PREVIOUSLY PLATTED LOT.

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.

Plot Approval Date: *3/5/2026*

By: *Chy* Chairman

By: *Jay* Secretary

This plat recorded in Document Number: _____
 Date: _____

Grant Engineering, Inc.

Engineers Surveyors Planners
 2751 Park Hill Drive Fort Worth, Texas 76109 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 JUNE, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

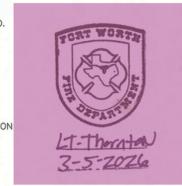


John A. Grant III
 2-12-26

JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

GENERAL PLAT NOTES

- 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 DRAINAGE, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- 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 RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 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.
- SIDEWALK AND STREETLIGHTS NOTE:**
SIDEWALKS AND STREETLIGHTS 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 OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT:**
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 4843900330K, EFF. DATE 09-25-09
- 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.
- 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.
- 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.
- 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.
- PRESSURE REDUCING VALVE NOTE:**
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.



FINAL PLAT LOT 4CR, BLOCK 1 HANDLEY HEIGHTS SOUTH ADDITION

TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

A REVISION OF A
 THE WEST 125 FEET OF
 LOT 4, BLOCK 1
 HANDLEY HEIGHTS SOUTH ADDITION
 AS RECORDED IN
 VOLUME 388-D, PAGE 199
 PLAT RECORDS, TARRANT COUNTY, TEXAS

JANUARY, 2026
 1.0790 ACRES
 1 RESIDENTIAL LOT