

B:\Clients\577 (Keller's Grace of Dance)\577-26-001 (Dance Studio - Ft. Worth)\Survey\Survey Docs\577-26-001 FP.dwg
7/15/2026 2:08:47 PM

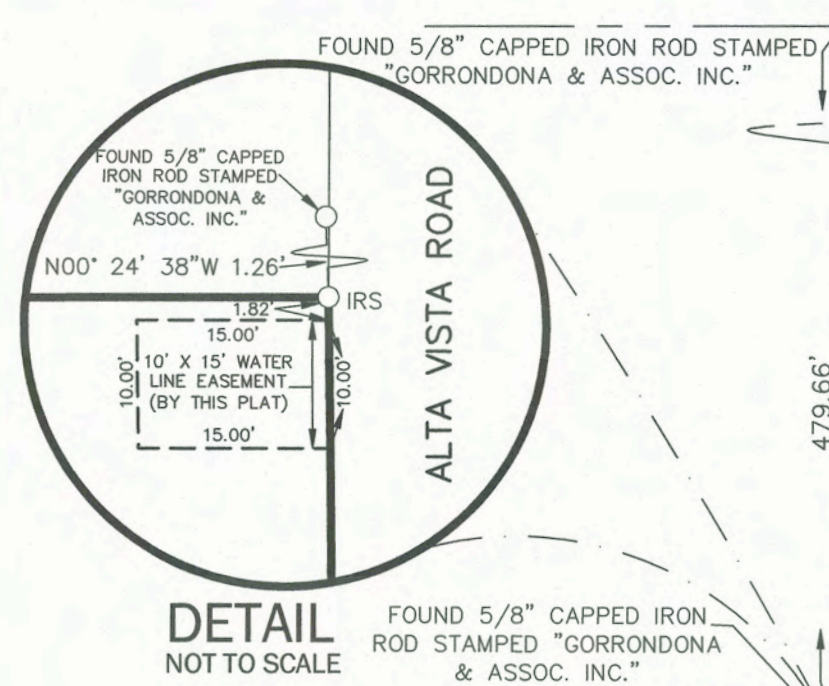
- UTILITY EASEMENTS**
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE 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.
- 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.
- FLOOD PLAIN / DRAINAGE-WAY: MAINTENANCE**
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION. WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- 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.
- PRIVATE MAINTENANCE NOTE**
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY 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.
- WATER AND SEWER**
WATER AND SANITARY SEWER TO BE SERVED BY THE CITY OF FORTH WORTH.
- FLOODPLAIN RESTRICTION**
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- SIDEWALKS AND STREET LIGHTS**
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
- 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.
- 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 RECOORDINATION 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.
- 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.
- PUBLIC OPEN SPACE EASEMENT**
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
- P.R.V.**
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/21/2026 10:08 AM
D225163821
PLAT
Pages: 2
Fees: \$69.00
Mary Louise Nicholson
COUNTY CLERK

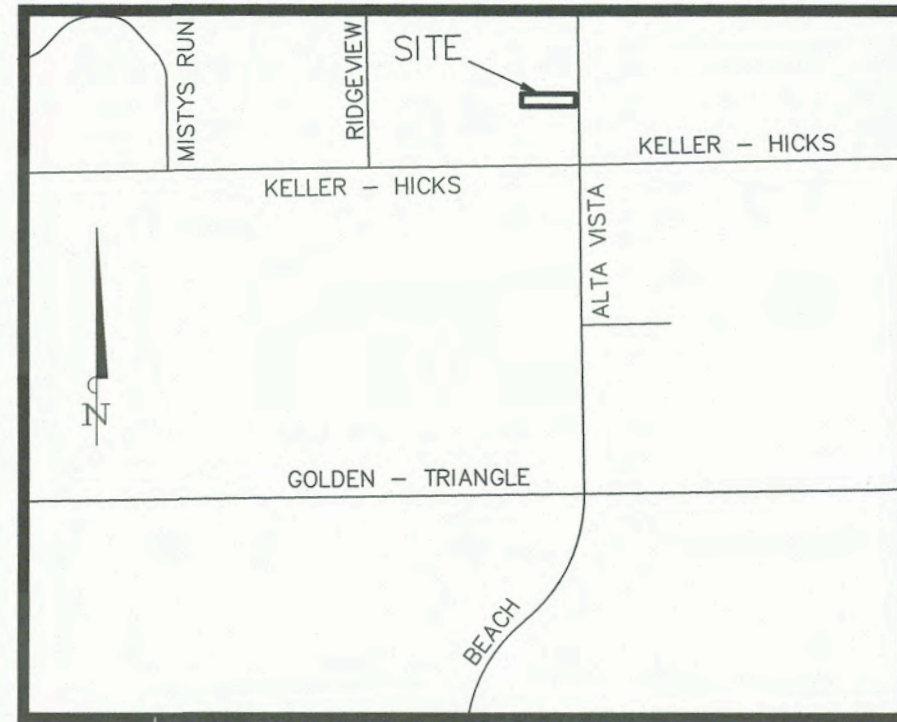
LOT 1, BLOCK 1
ST. MEENA COPTIC ORTHODOX CHURCH ADDITION
INSTRUMENT NUMBER D218250681
O.P.R.T.C.T.

FS-25-147



DETAIL
NOT TO SCALE

FOUND 5/8" CAPPED IRON ROD STAMPED "GORRONDONA & ASSOC. INC."
N00° 24' 38"W 1.26'
15.00'
10' X 15' WATER LINE EASEMENT (BY THIS PLAT)
15.00'



VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

GENERAL NOTES:

- All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202).
- All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0060K, dated September 25, 2009, The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "AE", defined as "Base Flood Elevation determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency and affected by LOMR Case No. 23-06-0164P, effective date October 23, 2023.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823", unless otherwise noted.
- All Drainage Easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 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.
- 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.

OWNER'S CERTIFICATE:

State of Texas §
County of Tarrant §

WHEREAS, GRAYJAX REALTY LLC, is the owner of that certain 1.055 acres (45,936 square feet) of land in the Francisco Cuella Survey, Abstract No. 266, City of Fort Worth, Tarrant County, Texas and being all of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to GRAYJAX REALTY LLC (hereinafter referred to as GRAYJAX REALTY tract), as recorded in recorded in Clerk's File No. D225129089, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said 1.055 acres (45,936 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southeast corner of said GRAYJAX REALTY tract, same the Northeast corner of that certain tract of land described in a Warranty Deed to Kerlous Boulos (hereinafter referred to as Boulos tract), as recorded in Instrument Number D217067176, O.P.R.T.C.T., same being the existing West right-of-way line of Alta Vista Road (120' right-of-way), as recorded in Instrument Number D210236343, O.P.R.T.C.T.;

THENCE South 89 degrees 57 minutes 20 seconds West, departing the existing West right-of-way line of said Alta Vista Road, with the common line between said GRAYJAX REALTY tract and said Boulos tract, a distance of 447.39 feet to a one-half inch iron rod found for the Southwest corner of said GRAYJAX REALTY tract, same being the Northwest corner of said Boulos tract, same also being the East line of that certain tract of land described in a Warranty Deed to Keller Islamic Center, LLC (hereinafter referred to as Keller Islamic Center tract), as recorded in Instrument Number D220076168, O.P.R.T.C.T.;

THENCE North 00 degrees 01 minute 14 seconds East with the common line between said GRAYJAX REALTY tract and said Keller Islamic Center tract, a distance of 102.54 feet to a one-half inch iron rod found for the Northwest corner of said GRAYJAX REALTY tract, same being the Northeast corner of said Keller Islamic Center tract, same also being the South line of that certain tract of land described as Lot 1, Block 1, St. Meena Coptic Orthodox Church Addition (hereinafter referred to as Lot 1), an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D218250681, O.P.R.T.C.T.;

THENCE North 89 degrees 53 minutes 47 seconds East with the common line between said GRAYJAX REALTY tract and Lot 1, a distance of 446.61 feet to a five-eighths inch iron rod with plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823" set for the Northeast corner of said GRAYJAX REALTY tract, same being the Southeast corner of said Lot 1, same also being the existing West right-of-way line of said Alta Vista Road, from which a five-eighths inch iron rod with plastic cap stamped "GORRONDONA & ASSOC. INC." found bears North 10 degrees 24 minutes 38 seconds West, a distance of 1.26 feet;

THENCE South 00 degrees 24 minutes 38 seconds East with the common line between said GRAYJAX REALTY tract and the existing West right-of-way line of said Alta Vista Road, a distance of 103.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.055 acres (45,936 square feet) of land.

State of Texas §
County of Tarrant §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **GRAYJAX REALTY LLC**, acting herein by and through its duly authorized officer, do hereby adopt this plat to be known as:

KELLER'S GRACE OF DANCE ADDITION
LOT 1, BLOCK 1

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the easements shown hereon.

WITNESS UNDER MY HAND THIS THE 17 DAY OF July, 2026.

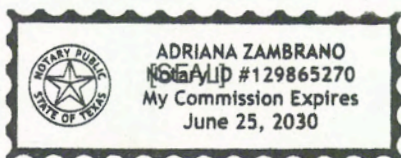
By: G. Brown
Name: Gabriel Brown
Title: owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Gabriel Brown 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 purpose and consideration there expressed, as Grayjax Realty LLC a Texas limited liability company, on behalf of said limited liability company and limited partnership.

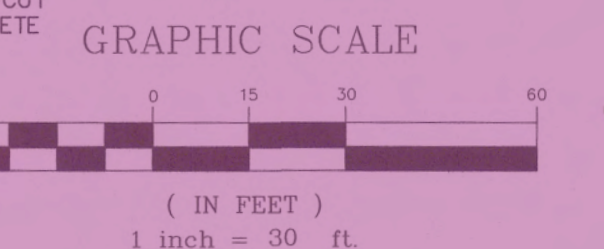
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of July, 2026.

Adriana Zambrano
Notary Public, The State of Texas



FINAL PLAT
KELLER'S GRACE OF DANCE ADDITION
LOT 1, BLOCK 1
Being 1.054 Acres situated in the Francisco Cuella Survey,
Abstract Number 266
City of Fort Worth, Tarrant County, Texas
Containing 1.055 Acres of land

JULY 2026
CASE NO. : FS-25-147
SHEET 1 OF 1



(IN FEET)
1 inch = 30 ft.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

OWNER / DEVELOPER:
GRAYJAX REALTY LLC
9560 SINCLAIR STREET
FORT WORTH, TEXAS 76244

PREPARED BY: PROJECT NO. 577-26-001
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Floodplain Easement Line Table		
Line #	Length	Direction
L1	8.75'	S27° 14' 25"W
L2	15.32'	N67° 31' 22"W
L3	7.72'	S62° 24' 53"W
L4	9.82'	S87° 39' 07"W
L5	19.30'	S78° 04' 18"W
L6	9.43'	S87° 57' 44"W
L7	19.41'	S81° 55' 15"W
L8	11.32'	S87° 06' 22"W
L9	16.21'	S78° 53' 33"W
L10	14.32'	N84° 46' 59"W
L11	5.21'	S74° 35' 46"W
L12	20.35'	S0° 40' 07"W
L13	9.46'	S27° 29' 13"E
L14	7.30'	S5° 10' 10"E
L15	23.25'	S16° 51' 37"E
L16	9.34'	S2° 28' 26"E
L17	21.21'	S29° 35' 42"E

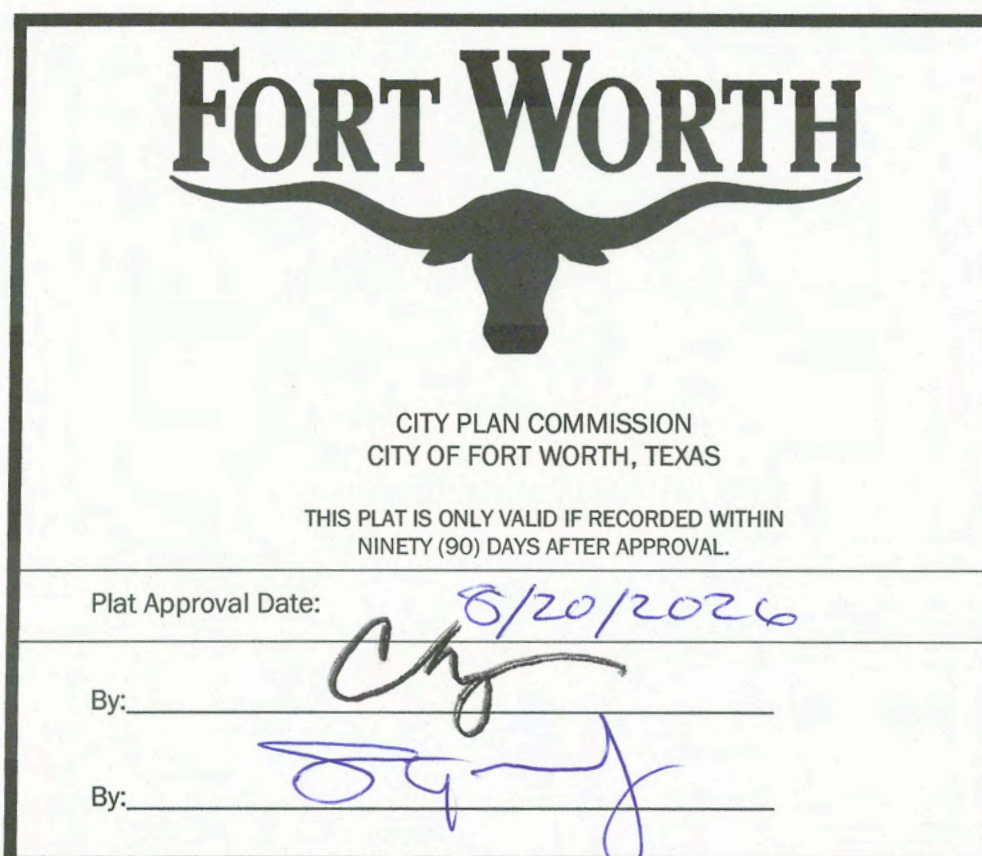
REMAINDER OF
WOOD SPRINGS PARTNERS, LTD.
INSTRUMENT NUMBER D207016065
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey on February 16, 2026 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

Gregory Mark Peace Date: 07/15/2026
Registered Professional Land Surveyor
Texas Registration No. 6608



WOOD SPRINGS PARTNERS, LTD.
INSTRUMENT NUMBER D225082675
O.P.R.T.C.T.

FOUND X-CUT IN CONCRETE

FOUND X-CUT IN CONCRETE

KELLER HICKS ROAD
VARIABLE WIDTH
RIGHT-OF-WAY
INSTRUMENT NUMBER D207061500
O.P.R.T.C.T.

FOUND 1/2" CAPPED IRON ROD STAMPED "EAGLE SURVEYING"

FOUND 1/2" CAPPED IRON ROD STAMPED "EAGLE SURVEYING"