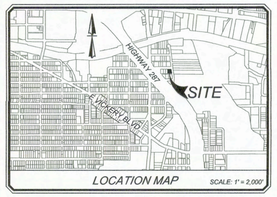
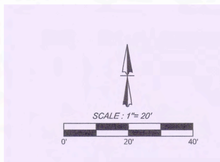
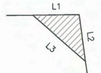
# FS-25-160



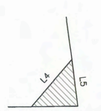




## SURVEYOR NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 310 OF 495, COMMUNITY PANEL NO. 480596, MAP NUMBER 48439C0310L, DATED MARCH 21, 2019.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE RESIDENTIAL LOTS.
5. 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.
6. 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.
7. PRIVATE P.R.V.'s WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
8. SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREET AS PER CITY OF FORT WORTH STANDARDS.




DETAIL "A" (ROW DEDICATION)
0.0011 AC. / 50 SQ. FT.
NOT TO SCALE




DETAIL "B" (ROW DEDICATION)
0.0011 AC. / 50 SQ. FT.
NOT TO SCALE

## NOTES:

**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.

**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".

**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 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.

**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.

**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.

**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.

**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.

STATE OF TEXAS
COUNTY OF TARRANT

I, COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

STATE OF TEXAS REGISTERED COREY CAMPBELL 7076 PROFESSIONAL LAND SURVEYOR

10-7-25
COREY CAMPBELL, R.P.L.S. — DATE
TEXAS REGISTRATION NO. 7076
EMAIL:COREY.CAMPBELL@COLLIERSENG.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COREY CAMPBELL, KNOWN TO ME TO BE THE ENTITIES WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF October, 2025.

NOTARY PUBLIC — 5-5-22 MY COMMISSION EXPIRES

STEPHEN SALCIDO
My Notary ID # 134344084
Expires May 5, 2027

STATE OF TEXAS
TARRANT COUNTY

WHEREAS I, NEWPAD BUILDING COMPANY LLC, BEING THE OWNER OF A 0.2860 OF AN ACRE TRACT, BEING OUT OF THE J. SANDERSON SURVEY, ABSTRACT NO. 1430, TARRANT COUNTY, TEXAS, AND BEING THE EAST 1/2 OF LOT 9, BLOCK 36, GLENNWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 63, PAGE (PG.) 76-79, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.) AND ALL OF LOTS 10 AND 11 OF SAID GLENNWOOD ADDITION, SAME BEING THAT TRACT OF LAND DESCRIBED TO NEWPAD BUILDING COMPANY IN DEED RECORDED IN DOC. NO. D225109933, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD STAMPED "RPLS 5122" FOUND ON THE NORTH LINE OF SAID LOT 9 AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST BROADWAY STREET (60' WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID 1/2 INCH IRON ROD FOUND ON THE MID POINT OF THE NORTH LINE OF SAID LOT 9;

THENCE: N 89°20'18" E, WITH THE SOUTH R.O.W. LINE OF SAID EAST BROADWAY STREET, A DISTANCE OF 92.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET (SIR) AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID EAST BROADWAY STREET AND THE SOUTHWEST R.O.W. LINE OF CROMWELL STREET (60' WIDE) FOR THE NORTHEAST CORNER OF SAID LOT 11 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 82°20'18" E, 60.00 FEET, N 07°39'42" W, 388.25 FEET FOR THE COMMON CORNER OF LOT 49 AND LOT 50 OF SAID GLENNWOOD ADDITION;

THENCE: S 07°39'42" E, WITH THE SOUTHWEST R.O.W. LINE OF SAID CROMWELL STREET, A DISTANCE OF 125.94 FEET TO A SIR AT THE INTERSECTION OF THE SOUTHWEST R.O.W. LINE OF SAID CROMWELL STREET AND THE NORTH R.O.W. LINE OF A 16 FOOT ALLEY FOR THE SOUTHEAST CORNER OF SAID LOT 11 AND THE HEREIN DESCRIBED TRACT;

THENCE: S 89°20'18" W, WITH THE NORTH R.O.W. LINE OF SAID 16 FOOT ALLEY, A DISTANCE OF 107.35 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "RPLS 5122" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID 1/2 INCH IRON FOUND ON THE MID POINT OF THE SOUTH LINE OF SAID LOT 9;

THENCE: N 00°39'42" W, OVER AND ACROSS SAID LOT 9, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2860 OF AN ACRE OR 12,460 SQUARE FEET, MORE OR LESS, IN TARRANT COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY COLLIERS ENGINEERING AND DESIGN. BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983 (NAD83).

OWNERS DEDICATION
COUNTY OF TARRANT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, NEWPAD BUILDING COMPANY LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZATION OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **GLENNWOOD ADDITION**, LOTS 9R1 AND 9R2, BLOCK 36 AND DOES HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSE INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FORT WORTH'S USE THEREOF. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS FINAL PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

EXECUTED THIS THE 7 DAY OF October, 2025.

BY: NEWPAD BUILDING COMPANY LLC

COOPER CONGER - OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COOPER CONGER, KNOWN TO ME TO BE THE ENTITIES WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF October, 2025.

NOTARY PUBLIC — 5-5-22 MY COMMISSION EXPIRES

STEPHEN SALCIDO
My Notary ID # 134344084
Expires May 5, 2027

FORT WORTH FIRE DEPARTMENT
Eng. D. Hood
Oct 9, 2025

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 : 10/10/2025
By : Chairman
By : Secretary

FINAL PLAT
LOTS 9R1 AND 9R2, BLOCK 36
# GLENNWOOD ADDITION
BEING A REPLAT OF
A PORTION OF LOT 9 AND
ALL OF LOTS 10, AND 11, BLOCK 36
GLENWOOD ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 63, PG. 76-79, P.R.T.C.T.
BEING 0.2860 OF AN ACRE
SITUATED IN THE J. SANDERSON SURVEY, ABSTRACT NO. 1430
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OCTOBER 03, 2025

**OWNER / DEVELOPER**
NEWPAD BUILDING COMPANY LLC
3001 HALLORAN STREET
FORT WORTH, TX 76107
OWNER: COOPER CONGER
PHONE: (208) 866-0166

**SURVEYOR**
COLLIERS ENGINEERING & DESIGN
2011 E KIRKWOOD BLVD, STE 120
SOUTHLAKE, TX 76095
CONTACT: STEPHEN SALCIDO
PHONE: (832) 566-1456

Colliers Engineering & Design
FORT WORTH
2011 KIRKWOOD BLVD
Suite 120
SOUTHLAKE, TX 76092
Phone: 214.613.1204
www.colliersengineering.com

| | | | |
|---|---|---|---|
| Job. No. | 25007774A-RP | Drawn By | SS |
| Date | 10/03/2025 | Checked By | CC |

**SYMBOL LEGEND**

| | |
|---|---|
| FIR | FOUND 1/2" IRON ROD OR AS NOTED |
| SIR | SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" |
| P.O.B. | POINT OF BEGINNING |
| SQ. FT. | SQUARE FEET |
| VOL. & PG. | VOLUME AND PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS |
| P.R.T.C.T | PLAT RECORDS OF TARRANT COUNTY,TEXAS |
| D.R.T.C.T | DEED RECORDS OF TARRANT COUNTY,TEXAS |

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/13/2025 09:18 AM
D225192003
PLAT
Pages: 3
Fees: $73.00
MARY LOUISE NICHOLSON
COUNTY CLERK

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°20'18" W | 10.00' |
| L2 | N 07°39'42" W | 10.00' |
| L3 | S 49°09'42" E | 14.98' |
| L4 | N 40°50'18" E | 13.25' |
| L5 | S 07°39'42" E | 10.00' |
| L6 | S 89°20'18" W | 10.00' |

CASE NO. - FS-25-160

## LAND USE TABLE

| LOT: | GROSS ACREAGE | NET ACREAGE | ROW DEDICATION | LOT USE |
|---|---|---|---|---|
| 9R1 | 0.1435 AC | - | - | RESIDENTIAL |
| 9R2 | 0.1425 AC | 0.1403 AC | 0.0022 AC | RESIDENTIAL |

*THIS PLAT FILED FOR RECORDS IN DOCUMENT #_____, DATE_____*