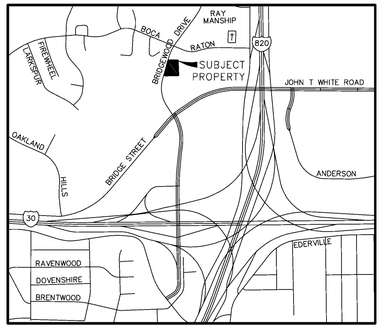
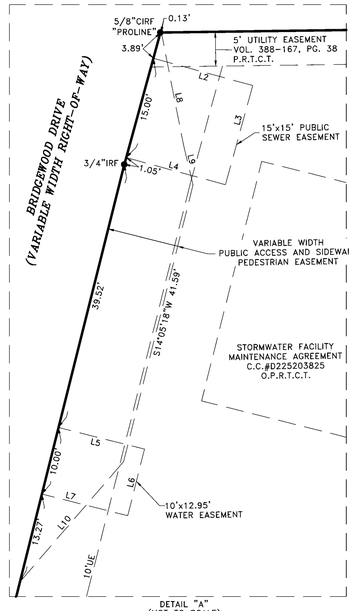
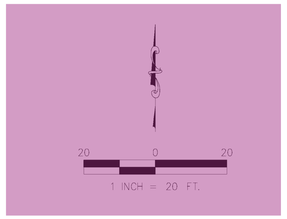
FS-25-168

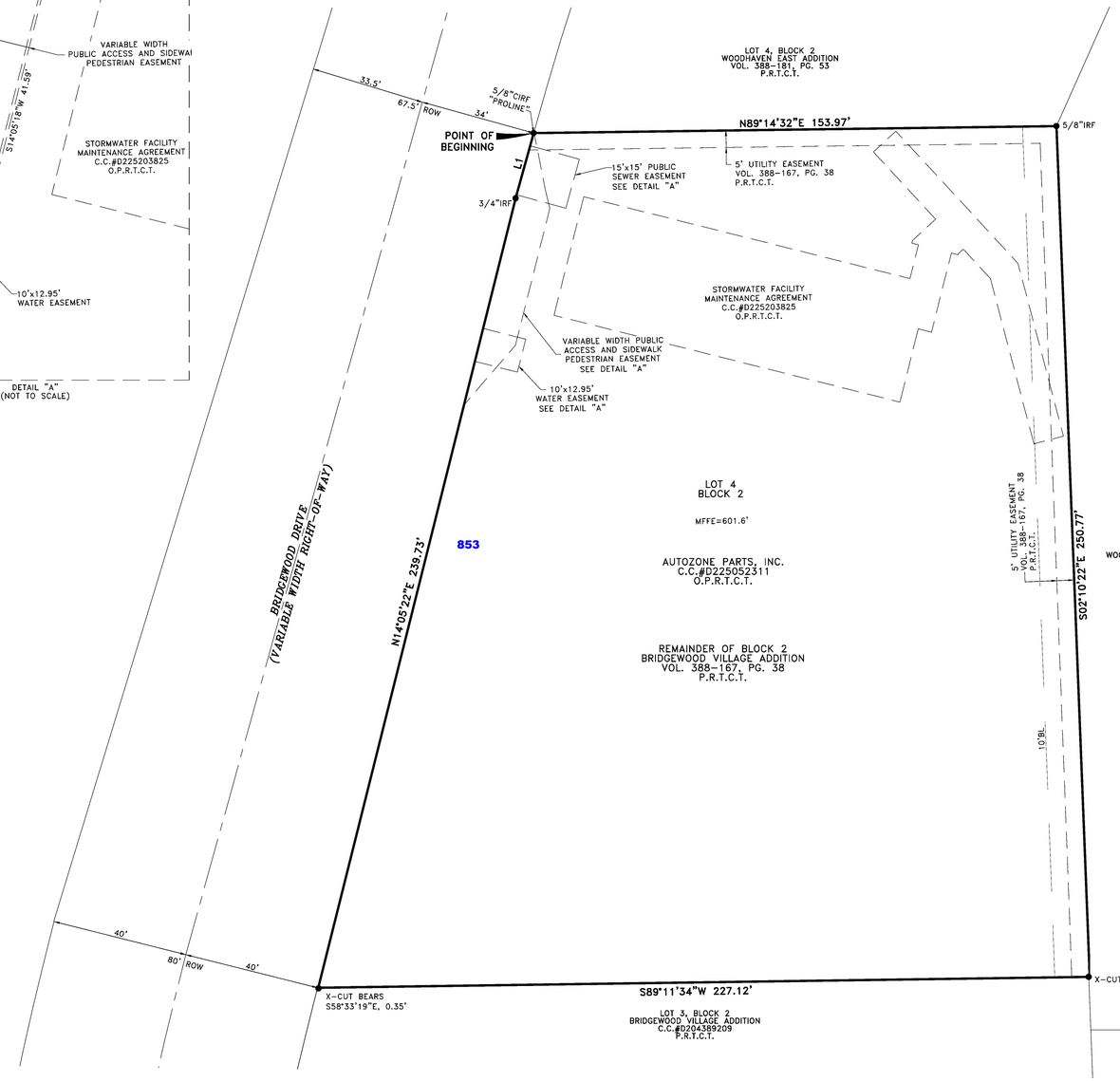


VICINITY MAP
NOT TO SCALE



DETAIL "A"
(NOT TO SCALE)





NOTES

1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
2. 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.
3. 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.
4. 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.
5. 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.
6. SUBJECT TRACT IS NOT AFFECTED BY THE 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0215L, DATED MARCH 21, 2019.
7. SIDEWALKS AND STREETLIGHTS: SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
8. ALL EASEMENTS SHOWN HEREON WITHOUT REFERENCE TO A RECORDED DOCUMENT SHALL BE CONSIDERED "BY THIS PLAT", AS ALSO STATED IN THE DEDICATION STATEMENT OF THIS PLAT.
9. 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.
10. 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.
11. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LEGEND

●	MONUMENT FOUND
C.C.#	COUNTY CLERK FILE NO.
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
MFFE	MINIMUM FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
BL	BUILDING LINE

LINE	BEARING	DISTANCE
L1	N15°20'14"E	19.94'
L2	S74°39'46"E	15.00'
L3	S15°20'14"W	15.00'
L4	N74°39'46"W	15.00'
L5	S75°54'42"E	12.95'
L6	S14°05'18"W	10.00'
L7	N75°54'42"W	12.95'
L8	S11°09'34"E	16.93'
L9	S13°32'10"E	5.76'
L10	S40°47'51"W	23.24'

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 07/31/2026

By: Caroline Cranz (Caroline Cranz Jul 31, 2026 07:04 CDT) Chairman

By: Alejandro Flores Secretary

LAND USE SUMMARY

USE	COMMERCIAL LOTS	NONCOMMERCIAL LOTS	ACREAGE
COMMERCIAL	1	0	1.098
OPEN SPACE		0	0
RIGHT-OF-WAY		0	0
TOTAL			1.098

COFW CASE# FS-25-168

OWNERS/DEVELOPERS:
AUTOZONE PARTS, INC.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103
901-495-6736

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS AUTOZONE PARTS, INC. IS THE OWNER OF 1.098 ACRES OF LAND OUT OF BLOCK 2, BRIDGEWOOD VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN VOLUME 388-167, PAGE 38, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED TO AUTOZONE PARTS, INC. BY DEED RECORDED IN COUNTY CLERK FILE NO. D225052311, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "PROLINE" FOUND FOR THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, WOODHAVEN EAST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN VOLUME 388-181, PAGE 53 OF SAID PLAT RECORDS AND BEING ON THE EAST RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89°14'32" EAST, WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 153.97 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME LOT AND BEING ON THE WESTERLY LINE OF LOT 3-R, BLOCK 2, WOODHAVEN EAST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D184039798 OF SAID PLAT RECORDS;

THENCE SOUTH 02°10'22" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 250.77 FEET TO AN X-CUT FOUND FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 2, BRIDGEWOOD VILLAGE ADDITION AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D204389209 OF SAID PLAT RECORDS;

THENCE SOUTH 89°11'34" WEST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 227.12 FEET TO THE NORTHWEST CORNER OF SAME LOT ON SAID EAST RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE, FROM WHICH AN X-CUT BEARS SOUTH 58°33'19" EAST, A DISTANCE OF 0.35 FEET;

THENCE NORTH 14°05'22" EAST, WITH SAID EAST RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE, A DISTANCE OF 239.73 FEET TO A 3/4-INCH IRON ROD FOUND;

THENCE NORTH 15°20'14" EAST, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF BRIDGEWOOD DRIVE, A DISTANCE OF 19.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1.098 ACRES (47,836 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOT 4, BLOCK 2

BRIDGEWOOD VILLAGE ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 23rd DAY OF July, A.D. 2026.

AUTOZONE PARTS, INC.

BY:
NAME: Joshua Hughes
TITLE: Vice President

STATE OF Tennessee)(
COUNTY OF Shelby)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Joshua Hughes 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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF July, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TENNESSEE
My Commission Expires
MY COMMISSION EXPIRES: October 30, 2029

LORI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: 07/21/2026

STATE OF TEXAS REGISTERED AARON C. BROWN 6702 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT

Eng D Hood 7/30/2026
Eng D Hood (Jul 30, 2026 15:49:22 CDT)

A
FINAL PLAT
OF
LOT 4, BLOCK 2 BRIDGEWOOD VILLAGE

BEING A REPLAT OF A PORTION OF BLOCK 2, BRIDGEWOOD VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-167, PAGE 38, PLAT RECORDS, TARRANT COUNTY, TEXAS.

JULY 2026

SHEET 1 OF 1

BRIDGEWOOD VILLAGE

S:\FT-LNO\10441\2026\PCT\30 Water\Final Plats\10441FS-25-168 BRIDGEWOOD VILLAGE.dwg 7/17/2026