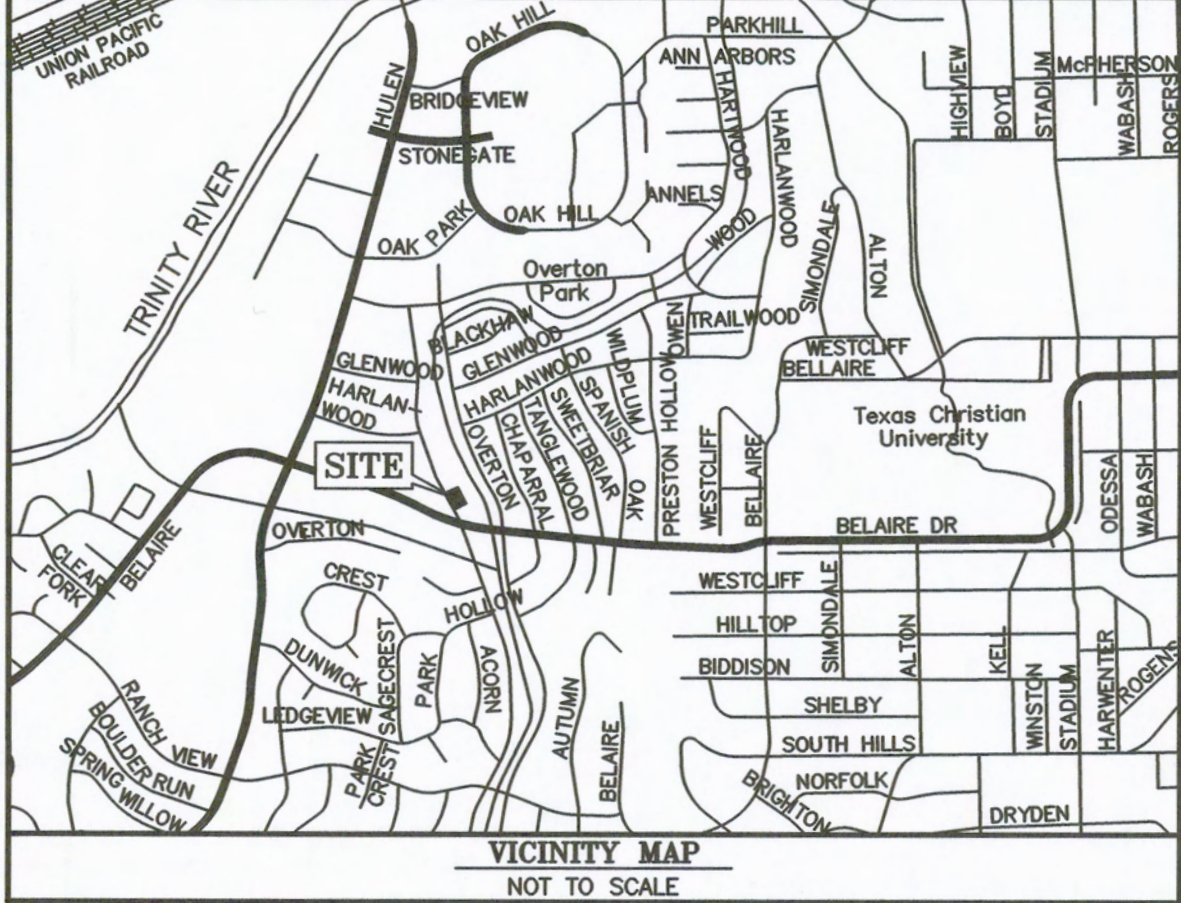




MONUMENTATION NOTE:
ALL CORNERS MARKED '1/2" IRS'
ARE 1/2" IRON RODS MARKED
"BRITTAIN & CRAWFORD", SET

FS-25-197

"OVERTON PARK"
CITY OF FORT WORTH
VOLUME 3287, PAGE 615
D.R.T.C.T.

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/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 1/2" IRS 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.

Sidewalks and Streetlights

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.

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.

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.

Parkway Permit

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.

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 NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0280K, MAP REVISED SEPTEMBER 25, 2009.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.



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: 10/30/2025

By: *Jim Tidwell* Chairman

By: *[Signature]* Secretary

OWNER:
CITY OF FORT WORTH WATER DEPARTMENT
100 FORT WORTH TRAIL
FORT WORTH, TX 76102
PHONE: (817) 925-8250

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3006 SOUTH FREEDWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, THE CITY OF FORT WORTH, acting by and through the undersigned, their duly authorized representatives, are the sole owners of 0.457 acre of land situated in the PHELIX G. BEASLEY SURVEY, Abstract No. 134, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk File Number D157016469, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.457 acre of land located in the PHELIX G. BEASLEY SURVEY, Abstract No. 134, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to the City of Fort Worth in County Clerk File Number D157016469, of the Official Public Records of Tarrant County, Texas. Said 0.457 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut in concrete set in the West boundary line of aforesaid Overton Park and the East right-of-way line of Overton Park West (a 60 foot wide public right-of-way), and said POINT OF BEGINNING being located S 79° 12' 20" E 77.29 feet, from a 5/8" iron rod found at the Southeast corner of Lot 3, Block B, Tanglewood Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-29, Page 107, of the Plat Records of Tarrant County, Texas,

THENCE N 65° 55' 31" E 116.88 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 26° 30' 41" E 172.90 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 63° 06' 33" W 111.12 feet, to a 1/2" iron rod marked "Brittain & Crawford" set lying in the West boundary line of said Overton Park and East right-of-way line of aforesaid Overton Park West;

THENCE along the West boundary line of said Overton Park and the East right-of-way line of Overton Park West, as follows:

1. NORTHWESTERLY 91.30 feet, along a curve to the left, having a radius of 1,873.35 feet, a central angle of 02° 47' 33" and a chord bearing N 27° 40' 03" W 91.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
2. N 29° 03' 50" W 64.60 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. N 28° 51' 53" W 22.81 feet, to the POINT OF BEGINNING containing 0.457 acre (19,895 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE CITY OF FORT WORTH, does hereby designate the foregoing property as LOT 1, BLOCK 1, EDWARDS RANCH PUMP STATION ADDITION, to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 29 day of October, 2025.

CITY OF FORT WORTH

By: *[Signature]*
Jessica McEachern
Title: Assistant City Manager

APPROVED AS TO FORM AND LEGALITY:

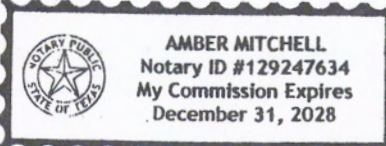
[Signature]
CITY ATTORNEY, Asst.

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 Jessica McEachern, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 29 day of October, 2025.

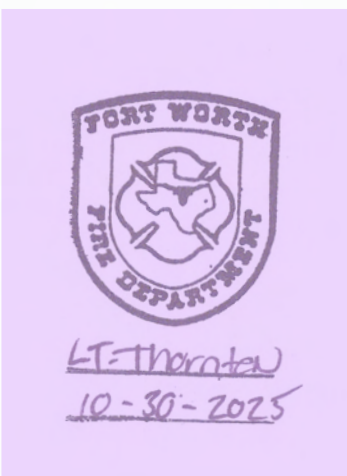
[Signature]
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

THIS is to certify that I, STUART F. SMITH, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

[Signature]
STUART F. SMITH
Registered Professional
Land Surveyor
State of Texas No. 5454



FINAL PLAT
OF
LOT 1, BLOCK 1
EDWARDS RANCH PUMP STATION ADDITION
LOCATED IN THE PHELIX G. BEASLEY SURVEY, ABSTRACT No. 134
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED: JULY 2025

0.457 ACRE GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT # D _____, DATE _____

F.S.-25-197

SIN FIN #944