

FS-25-238

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT I, GUSTAVO LUPERCIO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LOT 1, BLOCK 4, HARWOOD LITTLE FARMS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 309, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF FORT WORTH BY INSTRUMENT RECORDED IN VOLUME 1169, PAGE 432, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS (CITY OF FORT WORTH TRACT 1), ALSO SAVE AND EXCEPT THEREFROM THAT TRACT CONVEYED TO THE CITY OF FORT WORTH BY WARRANTY DEED RECORDED IN VOLUME 389, PAGE 674, OF SAID REAL PROPERTY RECORDS (CITY OF FORT WORTH TRACT 2), SAID REMAINING WARRANTY DEED RECORDED IN INSTRUMENT D225034415, OF SAID REAL PROPERTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 1, AT THE NORTHWEST CORNER OF LOT 2-B, BLOCK 4, HARWOOD LITTLE FARMS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-188, PAGE 85, OF SAID PLAT RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH HAMPSHIRE BOULEVARD, A 50 FEET WIDE PUBLIC STREET;

THENCE SOUTH ALONG THE COMMON LINE OF SAID LOTS 1 AND 2-B AND LOT 2-C OF SAID BLOCK 4, 278.85 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 2-C, AT THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT 1, AND IN THE NORTH RIGHT-OF-WAY LINE OF SOUTH HAMPSHIRE BOULEVARD, A PUBLIC STREET WITH A VARIABLE WIDTH, FROM WHICH THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 1 BEARS SOUTH, 29.15 FEET;

THENCE NORTH 76 DEGREES 52 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID CITY OF FORT WORTH TRACT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH HAMPSHIRE BOULEVARD, 120.34 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT 1, AT THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT 2, AND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH HAMPSHIRE BOULEVARD, AND THE EAST RIGHT-OF-WAY LINE OF TIERNEY ROAD, A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE NORTH ALONG THE EAST LINE OF SAID CITY OF FORT WORTH TRACT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID TIERNEY ROAD, 251.52 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT 2, IN THE NORTH LINE OF SAID LOT 1 LYING EAST, 7.80 FEET FROM THE ORIGINAL NORTHWEST CORNER THEREOF, AND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID TIERNEY ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH HAMPSHIRE BOULEVARD;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH HAMPSHIRE BOULEVARD, 117.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7135 ACRES (31,080 SQUARE FEET) OF LAND, MORE OR LESS.

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

LOTS 1R-1, 1R-2, 1R-3 & 1R-4, BLOCK 4
HARWOOD LITTLE FARMS
AN 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 4th DAY OF February, 2026.

GUSTAVO LUPERCIO
GUSTAVO LUPERCIO
OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO LUPERCIO, 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 4th DAY OF February, 2026.

MY COMMISSION EXPIRES:

DAVID BRYAN REAVES
Notary ID #124657415
My Commission Expires
November 21, 2027

OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE GENERAL WARRANTY DEED TO GUSTAVO LUPERCIO AS RECORDED UNDER CLERK'S FILE NO. D225034415, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

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

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE SW CORNER OF THE SUBJECT PROPERTY
1/2" STEEL ROD AT THE NW CORNER OF LOT 5-A, BLOCK 4, VOL. 388-K, PAGE 159

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LEGAL LOTS OF RECORD FROM A PORTION OF ONE PREVIOUSLY PLATTED LOT.



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: 2/5/2026
By: [Signature] Chairman
By: [Signature] Secretary

This plat recorded
in Document Number: _____

Date: _____

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 MARCH, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

1. 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.
2. 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, OR 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.
3. 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 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. SIDEWALK AND STREETLIGHT NOTE:
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
5. 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.
6. 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.
7. FLOODPLAIN STATEMENT:
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 484390330K, EFF. DATE 08-25-09.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

FINAL PLAT

LOTS 1R-1, 1R-2, 1R-3 & 1R-4
BLOCK 4

HARWOOD LITTLE FARMS

AN ADDITION TO THE

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

BEING A REPLAT OF

A PORTION OF

LOT 1, BLOCK 4

HARWOOD LITTLE FARMS

AS RECORDED IN

VOLUME 309, PAGE 49

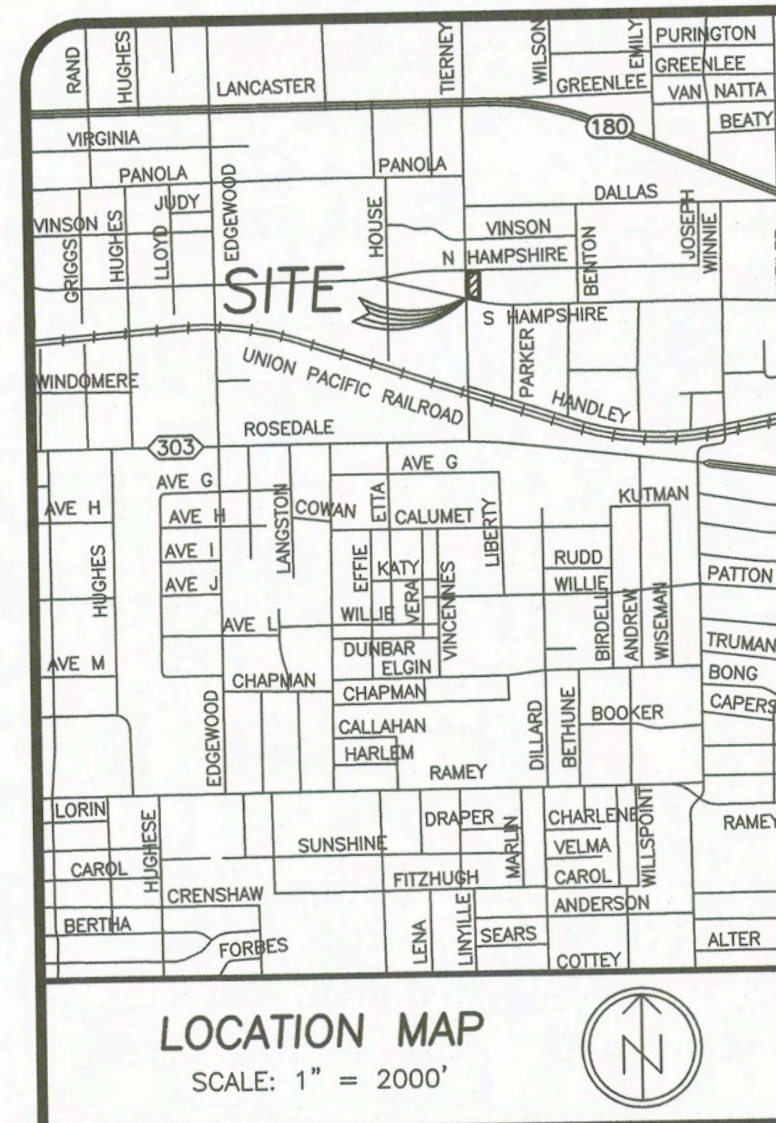
PLAT RECORDS, TARRANT COUNTY, TEXAS

JANUARY, 2026

0.7135 ACRES

4 RESIDENTIAL LOTS

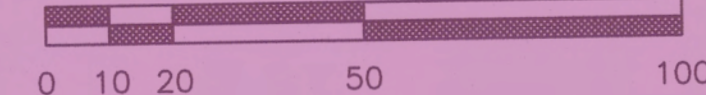
FS - 25 - 238



LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" = 30'

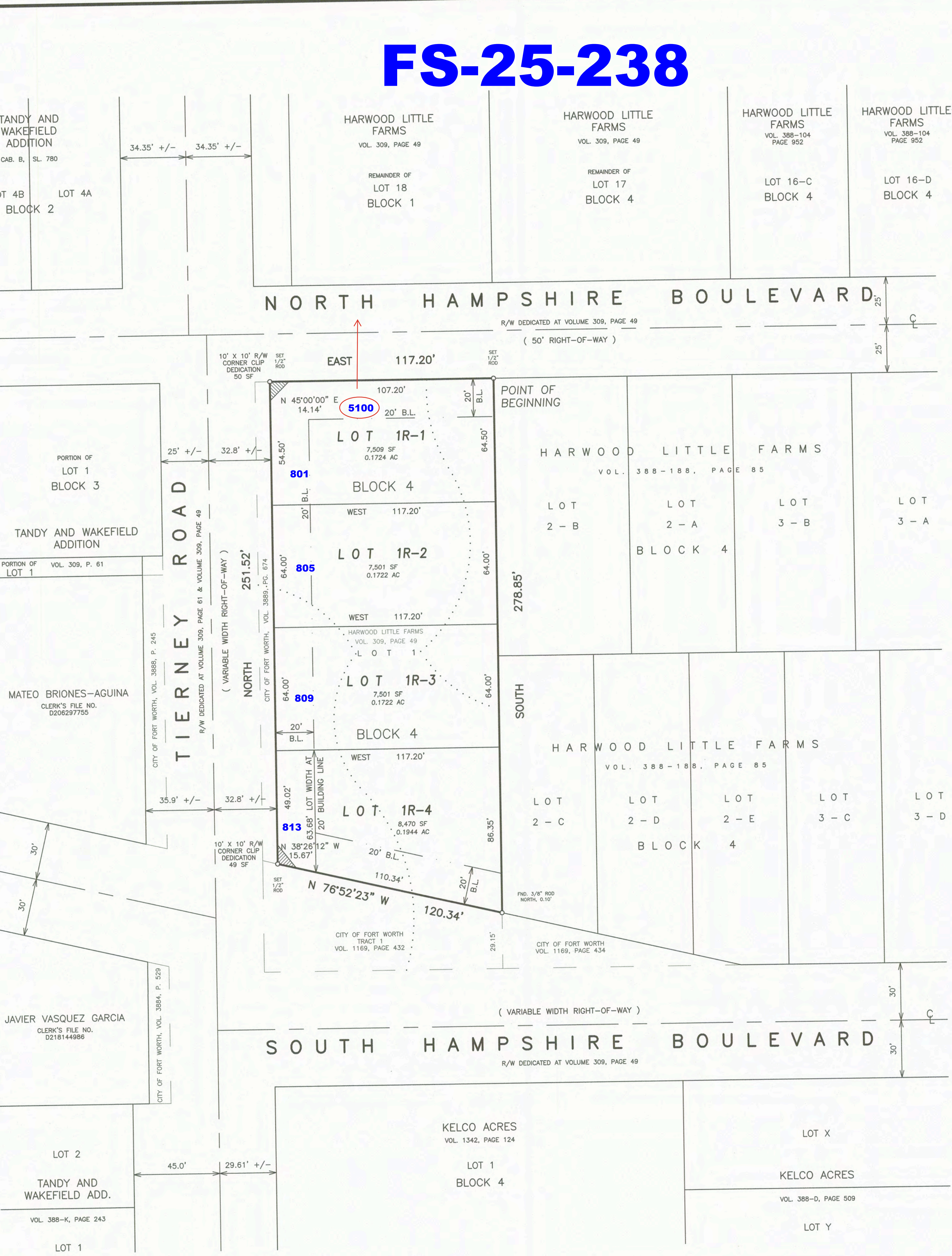


OWNER:

GUSTAVO LUPERCIO
1929 BERRYBROOK DRIVE
FORT WORTH, TEXAS 76134-8403
817-307-5871 VOICE
gustavolupercio43@gmail.com

SURVEYOR:

GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jgrant3@aol.com



JAVIER VASQUEZ GARCIA
CLERK'S FILE NO.
D218144986

LOT 2
TANDY AND WAKEFIELD ADD.
VOL. 388-K, PAGE 243

LOT 1

KELCO ACRES
VOL. 1342, PAGE 124
LOT 1
BLOCK 4

LOT X

KELCO ACRES
VOL. 388-D, PAGE 509

LOT Y

