

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.

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.

PARKWAY PERMIT
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

PRIVATE MAINTENANCE
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.

FLOOD PLAIN
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439C0280 K, MAP EFFECTIVE SEPTEMBER 25, 2009.

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.

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 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.

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.

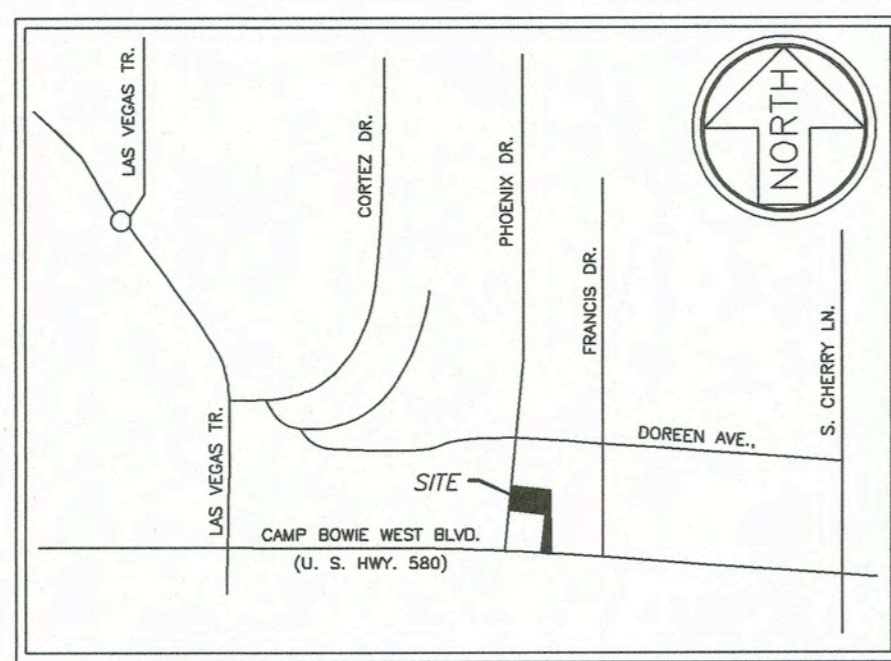
SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

FLOOD PLAIN/DRAINAGEWAY 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 INSPECTING 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.

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 STREETLIGHTS
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

PRIVATE P.R.V.S
PRIVATE P.R.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.



LOT B-1-R-1, BLOCK 2
WESTERN HILLS SECTION ONE
CMB, A.S.L. 12043
P.R.T.C.T.

LOT B-1-R-3, BLOCK 2
WESTERN HILLS SECTION ONE
CMB, A.S.L. 12014
P.R.T.C.T.

LOT B-1-R-2, BLOCK 2
WESTERN HILLS SECTION ONE
CMB, B.S.L. 2569
P.R.T.C.T.

LOT A-R, BLOCK 1
WESTERN HILLS ADDITION
SECTION 1
VOL. 388-15, PG. 665
P.R.T.C.T.

LOT B-R-R, BLOCK 1
0.562 AC.
(24,477 S.F.)
LOT B-R-R

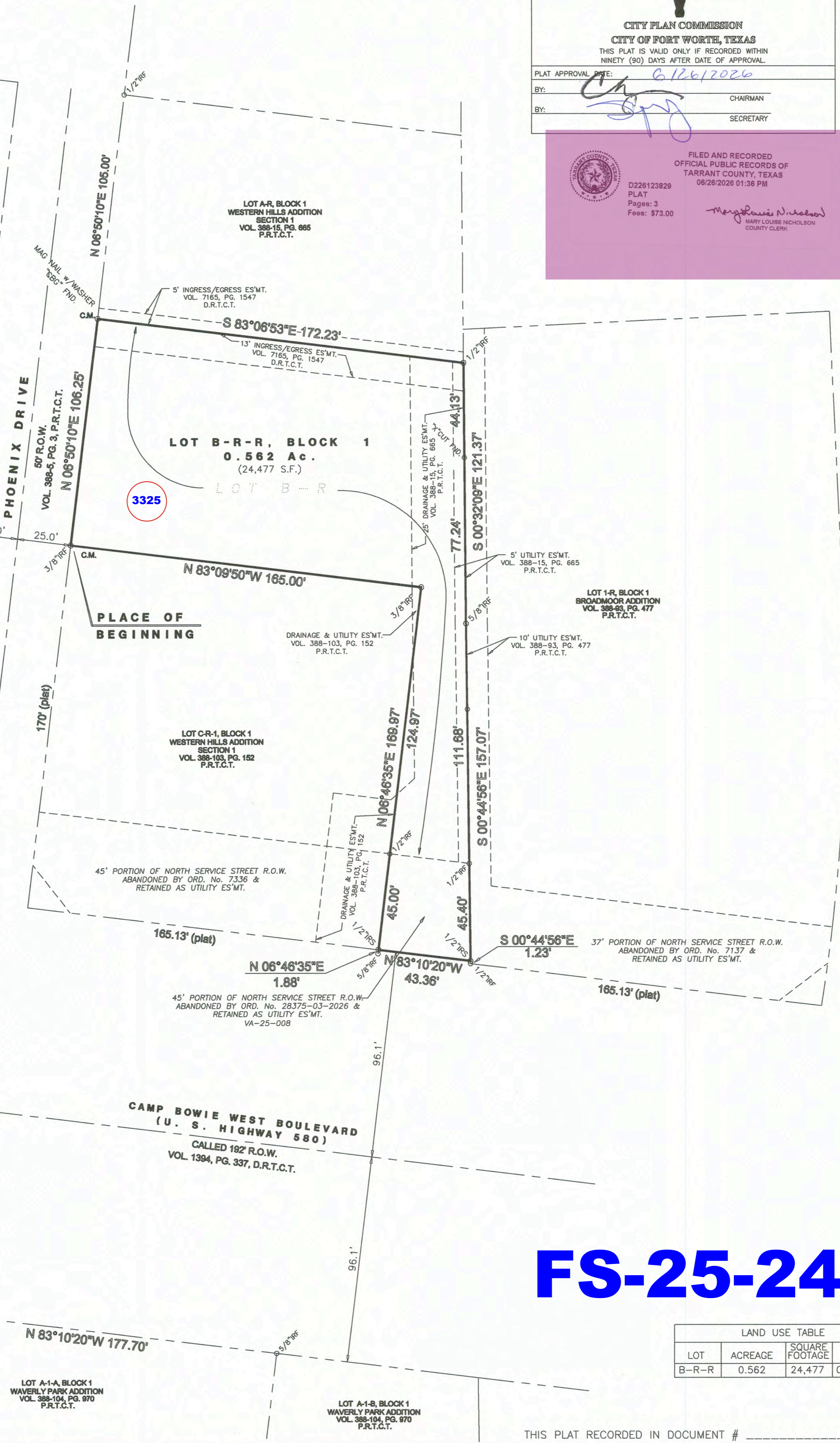
LOT C-R-1, BLOCK 1
WESTERN HILLS ADDITION
SECTION 1
VOL. 388-15, PG. 152
P.R.T.C.T.

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: 6/26/2026
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/25/2025 01:36 PM
D226123828
PLAT
Pages: 3
Fee: \$73.00
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, GT GRAHAM INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of the following described property to-wit:
BEING all of Lot B-R, Block 1, Western Hills Addition, Section 1, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-15, Page 665 of the Plat Records of Tarrant County, Texas and a portion of North Service Street right-of-way abandoned by Ordinance No. 28375-03-2026 and being more particularly described by metes and bounds as follows:
BEGINNING at a 3/8-inch iron rod found at the most Westerly Southwest corner of said Lot B-R, being the Northeast corner of Lot C-R-1, Block 1, Western Hills Addition, Section 1, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-103, Page 52 of the Plat Records of Tarrant County, Texas, and lying in the East right-of-way line of Phoenix Drive (a 50-foot wide right-of-way);
THENCE N 06° 50' 10" E, 106.25 feet along the said East right-of-way line of Phoenix Drive to a Mag nail found with yellow plastic washer stamped "CBG" at the Northwest corner of said Lot B-R, Block 1, Western Hills Addition, Section 1, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-15, Page 665 of the Plat Records of Tarrant County, Texas;
THENCE S 83° 06' 53" E, 172.23 feet along the common boundary line between said Lots A-R and B-R to a 1/2-inch iron rod found at the Northeast corner of said Lot B-R, lying in the West boundary line of Lot 1-R, Block 1, Broadmoor Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-93, Page 477 of the Plat Records of Tarrant County, Texas;
THENCE along the common boundary line between said Lots B-R and 1-R as follows:
S 00° 32' 09" E, at 44.13 feet passing an "X" cut in concrete and continuing in all a total distance of 121.37 feet to a 5/8-inch iron rod found;
S 00° 44' 56" E, at 111.88 feet passing a 1/2-inch iron rod found at the Southeast corner of aforesaid Lot B-R and continuing in all a total distance of 157.07 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the North right-of-way line of Camp Bowie West Boulevard (U. S. Highway 580, a called 192-foot wide right-of-way) from which a 1/2-inch iron rod found at the Southwest corner of aforesaid Lot 1-R bears S 00° 44' 56" E, 1.23 feet;
THENCE N 83° 10' 20" W, 43.36 feet along the said North right-of-way line of Camp Bowie West Boulevard to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of aforesaid Lot C-R-1, lying N 06° 46' 35" E, 1.88 feet from a 5/8-inch iron rod found;
THENCE N 06° 46' 35" E, at 45.00 feet passing a 1/2-inch iron rod at the most Southerly Southwest corner of aforesaid Lot B-R and continuing in all a total distance of 169.97 feet along the East boundary line of said Lot C-R-1 to a 3/8-inch iron rod found at the Northeast corner thereof;
THENCE N 83° 09' 50" W, 165.00 feet along the common boundary line between said Lots B-R and C-R-1 to the PLACE OF BEGINNING, containing 0.562 acre (24,477 square feet) of land.
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT GT GRAHAM INVESTMENTS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT B-R-R, BLOCK 1, WESTERN HILLS ADDITION, SECTION 1, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.
WITNESS MY HAND at Weatherford, Parker County, Texas this 24 day of June, 2026.
GT GRAHAM INVESTMENTS, LLC
By: TAMMY GRAHAM, President
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared TAMMY GRAHAM, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of June, 2026.
Lisa Jordan
NOTARY PUBLIC
STATE OF TEXAS
My Notary ID # 12635521
Expires January 3, 2028
SURVEYOR'S STATEMENT
THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision on an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294
THE REASON FOR THIS REPLAT IS TO INCLUDE A PORTION OF NORTH SERVICE STREET RIGHT-OF-WAY ABANDONED BY ORD. NO. 28375-03-2026 AND INCLUDE IT WITHIN THE REVISED LOT.
FINAL PLAT
LOT B-R-R, BLOCK 1
WESTERN HILLS ADDITION
SECTION 1
BEING A REVISION OF LOT B-R, BLOCK 1, WESTERN HILLS ADDITION, SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-15, PAGE 665 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND AN ABANDONED PORTION OF THE NORTH SERVICE ROAD TO CAMP BOWIE BOULEVARD WEST ADJACENT THERETO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS, R.P.L.S.
(817) 920-7600
e-mail: ron.coombs@cbgllobal.net
OWNER:
GT GRAHAM INVESTMENTS LLC
6651 WELLAND
WEATHERFORD, TEXAS 76088
CONTACT: TAMMY GRAHAM
(817) 300-0780
e-mail: tammy@gtinvestmentsphotography.com
1 LOT 0.562 ACRE FS-25-248 APRIL 22, 2026

FRANCIS DRIVE



FS-25-248

LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
B-R-R	0.562	24,477	COMMERCIAL

