

VICINITY MAP  
N.T.S.

- GENERAL NOTES:**
- ORIGINAL DOCUMENT SIZE: 24" X 36"
  - ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
  - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
  - ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0220L, REVISED MARCH 21, 2019. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
  - THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM ONE EXISTING LOT.
  - SEE CURRENT CITY OF FORT WORTH ZONING ORDINANCE FOR RULES AND REGULATIONS FOR ANY SETBACK REQUIREMENTS.

**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.

**PARKWAY IMPROVEMENTS**  
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.

**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 WASTEWATER SYSTEM.

**UTILITY EASEMENTS**  
ANY PUBLIC UTILITY, INCLUDING 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 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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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 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 OF 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.

**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 AND 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.

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

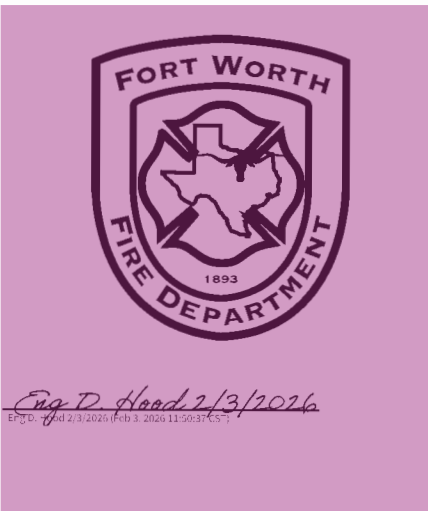
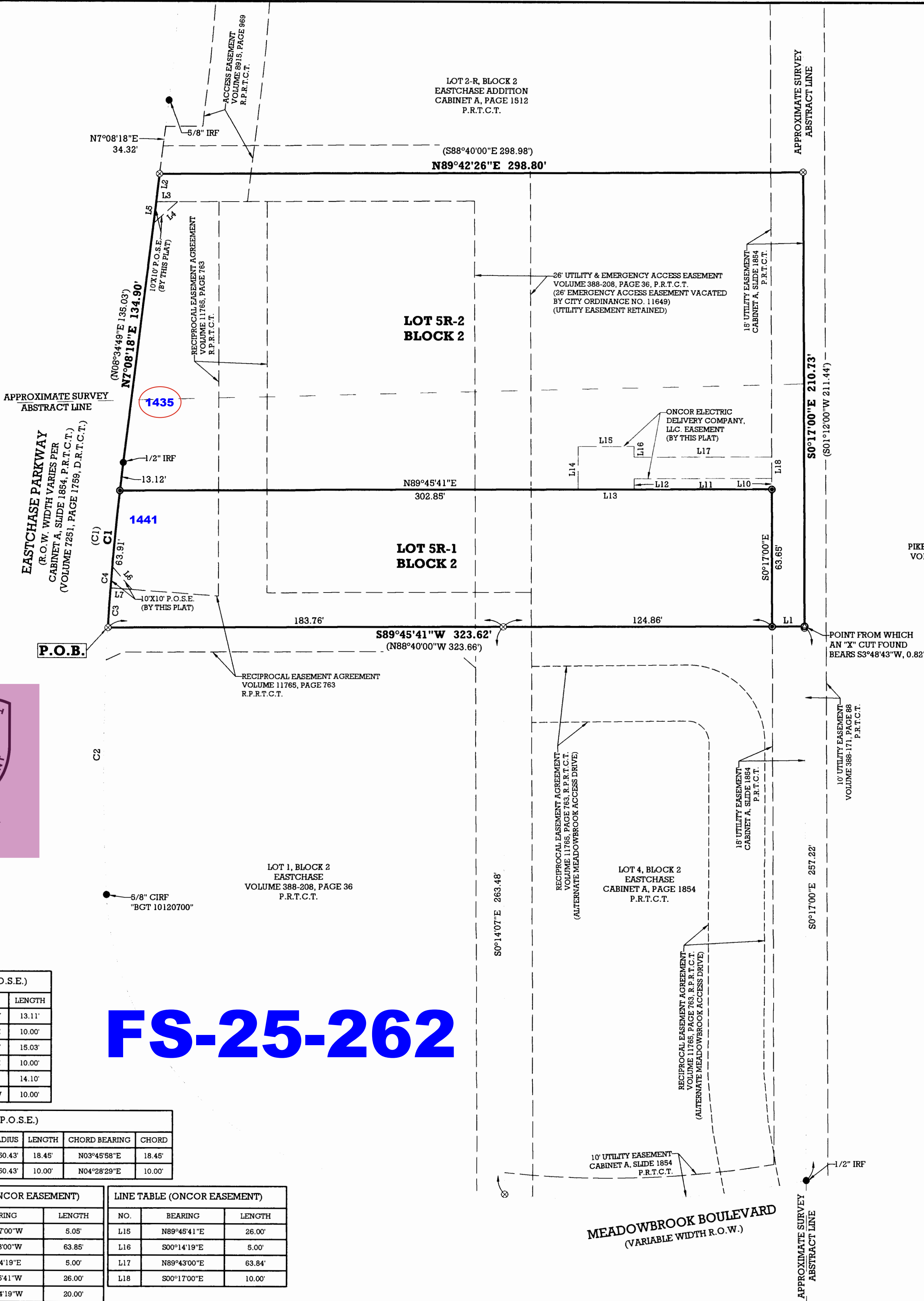
**PRV NOTE**  
PRIVATE F.V.S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

**PUBLIC OPEN SPACE RESTRICTION**  
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

LINE TABLE				
NO.	BEARING	LENGTH		
L1	S89°45'41"W	15.00'		

CURVE TABLE (MEASURED)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°50'11"	1150.43'	77.03'	N06°13'29"E	77.02'
C2	6°10'06"	1150.43'	123.85'	S00°13'20"W	123.79'

CURVE TABLE (RECORDED)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
(C1)	3°50'19"	1150.43'	77.07'	N06°39'40"E	77.06'



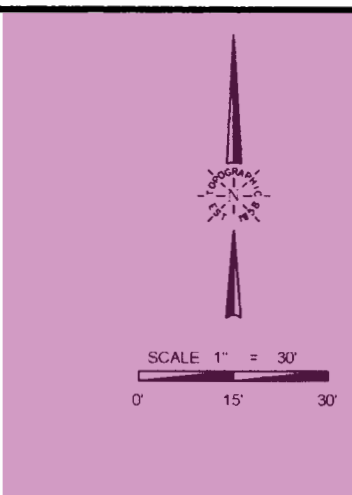
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LINE TABLE (P.O.S.E.)		
NO.	BEARING	LENGTH
L2	S07°08'18"W	13.11'
L3	N89°42'26"E	10.00'
L4	S48°25'23"W	15.03'
L5	N07°08'18"E	10.00'
L6	S40°41'04"E	14.10'
L7	N88°50'37"W	10.00'

CURVE TABLE (P.O.S.E.)				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C3	0°55'09"	1150.43'	18.45'	N03°45'58"E
C4	0°28'53"	1150.43'	10.00'	N04°28'29"E

LINE TABLE (ONCOR EASEMENT)			LINE TABLE (ONCOR EASEMENT)		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	N00°17'00"W	5.05'	L15	N89°45'41"E	26.00'
L11	S89°43'00"W	63.85'	L16	S00°14'19"E	5.00'
L12	S00°14'19"E	5.00'	L17	N89°43'00"E	63.84'
L13	S89°45'41"W	26.00'	L18	S00°17'00"E	10.00'
L14	N00°14'19"W	20.00'			

FS-25-262



STATE OF TEXAS §  
COUNTY OF TARRANT §  
**OWNERS CERTIFICATION**

WHEREAS RAKESH KUMAR AND PREMILA KUMAR REVOCABLE FAMILY TRUST IS THE OWNER OF A TRACT OF LAND SITUATED IN THE D.C. HARRISON SURVEY, ABSTRACT NO. 658 AND THE A.N. CURRY SURVEY, ABSTRACT NO. 332, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 5, BLOCK 2, EASTCHASE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 1854, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF EASTCHASE PARKWAY, BEING THE SOUTHWEST CORNER OF SAID LOT 5, AND THE NORTHWEST CORNER OF LOT 1, BLOCK 2, EASTCHASE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-208, PAGE 36, P.R.T.C.T., AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.43 FEET;

WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASTCHASE PARKWAY AND THE WEST LINE OF SAID LOT 5, AND WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.03 FEET AND A CHORD BEARING AND DISTANCE OF N 06° 13' 29" E, 77.02 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 07° 08' 18" E, WITH SAID EASTERLY RIGHT-OF-WAY LINE OF EASTCHASE PARKWAY AND SAID WEST LINE OF LOT 5, A DISTANCE OF 134.90 FEET TO AN "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF LOT 2-R, BLOCK 2 OF EASTCHASE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, PAGE 1512, P.R.T.C.T.;

THENCE N 89° 42' 26" E, WITH THE NORTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID LOT 2-R, A DISTANCE OF 298.80 FEET TO AN "X" CUT FOUND FOR THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 2-R, AND BEING IN THE WEST LINE OF LOT 1, BLOCK 2, PIKE VIEW OAKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-171, PAGE 88, P.R.T.C.T.;

THENCE S 00° 17' 00" E, WITH THE EAST LINE OF SAID LOT 5 AND SAID WEST LINE OF LOT 1, A DISTANCE OF 210.73 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 5, FROM WHICH AN "X" CUT FOUND BEARS S 03° 48' 43" W, 0.82 FEET;

THENCE S 89° 45' 41" W, WITH THE COMMON LINE BETWEEN SAID LOT 5 AND SAID LOT 4, PASSING AT A DISTANCE OF 139.86 FEET AN "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF SAID LOT 1, CONTINUING WITH THE COMMON LINE BETWEEN SAID LOT 5 AND SAID LOT 1, A TOTAL DISTANCE OF 323.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.509 ACRES (65,743 SQ. FT.) OF LAND.

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RAKESH KUMAR DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 5R-1 AND LOT 5R-2, BLOCK 2 OF EASTCHASE**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 2ND DAY OF JAN, 2026.

BY:   
RAKESH KUMAR, OWNER

STATE OF CALIFORNIA  
COUNTY OF San Mateo  
ON Jan 02, 2026 BEFORE ME, Son Thanh Le, A NOTARY PUBLIC, PERSONALLY APPEARED RAKESH KUMAR, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS California  
Mar 17, 2026  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

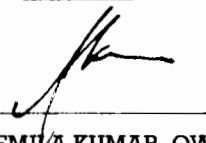


**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT PREMILA KUMAR DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOT 5R-1 AND LOT 5R-2, BLOCK 2 OF EASTCHASE**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 2ND DAY OF JAN, 2026.


BY:   
PREMILA KUMAR, OWNER

STATE OF CALIFORNIA  
COUNTY OF San Mateo  
ON Jan 02, 2026 BEFORE ME, Son Thanh Le, A NOTARY PUBLIC, PERSONALLY APPEARED PREMILA KUMAR, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
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WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS California  
Mar 17, 2026  
MY COMMISSION EXPIRES ON: \_\_\_\_\_




**CERTIFICATION:**  
THAT I, S. ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 23, 2025.

  
S. ERIK DUMAS, R.P.L.S. NO. 5371

THIS PLAT RECORDED IN DOCUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.


FS-25-262

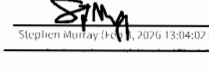


**CITY PLAN COMMISSION**  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 02/03/2026

By:  Caroline Crump Chairman

By:  Secretary

LEGEND		ABBREVIATIONS	LAND USE TABLE	OWNER	SURVEYOR	FINAL PLAT																				
<div><div><div></div><div>SUBJECT PROPERTY LINE</div></div><div><div></div><div>ADJOINER LINE</div></div><div><div></div><div>EASEMENT</div></div><div><div></div><div>SURVEY ABSTRACT LINE</div></div><div><div></div><div>ALTERNATE MEADOWBROOK ACCESS DRIVE</div></div></div> <div><div>● IRON ROD FOUND (IRF) (AS NOTED)</div><div>⊙ 5/8" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</div><div>⊙ CALCULATED CORNER</div><div>⊙ "X" CUT FOUND</div></div>		<p>O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS R.P.R.T.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS (XXXX) = EXISTING PLAT CALLS P.O.B. = PLACE OF BEGINNING CIRF = CAPPED IRON ROD FOUND IRF = IRON ROD FOUND P.O.S.E. = PUBLIC OPEN SPACE EASEMENT</p>	<table><tr><th colspan="3">LAND USE TABLE</th></tr><tr><th>LOT NO.</th><th>ACRES</th><th>SQ. FT.</th></tr><tr><td>SR-1</td><td>0.447</td><td>19,478</td></tr><tr><td>SR-2</td><td>1.062</td><td>46,266</td></tr></table>	LAND USE TABLE			LOT NO.	ACRES	SQ. FT.	SR-1	0.447	19,478	SR-2	1.062	46,266	<p>RAKESH KUMAR &amp; PREMILA KUMAR REVOCABLE FAMILY TRUST 1118 CHESS DRIVE FOSTER CITY, CALIFORNIA 94404</p>	<div><div><div></div><div>TOPOGRAPHIC</div><div>LOYALTY INNOVATION LEGACY</div></div><div><div>481 WINGSCOTT RD, STE 200 • BENBROOK, TEXAS 76101</div><div>TELEPHONE: (817) 847-7474 FAX: (817) 144-1554</div><div>TX REG. ENGINEERING FIRM NO. F-18402</div><div>TX REG. SURVEYING FIRM NO. S-105-1007004</div><div>WWW.TOPOGRAPHIC.COM</div></div></div>	<p><b>LOT 5R-1 &amp; LOT 5R-2, BLOCK 2 EASTCHASE BEING A REPLAT OF ALL OF LOT 5, BLOCK 2 EASTCHASE</b></p> <p><b>AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 1854, P.R.T.C.T.</b></p> <table><tr><td colspan="2">FILE: FP_EASTCHASE_20251203</td><td rowspan="3">SHEET  1 of 1</td></tr><tr><td>DRAFT: BWM</td><td>CHECK: SED</td></tr><tr><td colspan="2">DATE: 12/29/2025</td></tr></table>		FILE: FP_EASTCHASE_20251203		SHEET  1 of 1	DRAFT: BWM	CHECK: SED	DATE: 12/29/2025	
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