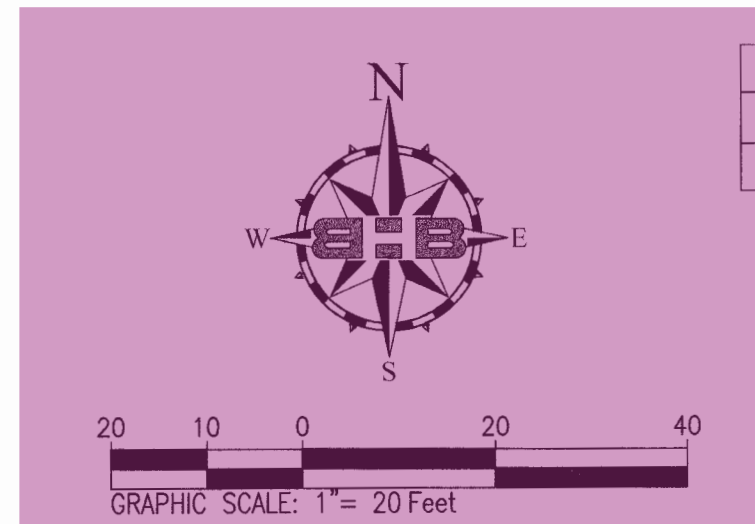
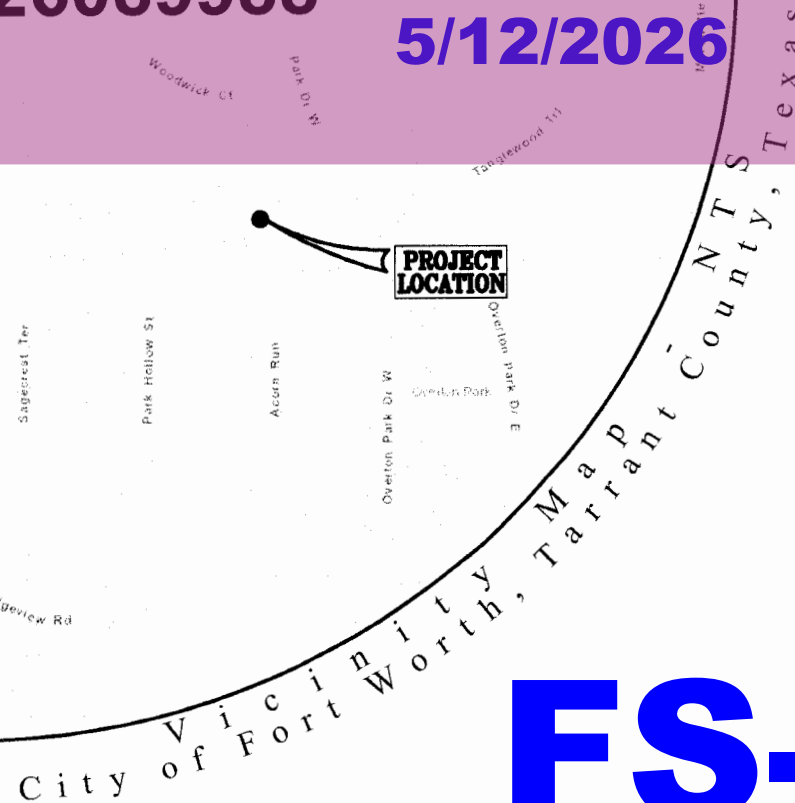


D226089988

5/12/2026



Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	13°5'53"	944.85'	230.29'	N17°36'35"W	229.72'

# FS-25-290

### GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- This survey has been prepared without benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.

### 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 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 first obtained from the City of Fort Worth.

### SIDEWALKS

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 of 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.

### 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.

### PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, HOA Lots, 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.

### SITE DRAINAGE STUDY

A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

### FEMA/FLOODPLAIN:

By scaled location of FEMA FIRM Map No. 48439C0280K, Revised September 25, 2009, the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

### PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

### 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 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.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

### PRV'S REQUIRED

Private PRV's will be required; water pressure exceeds 80 P.S.I.



**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: 04/30/2026

By: *[Signature]*  
By: *[Signature]*

### SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

*[Signature]*  
John G. Margotta  
State of Texas Registered Professional Land Surveyor  
No. 5956  
April 20, 2026



**OWNER / DEVELOPER:**  
Dr. Mohanakrishnan Sathyamoorthy  
Heather Sathyamoorthy  
3401 Acorn Run  
Fort Worth, TX 76109

Canex Holdings, LLC  
a Texas limited liability company  
3401 Acorn Run  
Fort Worth, TX 76109

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
jmargotta@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

### LEGEND

- CIRF.....Found 1/2" Capped Iron Rod Yellow Cap "Goodwin & Marshall" D.R.T.C.T...Deed Records, Tarrant County, Texas
- IPF.....Found 3/4" Iron Pipe Outer Diameter
- IRF.....Found 5/8" Iron Rod No Cap
- IRF(1/2).....Found 1/2" Iron Rod No Cap
- IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC" P.R.T.C.T...Plat Records, Tarrant County, Texas



STATE OF TEXAS §  
COUNTY OF TARRANT §

**BEING** all of Lots 12 and 13, Block 13, Overton Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas as shown on plat recorded in Volume 388-34, Page 20, Plat Records, Tarrant County, Texas

### NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Dr. Mohanakrishnan Sathyamoorthy and Heather Alayne Romine, owners of Lot 12, Block 13, Overton Park Addition, and Canex Holdings, LLC, a Texas limited liability company, owner of Lot 13, Block 13, Overton Park Addition, acting herein by and through its duly authorized member or manager, Dr. Mohanakrishnan Sathyamoorthy, being the owners of the tract of land shown hereon, do hereby adopt this plat designating the herein described property as **LOT 12-R, BLOCK 13, OVERTON PARK ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets, alleys, rights-of-way, and easements as shown thereon.

WITNESS, MY HAND THIS THE 20th DAY OF APRIL 2026.

### LOT 12 OWNERS:

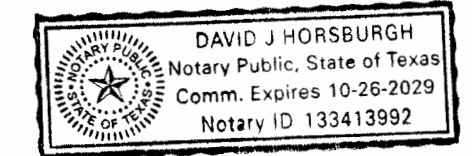
*[Signature]*  
Dr. Mohanakrishnan Sathyamoorthy  
*[Signature]*  
Heather Alayne Romine

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Dr. Mohanakrishnan Sathyamoorthy known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of April 2026.

*[Signature]*  
Notary Public

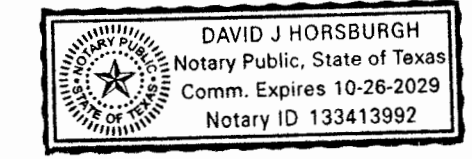


STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Heather Alayne Romine known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of April 2026.

*[Signature]*  
Notary Public



### LOT 13 OWNER:

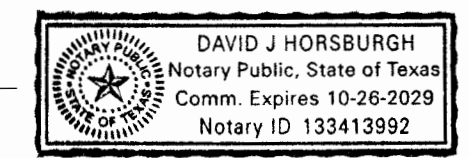
CANEX HOLDINGS, LLC,  
a Texas limited liability company  
By: *[Signature]*  
Dr. Mohanakrishnan Sathyamoorthy  
Its: *President/CEO*

STATE OF TEXAS §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 20th day of April 2026 by Dr. Mohanakrishnan Sathyamoorthy, in the capacity therein stated, on behalf of Canex Holdings, LLC, a Texas limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of April 2026.

*[Signature]*  
Notary Public



### FLOOD ZONE NOTE

Zone AE - Base flood elevations determined per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0285L, Map Revised March 21, 2019. The location as shown is per scaling. This does not represent a drainage study floodplain limits.

FS-25-290

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 12 AND 13, BLOCK 13 INTO ONE LOT DESCRIBED AS LOT 12-R, BLOCK 13.

## REPLAT LOT 12-R, BLOCK 13 OVERTON PARK ADDITION

A TRACT OF LAND SITUATED WITHIN THE  
**B.B.B. & C. RR. CO. SURVEY, ABST. NO. 216, AND THE  
J. HOWARD SURVEY, ABST. NO. 805**  
**BEING ALL OF LOTS 12 & 13, BLOCK 13, OVERTON PARK ADDITION**  
**AS SHOWN ON PLAT RECORDED IN VOL. 388-24, PG. 20, P.R.T.C.T.**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

JANUARY 2026

This plat filed in County Clerks Document No. \_\_\_\_\_ Date \_\_\_\_\_