

STATE OF TEXAS
COUNTY OF TARRANT
OWNER'S CERTIFICATION

Whereas David S. Buchanan and Kristen T. Buchanan are the owners of a tract of land out of the L. J. Edwards Survey, Abstract No. 464 and situated in the City of Fort Worth, Tarrant County, Texas, said tract being all of Lots 26 and 27, Block 16, Overton West Addition, an addition to the City of Fort Worth, Texas according to the plat thereon of record in Volume 388-63, Page 54 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod set for the most westerly corner of said Lot 27, said rod being in the easterly right-of-way line of Black Canyon Road;

Thence North 62 degrees 58 minutes 00 seconds East with the northwesterly boundary line of said Lot 27 a distance of 122.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly corner thereof;

Thence South 40 degrees 30 minutes 00 seconds East with the northeasterly boundary line of said Lot 27 a distance of 18.30 feet to a 1/2 inch steel rod found for an angle point therein;

Thence South 25 degrees 51 minutes 30 seconds East continuing with said northeasterly boundary line a distance of 96.79 feet to a 3/4 inch steel rod found for the most easterly corner of said Lot 27 and the most northerly corner of said Lot 26;

Thence South 44 degrees 06 minutes 27 seconds East with the northeasterly boundary line of said Lot 26 a distance of 110.22 feet to a 3/8 inch steel rod found for the most easterly corner thereof;

Thence South 46 degrees 08 minutes 00 seconds West with the southeasterly boundary line of said Lot 26 a distance of 126.00 feet to a 3/4 inch steel rod found for the most southerly corner thereof, said rod being in said easterly right-of-way line and also being in a curve to the right with a radius of 885.81 feet and whose chord bears North 39 degrees 51 minutes 34 seconds West at 129.82 feet;

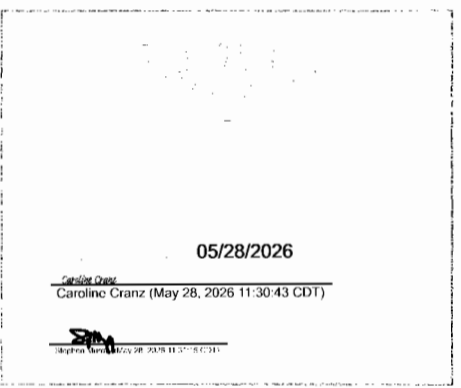
Thence northwesterly with the southwesterly boundary line of said Lot 26 and said right-of-way line and with said curve along an arc length of 129.93 feet and through a delta angle of 08 degrees 24 minutes 16 seconds to a 1/2 inch steel rod found for the most southerly corner of said Lot 26 and the most southerly corner of said Lot 27, said rod also being the beginning of a non-tangent curve to the right with a radius of 885.81 feet and whose chord bears North 31 degrees 03 minutes 23 seconds West at 130.18 feet;

Thence northwesterly with the southwesterly boundary line of said Lot 27 and said right-of-way line and with said curve along an arc length of 130.30 feet and through a delta angle of 08 degrees 25 minutes 41 seconds to the point of beginning, and containing 0.6857 acres (29,869 SF) of land, more or less;

NOTE: The purpose of this plat is to create a single platted residential lot from two platted residential lots.

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0190L, Effective 3/21/19, all of the Surveyed Tract lies within FEMA Zone AE. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

DEVELOPMENT TABLE	
Total Acreage	0.6857 Acre
Total number of buildable lots	1
Total ROW Dedication	0
Net Acreage	0.6857 Acre



Now Therefore, Known All By These Presents: That David S. Buchanan and Kristen T. Buchanan do hereby adopt this plat designation the hereinabove described real property as Lot 26-R, Block 16, Overton West Addition, and 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 Executed this the 24th day of March, 2026.

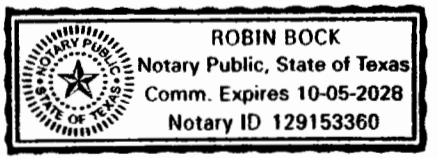
By: *David S. Buchanan*
David S. Buchanan
By: *Kristen T. Buchanan*
Kristen T. Buchanan

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David S. Buchanan and Kristen T. Buchanan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 24th day of March, 2026.

Robin Bock
Notary Public in and for the State of Texas
My commission expires: 10-05-2028

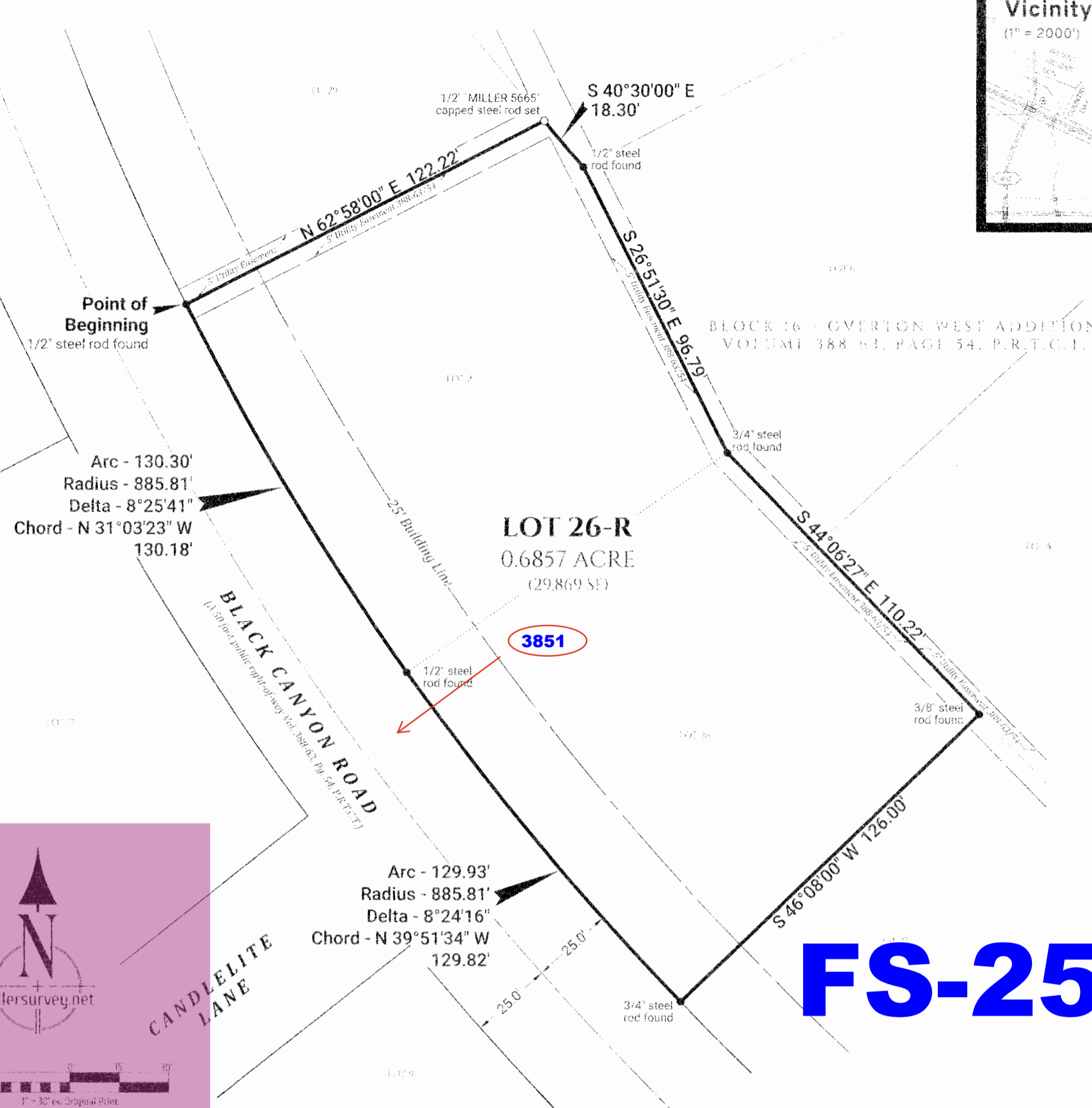


FINAL PLAT OVERTON WEST ADDITION LOT 26R, BLOCK 16

An Addition to the City of Fort Worth, Tarrant County, Texas being 0.6857 acre out of the L. J. Edwards Survey, Abstract No. 464, being a replat of Lots 26 and 27, Block 16, Overton West Addition according to the plat thereof recorded on Volume 388-63, Page 54, Plat Records, Tarrant County, Texas

JANUARY 2026

FTW Case No. FS-25-298

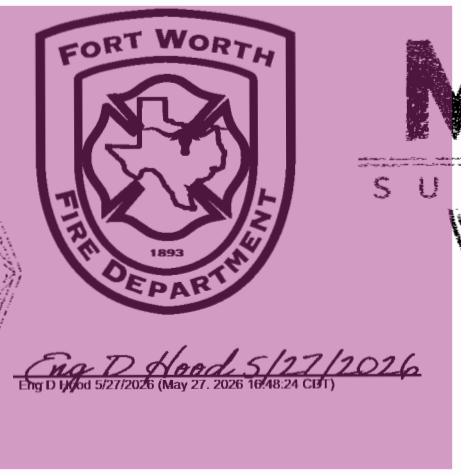


FS-25-298

OWNER/APPLICANT:
DAVID BUCHANAN
3851 BLACK CANYON ROAD
FT WORTH, TEXAS 76109

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Jason B. Rawlings
Date: 3-23-26
R.P.L.S. 5665



Water Sewer Impact Fee: 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.

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.

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.

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

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.

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.

Site Drainage: A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director 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.

Private Streets: 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.

Pressure Release Valves: Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

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.

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.