

# FS-25-305

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS, HONTZAMEEM LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent is the sole owner of all that certain tract, parcel, or lot of land located in the Sarah G. Jennings Survey, Abstract No. 844, Tarrant County, Texas, being a portion of Lots 2 and 3, Block 32, Jennings South Addition, an addition to the City of Fort Worth, Tarrant County, Texas and described in the deed to HONTZAMEEM LLC, a Texas limited liability company, recorded in County Clerk's Instrument No. D225113340, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod stamped "BGT" found for the northwest corner of said HONTZAMEEM tract, said iron rod being the southwest corner of a tract of land described as Tract III, in the deed to SMV Fort Worth Downtown LLC, recorded in County Clerk's Instrument No. D222021797, Deed Records, Tarrant County, Texas and lying in the east line of South Henderson Street;

THENCE S88°31'22"E, at 90.00 feet passing a 5/8" iron rod found at the southeast corner of said Tract III, said iron rod being the southeast corner of Tract I of said SMV Fort Worth Downtown tract, in all a distance of 189.20 feet to a 60D nail found for the common corner of said Tract I and HONTZAMEEM tract and lying in the west line of Tract II of said SMV Fort Worth Downtown tract;

THENCE S01°48'27"W, a distance of 300.00 feet to a point for the southeast corner of said HONTZAMEEM tract, said point lying in the north line of West Peter Smith Street;

THENCE N88°34'33"W, along said common lines, a distance of 177.56 feet to a point;

THENCE N43°40'10"W, a distance of 14.14 feet to a 1/2" iron rod found in said east line;

THENCE N01°29'56"E, along said east line, a distance of 290.19 feet to the point of beginning, containing 1.297 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HONTZAMEEM LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above-described real property as LOT 2-R, BLOCK 32, JENNINGS SOUTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 12<sup>th</sup> day of March, 2026.

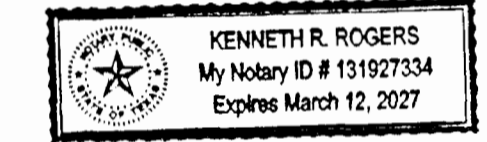
HONTZAMEEM LLC, a Texas limited liability company

By: A. Mughal, MANAGING PARTNER

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared ALEEM MUGHAL, MANAGING PARTNER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 12<sup>th</sup> day of March, 2026.



This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not original.

Dick S. Jones  
 Dick S. Jones R.P.L.S.  
 Texas Registration No. 5524



<b>FORT WORTH</b>	
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:	04/09/2026
By:	<u>Caroline Crane</u> Chairman
By:	<u>Shirley</u> Secretary

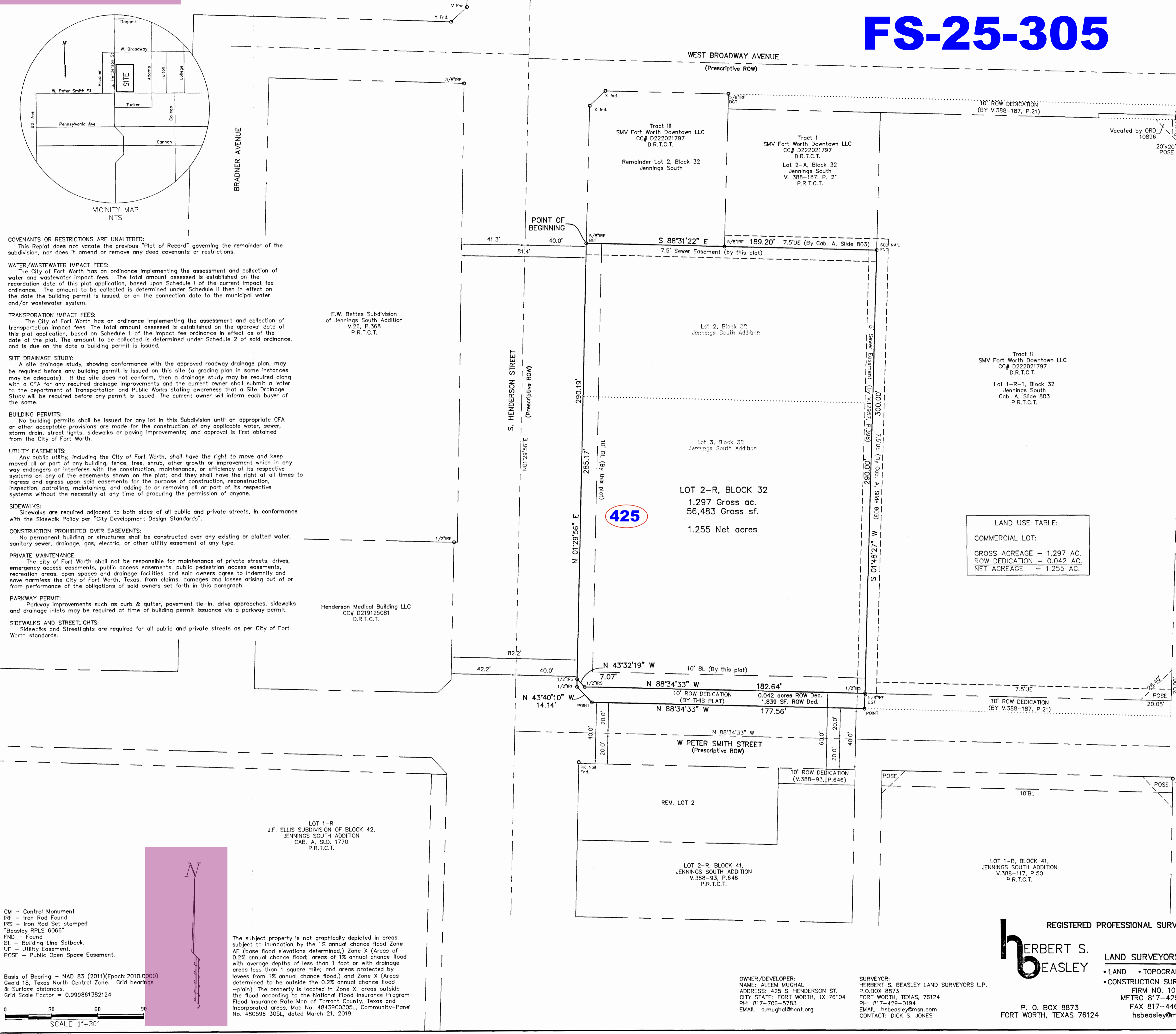
The purpose of this replat is to combine two previously platted lots into one lot.

**FINAL PLAT**  
**LOT 2 -R, BLOCK 32**  
**JENNINGS SOUTH ADDITION**  
 Being replat of a portion of Lots 2 and 3, Block 32, Jennings South Addition to the City of Fort Worth, Tarrant County, Texas.

Prepared 4 December 2025

FS-25-305

This plat recorded in Document No. D \_\_\_\_\_, Date \_\_\_\_\_



**COVENANTS OR RESTRICTIONS ARE UNALTERED:**  
 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.

**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 the building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**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 on 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 2 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 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 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.

**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 are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**CONSTRUCTION PROHIBITED OVER EASEMENTS:**  
 No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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, 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 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.

**SIDEWALKS AND STREETLIGHTS:**  
 Sidewalks and Streetlights are required for all public and private streets as per City of Fort Worth standards.

E.W. Bettes Subdivision  
 of Jennings South Addition  
 V.26, P.368  
 P.R.T.C.T.

Henderson Medical Building LLC  
 CC# 0219125081  
 D.R.T.C.T.

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain). The property is located in Zone X, areas outside the flood according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas, Map No. 48439C0305L, Community-Panel No. 480596 305L, dated March 21, 2019.

CM - Control Monument  
 IRF - Iron Rod Found  
 IRS - Iron Rod Set stamped  
 "Beasley RPLS 6066"  
 FND - Found  
 BL - Building Line Setback  
 UE - Utility Easement  
 POSE - Public Open Space Easement.

Basis of Bearing - NAD 83 (2011) Epoch: 2010.0000  
 Geoid 18, Texas North Central Zone. Grid bearings & Surface distances.  
 Grid Scale Factor = 0.999961382124

0 30 60 90  
 SCALE: 1"=30'

OWNER/DEVELOPER:  
 NAME: ALEEM MUGHAL  
 ADDRESS: 425 S. HENDERSON ST.  
 CITY STATE: FORT WORTH, TX 76104  
 PH: 817-706-5783  
 EMAIL: a.mughal@hontzameem.org

SURVEYOR:  
 HERBERT S. BEASLEY LAND SURVEYORS L.P.  
 P.O. BOX 8873  
 FORT WORTH, TEXAS, 76124  
 PH: 817-429-0194  
 EMAIL: hsbeasley@msn.com  
 CONTACT: DICK S. JONES

**REGISTERED PROFESSIONAL SURVEYORS**

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

- LAND TOPOGRAPHIC
- CONSTRUCTION SURVEYING

FIRM NO. 10094900  
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