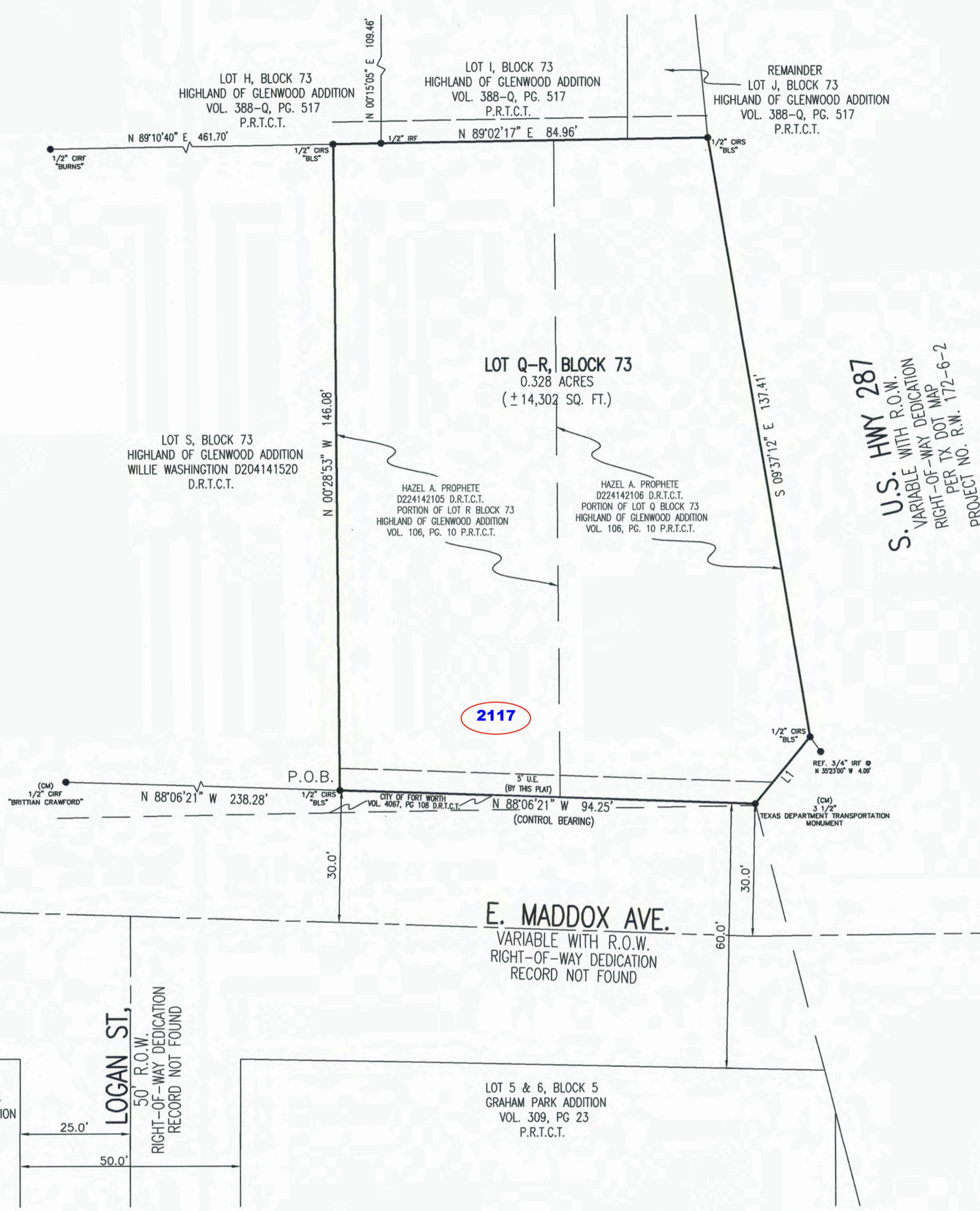
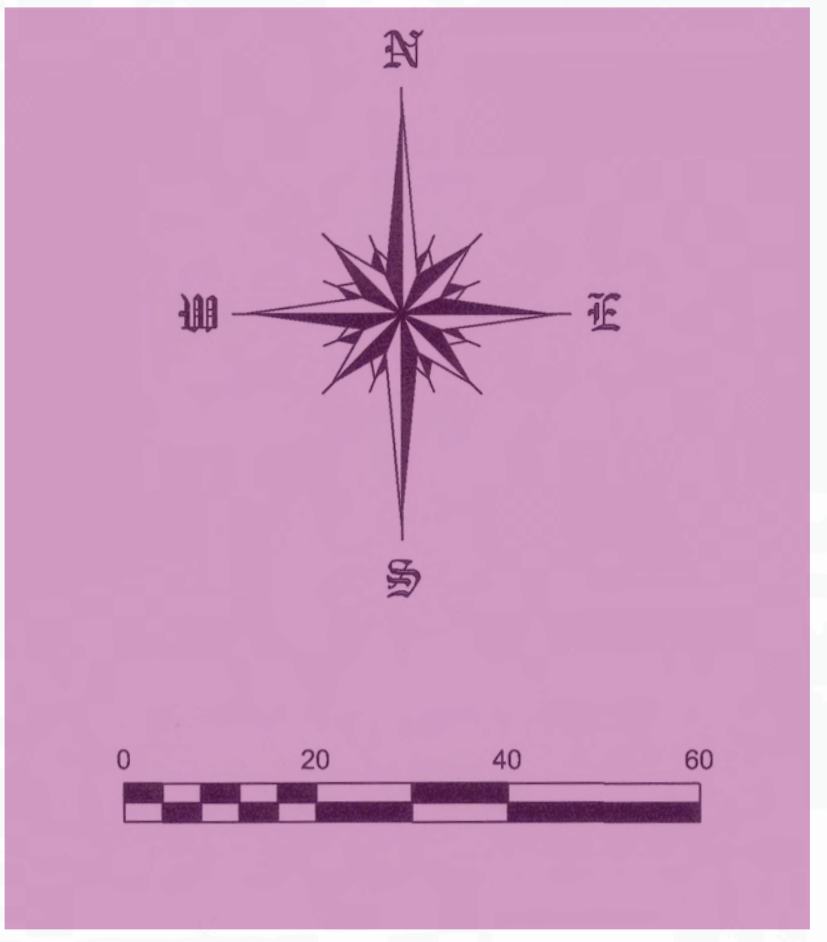


LINE	BEARING	DISTANCE
L1	S 39°30'46" W	19.62'

FS-25-311



PLAT NOTES:

1. WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER & 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 COLLECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. 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, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

3. 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 APPROVED DATE OF THIS APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT OF THE COLLECTED IS DETERMINED UNDER SECTION 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

4. 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 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.

5. 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 ENGINEERED PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATIONS RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

6. PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/ EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY, AS LAND OWNERS, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

7. BUILDING PERMITS
NO BUILDING PERMIT 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.

8. 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.

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

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

11. BUILDING CONSTRUCTION DISTANCE
LIMITATION TO AN OIL OR GAS WELL BORE PURSUANT TO THE CITY OF FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF ANY OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

12. PUBLIC OPEN SPACE EASEMENT
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM THE 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, ECT., IN THE PUBLIC OPEN SPACE EASEMENTS SHOWN ON THIS PLAT.

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

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

16. PRIVATE MAINTENANCE:
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY 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 OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

17. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAN, ACCORDING TO THE FLOOD INSURANCE RATE APE, MAP NO. 45439C0295 L, MAP REVISED MARCH 21, 2019.

18. CORNER MONUMENTATION:
UPON COMPLETION OF THIS PLAT, 1/2 INCH IRON RODS WITH CAPS STAMPED "BLS" SHALL BE SET AT ALL LOT CORNERS.

19. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202" AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001389443695.

GENERAL INFORMATION:
Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

Direct access to U.S. Highway 287 is restricted to those locations that have been reviewed and approved by TXDOT.

Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
05/15/2026 10:16 AM

D226093171
PLAT
Pages: 3
Fees: \$73.00

Mary Louise Nicholson
COUNTY CLERK

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE: 5/14/26

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

NOTE:
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.

CASE NUMBER: FS-25-311

THE PURPOSE OF THIS REPLAT IS TO COMBINE THE PORTIONS OF LOT Q AND R, BLOCK 73, RECORDED IN INSTRUMENT NO(S) D224142105 AND D224142106 INTO ONE LOT.

THIS PLAT WAS RECORDED IN DOCUMENT No. _____ DATE: _____

OWNER'S CERTIFICATION

STATE OF TEXAS;
COUNTY OF TARRANT;
CITY OF FORT WORTH;

Whereas, Hazel Prophete being the owner of the parcel(s) of land out of Lot Q and Lot R, Block 73, Highland of Glenwood Addition recorded in Volume 106, Page 10, P.R.T.C.T. also being described in special warranty deeds recorded in Instrument No. D224142105 and D224142106 of the Official Public Records of Tarrant County, Texas, said property being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod set stamped "BLS in the north right-of-way of E. Maddox Avenue, also being the southwest corner of said Prophete tract (D224142105), from which a 1/2 inch capped iron rod stamped "Brittain Crawford" found bears North 88 degrees 06 minutes 21 seconds West, a distance of 238.28 feet.

THENCE North 00 degrees 28 minutes 53 seconds West, leaving said right-of-way, a distance of 146.08 feet to a 1/2 inch capped iron rod stamped "BLS" set for corner;

THENCE North 89 degrees 02 minutes 17 seconds East, a distance of 10.87 feet passing a 1/2 inch iron rod found, continuing in all a total distance of 84.96 feet to a 1/2 inch capped iron rod set stamped "BLS" in the westerly right-of-way line of U.S. Highway 287 for the northeast corner of said Prophete Tract (D224142106);

THENCE South 09 degrees 37 minutes 12 seconds East, a distance of 137.41 feet, with said westerly right-of-way line of U.S. Highway 287 to a 1/2 inch capped iron rod set stamped "BLS", from which a 3/4 inch iron rod bears South 35 Degrees 23 Minutes 00 Seconds East, a distance of 4.09 feet;

THENCE South 39 degrees 30 minutes 46 seconds West, a distance of 19.62 feet to a 3 1/2 inch aluminum TXDOT monument found in said north right-of-way line of E. Maddox Avenue;

THENCE North 88 degrees 06 minutes 21 seconds West, with said north right-of-way line, a distance of 94.21 feet to the Place of Beginning and containing 14,302 square feet or 0.328 acres of land, more or less.

OWNER'S DEDICATION

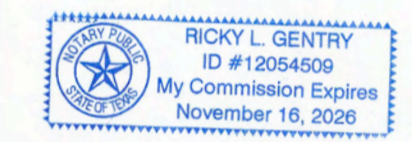
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That, Hazel Prophete acting by through the undersigned, does hereby adopt this plat designating the herein above described real property as, Lot Q-R, Block 73, Highland of Glenwood 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 hereon, except the private easements shown hereon, this plat does not alter or remove existing deed restrictions or covenants, if any on this property. Pursuant to section 12.002 of the Texas property code, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of property in said addition indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Fort Worth, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

witness my hand this the 8 day of May, 2026.

Grantor:
Hazel Prophete
BY: [Signature] Hazel Prophete - OWNER
STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me this 8 day of May, 2026, by Hazel Prophete,
[Signature]
Notary Public in and for the State of Texas
Printed name: Ricky L. Geinry
My commission expires: 11/16/2026



SURVEYOR'S CERTIFICATE

That I, Ricky L. Geinry, a Registered Professional Land Surveyor in the state of Texas, do hereby declare that I prepared this plat from an actual on the ground survey, and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of the city of Fort Worth, Tarrant County, Texas.

[Signature] 5/08/2026
RICKY L. GEINRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5519



LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RESIDENTIAL	1	0.328	14,302
RIGHT-OF-WAY		0.000	0.000
TOTAL	1	0.328	14,302

FINAL PLAT

**LOT Q-R, BLOCK 73
HIGHLAND OF GLENWOOD ADDITION**
BEING A REPLAT OF
A PORTION OF LOTS Q AND R, BLOCK 73
HIGHLANDS TO GLENWOOD ADDITION AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 106, PAGE 10 P.R.T.C.T.
J. DAVIS SURVEY, ABSTRACT NO. 418
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEY DATE: 11-04-2025

LEGEND:
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
FCP = FENCE CORNER POST
IRP = IRON ROD FOUND
IRS = IRON ROD SET
* = FENCE

SCALE: 1" = 20'

DRAWN BY: BJB
BLS JOB # 255871101
JOB # HGA-73-O

Platting / Planning / Residential / Commercial
3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700