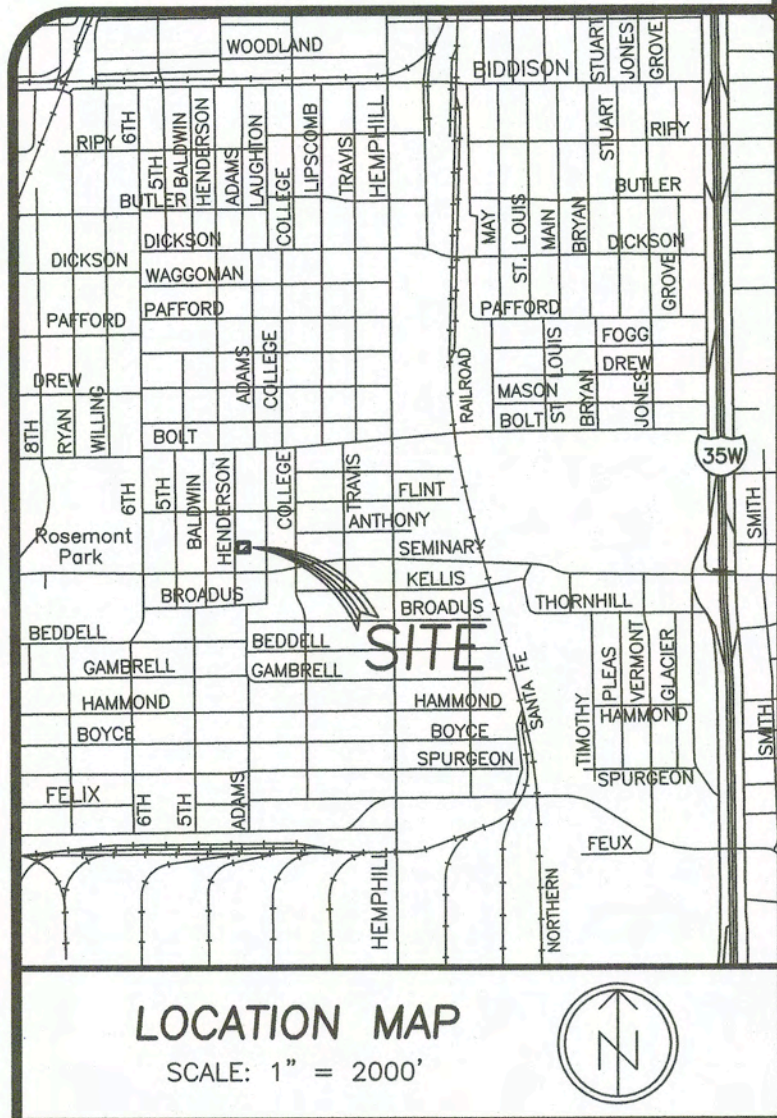




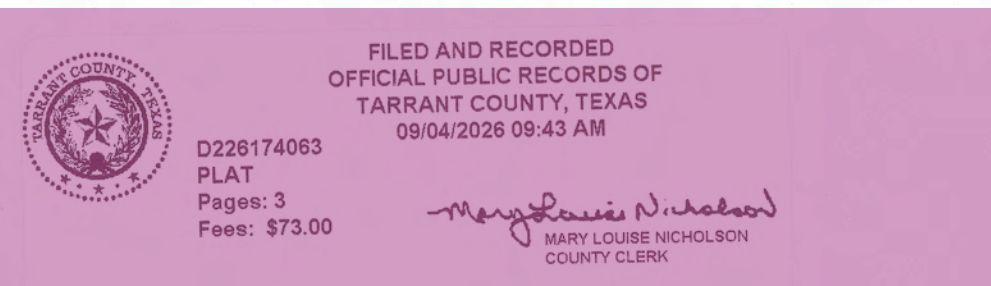
OWNERS:

SALVADOR ESTRADA
MAYRA ESTRADA
4225 SOUTH HENDERSON STREET
FORT WORTH, TEXAS 76115
682-472-0101 VOICE
mayraestrada244@gmail.com

SURVEYOR:

GRANT ENGINEERING, INC.
2751 PARK HILL DRIVE
FORT WORTH, TEXAS 76109
817-923-3131 VOICE
817-923-4141 FAX
jagrant3@aol.com

FS-26-025



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS THAT WE, SALVADOR ESTRADA AND MAYRA ESTRADA, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 17 AND 18, BLOCK 7, WALKERS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 50, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 18, AT THE SOUTHWEST CORNER OF LOT 19 OF SAID BLOCK 7, AND IN THE EAST LINE OF SOUTH HENDERSON STREET, A 50 FEET WIDE PUBLIC RIGHT-OF-WAY;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID LOT 19, 125.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 18, AT THE SOUTHEAST CORNER OF SAID LOT 19, AND IN THE WEST LINE OF A 15 FEET WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 18 AND 17 AND ALONG THE WEST LINE OF SAID ALLEY, 100.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 17 AND AT THE NORTHEAST CORNER OF LOT 16 OF SAID BLOCK 7;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE NORTH LINE OF SAID LOT 16, 125.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 17, AT THE NORTHWEST CORNER OF SAID LOT 16, AND IN THE EAST LINE OF SAID SOUTH HENDERSON STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 17 AND 18 AND ALONG THE EAST LINE OF SAID SOUTH HENDERSON STREET, 125.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.2870 ACRES (10,500 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREINAFTER KNOWN AS:

LOTS 17-R & 18-R, BLOCK 7
WALKERS ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OWNER'S DEDICATION

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 31ST DAY OF August, 2026.

Salvador Estrada
SALVADOR ESTRADA,
OWNER

Mayra Estrada
MAYRA ESTRADA,
OWNER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALVADOR ESTRADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 31ST DAY OF August, 2026.

MY COMMISSION EXPIRES:

David Bryan Reeves
DAVID BRYAN REEVES
Notary ID #124657415
My Commission Expires
November 21, 2027

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAYRA ESTRADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 31ST DAY OF August, 2026.

MY COMMISSION EXPIRES:

David Bryan Reeves
DAVID BRYAN REEVES
Notary ID #124657415
My Commission Expires
November 21, 2027

OWNERSHIP OF LOT 17 IS ESTABLISHED BY THE WARRANTY DEED TO MAYRA ESTRADA AS RECORDED UNDER CLERK'S FILE NO. D220042322, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

OWNERSHIP OF LOT 18 IS ESTABLISHED BY THE WARRANTY DEED TO SALVADOR ESTRADA AS RECORDED UNDER CLERK'S FILE NO. D210027272, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH HENDERSON STREET.

CONTROLLING MONUMENTS:
1/2" STEEL ROD AT THE NE CORNER OF LOT 6, BLOCK 8
1/2" STEEL ROD AT THE NW CORNER OF LOT 8, BLOCK 7

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO LEGAL LOTS OF RECORD. THIS PLAT NEITHER INCREASES NOR DECREASES THE LOT DENSITY. (ALL SINGLE FAMILY).

A VARIANCE WAS GRANTED (BAR-13-015) WHICH ALLOWS THE CREATION OF A LOT WITH A WIDTH LESS THAN 50 FEET.

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: 9/3/2026

By: [Signature] Chairman

By: [Signature] Secretary

This plat recorded
in Document Number: _____

Date: _____

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN SEPTEMBER, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant, III 9-1-26
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

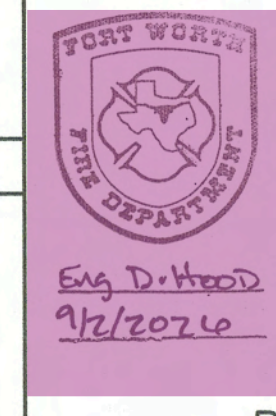
- BUILDING PERMITS:**
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED 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.
- 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/OR WASTEWATER SYSTEM.
- SIDEWALK AND STREETLIGHT:**
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 OR UTILITY EASEMENT OF ANY TYPE.
- 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 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.
- FLOODPLAIN STATEMENT:**
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 48439C0315L, EFF. DATE 03-21-19.
- DEED RESTRICTION NOTE:**
THIS REVISED 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.
- 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 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- PARKWAY PERMIT:**
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE 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.
- DEED RESTRICTION NOTE:**
THIS FINAL 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.

LAND USE TABLE				
LOT	GROSS AREA ACRES	NET AREA ACRES	R/W DEDICATION ACRES	LAND USE
17-R	0.1291	0.1286	0.000517	SINGLE FAMILY RESIDENTIAL
18-R	0.1578	0.1572	0.000631	SINGLE FAMILY RESIDENTIAL

FINAL PLAT
LOTS 17-R & 18-R, BLOCK 7
WALKERS ADDITION

TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

BEING A REPLAT OF
LOTS 17 & 18, BLOCK 7
WALKERS ADDITION
AS RECORDED IN
VOLUME 204, PAGE 50
PLAT RECORDS, TARRANT COUNTY, TEXAS



AUGUST, 2026
0.2870 ACRES
2 RESIDENTIAL LOTS

FS - 26 - 025