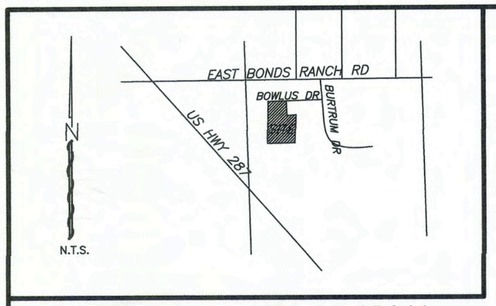


FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This Plat is valid only if recorded within (90) ninety days after date of approval.

Plat Approved Date: 11/19/2026

By: Chairman

Secretary

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/20/2026 12:12 PM

D226223988
PLAT
Pages: 2
Fees: $54.00

MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Deborah Sims–Stokes acting by and through the undersigned, it's duly authorized agent, is the owner of the following real properties, to wit:

Being Lot 29, Block 12, HAWTHORNE MEADOWS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in instrument number D217209301, Plat Records, Tarrant County, Texas. Said Lot being more particularly described, as follows:

Beginning at a capped Peloton 5/8" iron found for the northwest corer of said Lot 29 and in the south line of Bowlus Drive, a 50' wide right – of – way.

THENCE North 89 degrees 35 minutes 29 seconds East, along the south line of said Bowlus Drive, 405.82 feet to a capped Peloton 5/8" iron found;

THENCE South 00 degrees 24 minutes 31 seconds East, 590.35 feet to a capped Peloton 5/8" iron found;

THENCE South 89 degrees 35 minutes 29 seconds West, 405.82 feet to a capped Peloton 5/8" iron found;

THENCE North 00 degree 24 minutes 31 seconds West, 590.35 feet to the POINT OF BEGINNING and containing 5.500 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Deborah Sims–Stokes acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the herein above described real property to be designated as.....

Lots 29R1–29R8, Block 12
HAWTHORNE MEADOWS
City of Fort Worth
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 18th day of November 2026

Deborah Sims–Stokes
Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Deborah Sims–Stokes, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 18th day of November 2026

Jan Valendy
Notary Public, Tarrant County, Texas

My commission expires 3/11/2028

JAN VALENDY
Notary Public, State of Texas
Comm. Expires 03-11-2028
Notary ID 130579337

EXP 3/11/2028

Notes: Bearings correlated to plat call GPS Coordinates North Central Texas Zone 4202.

Capped Stevens Surveying 1/2" irons set at all corners unless otherwise noted upon approval of this plat and after construction of utilities.

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, shrubs, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective system 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.

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

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, than 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 permits 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, storm drain, street lights, sidewalks, or paving improvements; and approval is obtained from the City of Fort Worth.

Floodplain restriction. No construction shall be allowed within the floodplain easement without written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

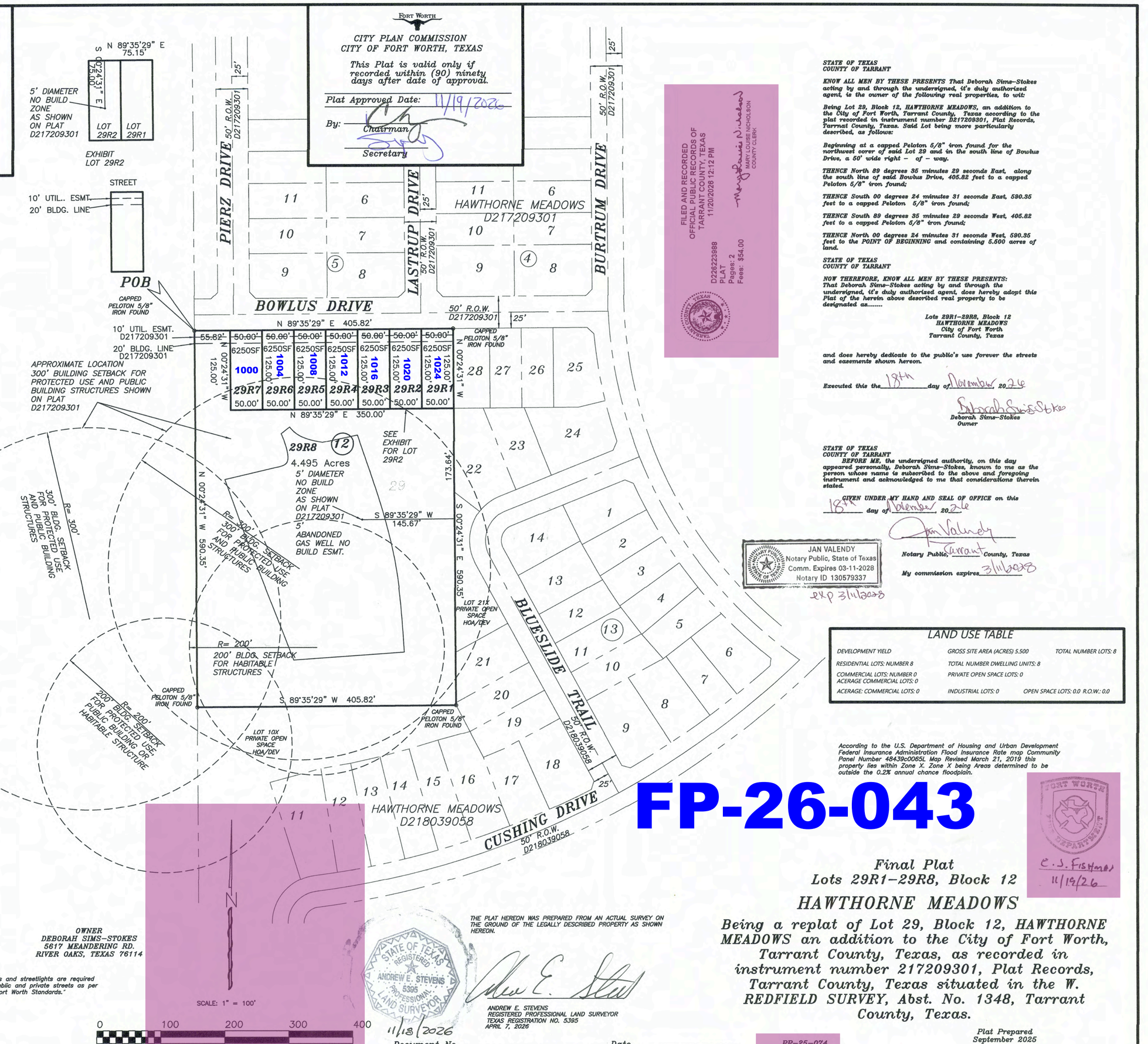
Construction prohibited over easements.
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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 parkway permit.

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drive, emergency 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.

Floodplain/drainageway maintenance. The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.



LAND USE TABLE

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES) 5.500	TOTAL NUMBER LOTS: 8
RESIDENTIAL LOTS: NUMBER 8	TOTAL NUMBER DWELLING UNITS: 8	
COMMERCIAL LOTS: NUMBER 0 ACERAGE COMMERCIAL LOTS: 0	PRIVATE OPEN SPACE LOTS: 0	
ACERAGE: COMMERCIAL LOTS: 0	INDUSTRIAL LOTS: 0	OPEN SPACE LOTS: 0.0 R.O.W.: 0.0

According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439c0065L Map Revised March 21, 2019 this property lies within Zone X. Zone X being Areas determined to be outside the 0.2% annual chance floodplain.

FP-26-043

FORT WORTH FIRE DEPARTMENT
C.J. Fishman
11/19/26

Final Plat
Lots 29R1–29R8, Block 12
HAWTHORNE MEADOWS

Being a replat of Lot 29, Block 12, HAWTHORNE MEADOWS an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in instrument number 217209301, Plat Records, Tarrant County, Texas situated in the W. REDFIELD SURVEY, Abst. No. 1348, Tarrant County, Texas.

Plat Prepared
September 2025

OWNER
DEBORAH SIMS–STOKES
5617 MEANDERING RD.
RIVER OAKS, TEXAS 76114

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

STEVENS LAND SURVEYING
OF TEXAS, PLLC
P.O. BOX 252,
DENNIS, TEXAS 76439
817–696–9775
FIRM REGISTRATION
10194023

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
ANDREW E. STEVENS
5395
PROFESSIONAL
LAND SURVEYOR

11/18/2026

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
APRIL 7, 2026

Document No. _____ Date _____

PP–25–074
FP–26–043