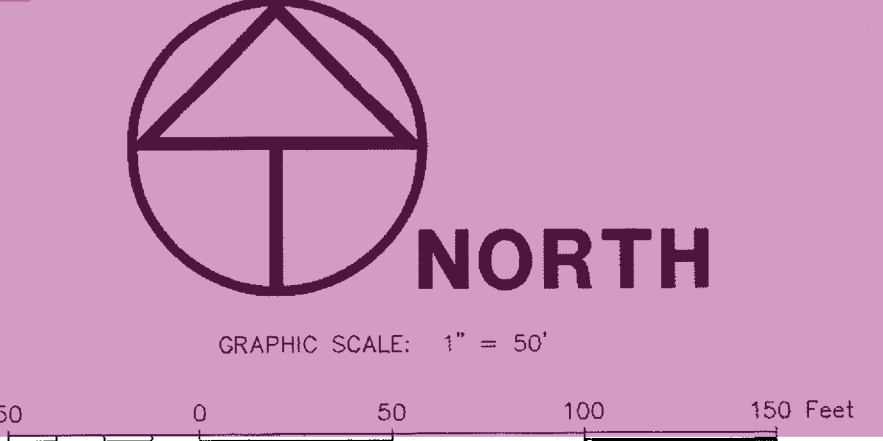
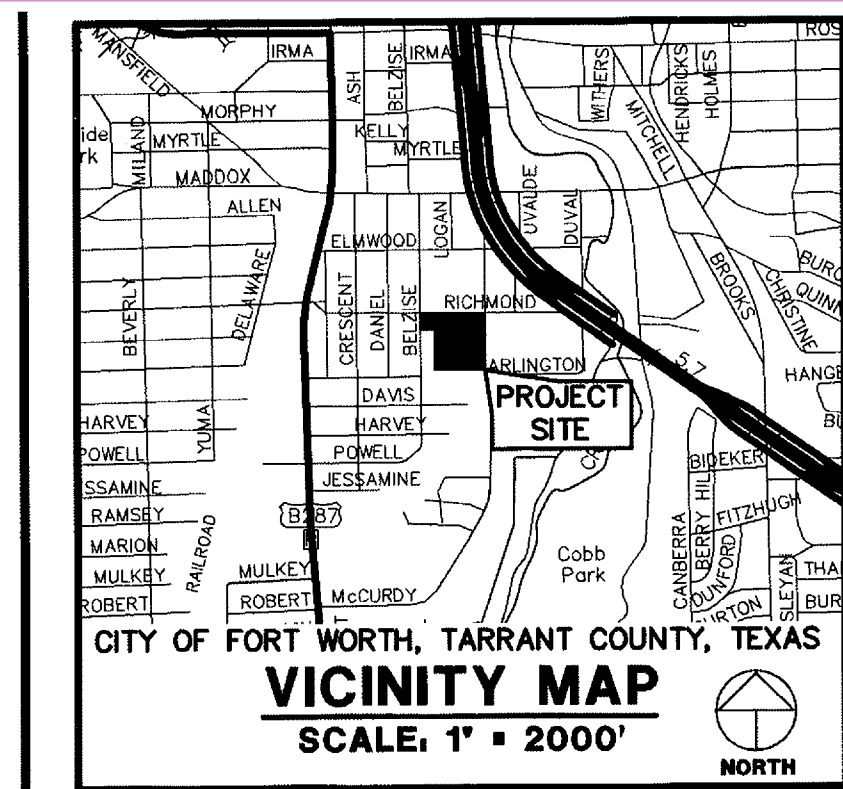




- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - CIRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING

FS-26-065

UTILITY EASEMENT LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
U1	N 89°48'06" W	60.97'	L1	S 45°12'25" W	14.14'
U2	N 00°11'56" E	24.67'	L2	S 44°47'58" E	14.14'
U3	S 89°32'19" E	14.55'	L3	S 45°12'25" W	28.28'
U4	N 00°29'07" E	23.53'	L4	N 44°47'51" W	21.21'
U5	N 89°47'51" E	14.82'	L5	N 44°47'58" W	21.21'
U6	N 00°12'09" E	15.00'	L6	N 00°12'09" E	10.12'
U7	S 89°47'51" E	14.81'	L7	N 81°01'17" W	7.94'
U8	N 01°24'05" W	125.93'	L8	N 00°10'08" E	7.94'
U9	N 89°48'54" W	11.28'	L9	N 89°49'52" W	19.77'
U10	N 00°12'09" E	30.00'	L10	S 00°10'08" W	26.00'
U11	S 89°48'54" E	10.44'	L11	S 89°49'52" E	19.77'
U12	N 01°24'05" E	35.97'	L12	N 00°10'08" E	7.94'
U13	N 90°00'00" W	9.44'	L13	S 81°01'17" E	71.15'
U14	N 00°12'41" E	15.00'			
U15	N 90°00'00" E	9.56'			
U16	N 02°00'24" E	13.03'			
U17	N 90°00'00" W	157.51'			
U18	N 00°00'00" W	15.00'			
U19	N 90°00'00" W	148.56'			
U20	N 00°08'02" W	14.63'			
U21	N 89°51'58" E	12.03'			
U22	N 02°00'24" E	52.22'			
U23	S 89°47'19" E	47.46'			
U24	S 00°12'09" W	594.86'			

NOTES:

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, OR 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.

SEWAGE TREATMENT
SEWAGE TREATMENT PLANTS 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.

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.

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 RECDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR 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 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 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.

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.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS K5 HOLDINGS GROUP, LLC ARE THE OWNERS OF A 7.748 ACRE TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NUMBER (NO.) 418, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1-R, BLOCK 23, GRAHAM PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME (VOL.) 388-168, PAGE (PG.) 57, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF LOTS 46-48, BLOCK 23, GRAHAM PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 388, PG. 23, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT):

COMMENCING AT A 1/2 INCH IRON ROD FOUND ALONG THE NORTH RIGHT OF WAY (ROW) OF EAST ARLINGTON AVENUE (CALLED 50' PUBLIC ROW) FOR COMMON SOUTH CORNER OF LOT 2, BLOCK 24-A, GRAHAM PARK ADDITION AS SHOWN ON THE PLAT RECORDED IN DOC. NO. D2019157724, O.P.R.T.C.T., AND LOT 1-R, BLOCK 26, GRAHAM PARK ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOL. 388-125, PG. 45, P.R.T.C.T.;

THENCE NORTH 89 DEG. 48 MIN. 04 SEC. WEST, WITH THE NORTH ROW LINE OF SAID EAST ARLINGTON AVENUE, A DISTANCE OF 532.50 FEET TO A CIRS AT THE INTERSECTION OF SAID EAST ARLINGTON AVENUE AND A VARIABLE WIDTH ALLEY DEDICATED BY THE PLAT RECORDED IN VOL. 388-168, PG. 57, P.R.T.C.T. FOR CORNER;

THENCE NORTH 00 DEG. 12 MIN. 09 SEC. EAST, WITH EAST ROW LINE OF SAID ALLEY, A DISTANCE OF 415.00 FEET TO A CIRS FOR CORNER;

THENCE NORTH 89 DEG. 47 MIN. 51 SEC. WEST, WITH NORTH ROW LINE OF SAID ALLEY, A DISTANCE OF 147.50 FEET TO A CIRS AT THE INTERSECTION OF SAID ALLEY AND BELZISE TERRACE (CALLED 50' PUBLIC ROW) FOR CORNER;

THENCE NORTH 00 DEG. 12 MIN. 09 SEC. EAST, WITH EAST ROW LINE OF SAID BELZISE TERRACE, A DISTANCE OF 180.00 FEET TO A CIRS AT THE INTERSECTION OF SAID BELZISE TERRACE AND EAST RICHMOND AVENUE (CALLED 60' PUBLIC ROW) FOR CORNER;

THENCE SOUTH 89 DEG. 47 MIN. 19 SEC. EAST, WITH THE ROW LINE OF SAID EAST RICHMOND AVENUE, A DISTANCE OF 680.00 FEET TO A CIRS FOR COMMON NORTH CORNER OF SUBJECT TRACT AND SAID LOT 1, BLOCK 24-A, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING CONTAINING WITHIN THE METES AND BOUNDS HEREIN REICITED 7.748 ACRES OR 337,494 SQUARE FEET OF LAND, MORE OR LESS.

THENCE WITH THE WEST PROPERTY LINE OF SAID LOT 1, BLOCK 24-A THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 45 DEG. 12 MIN. 25 SEC. WEST, A DISTANCE OF 14.14 FEET TO A CIRS FOR COMMON CORNER OF SUBJECT TRACT AND SAID LOT 1, BLOCK 24-A;

SOUTH 00 DEG. 12 MIN. 09 SEC. WEST, A DISTANCE OF 574.86 FEET TO A COMMON CORNER OF SUBJECT TRACT AND SAID LOT 1, BLOCK 24-A;

THENCE SOUTH 44 DEG. 47 MIN. 58 SEC. EAST, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING CONTAINING WITHIN THE METES AND BOUNDS HEREIN REICITED 7.748 ACRES OR 337,494 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT K5 HOLDINGS GROUP, LLC DOES HEREBY ADOPT THIS PLAT OF LOT 1-R, BLOCK 23, GRAHAM PARK ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

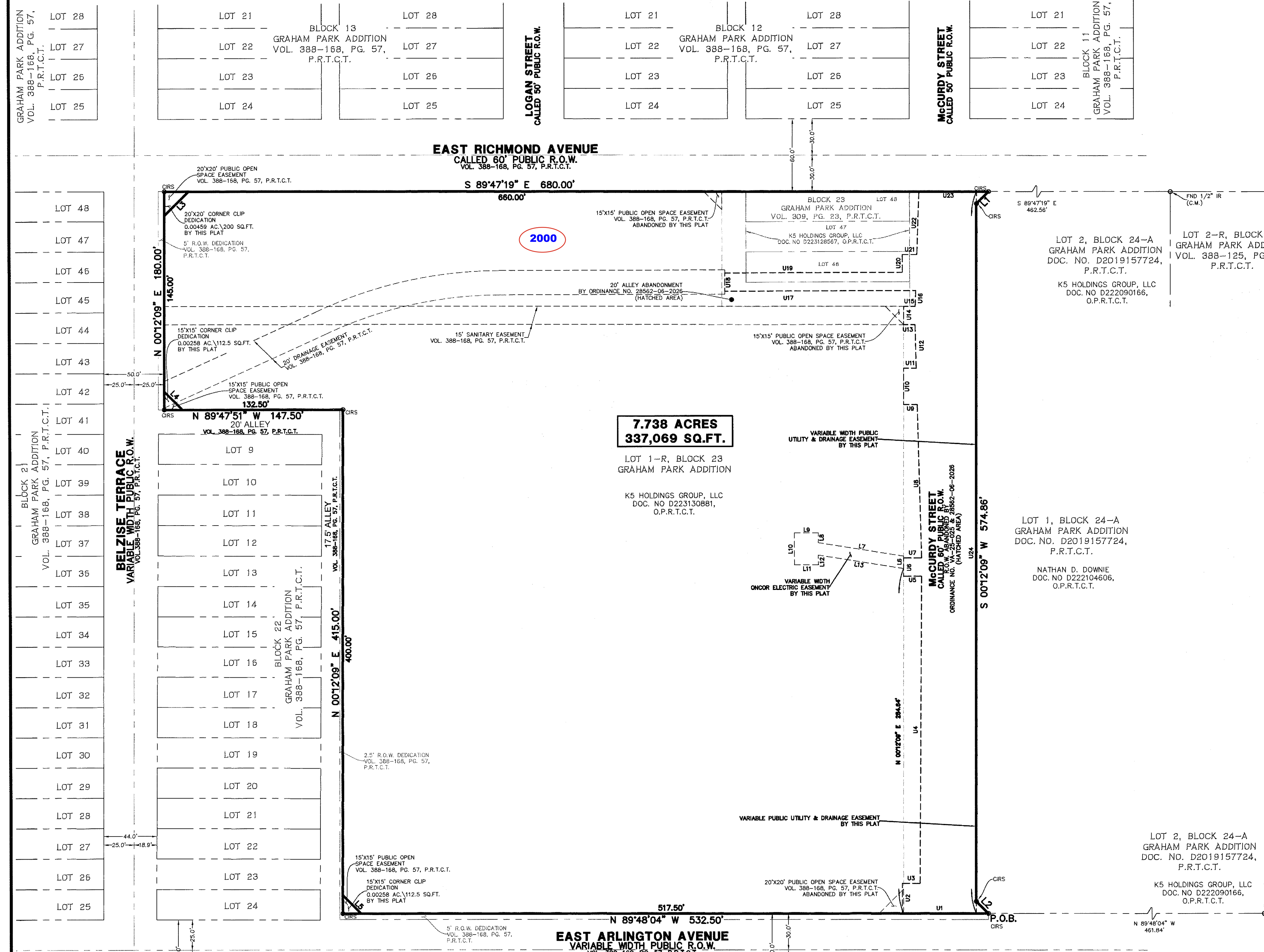
WITNESS MY HAND THIS THE 13th DAY OF August, 2026

BY: K5 HOLDINGS GROUP, LLC

OWNER: Jeffrey Kenny, owner

PRINTED NAME/TITLE: 8/23/2026

DATE



STATE OF TEXAS §
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, MATTHEW CARPENTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

MATTHEW CARPENTER, R.P.L.S.
NO. 6942

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MATTHEW CARPENTER, 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 THIS 10th DAY OF August, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katherine Watson
My Commission Expires 4/20/2027
Notary ID 134317835

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4805960310L, EFFECTIVE DATE: MARCH 21, 2019. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE LOTS AND RIGHT-OF-WAY ABANDONMENTS.
- 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.
- 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.
- PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

STATE OF TEXAS §
COUNTY OF TARRANT §

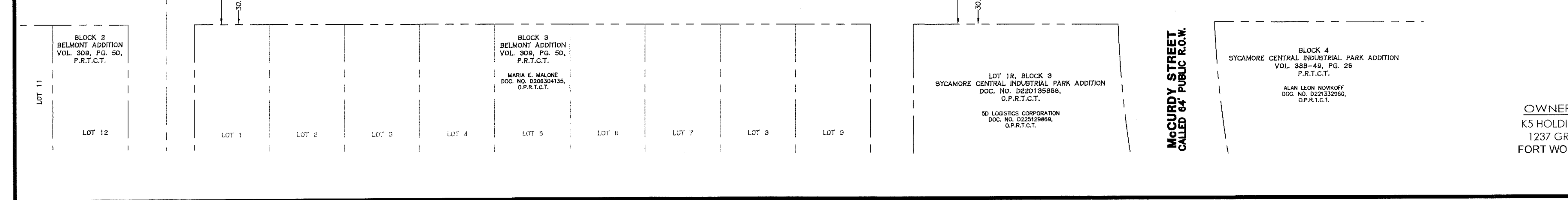
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF August, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GRACIA KALENGA
Notary Public, State of Texas
Comm. Expires 02-06-2030
Notary ID 135547446

REPLAT
GRAHAM PARK ADDITION
LOT 1-R, BLOCK 23
BEING A REPLAT OF
LOT 1-R, BLOCK 23
GRAHAM PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-168, PAGE 57 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT NUMBER 418
-- 2026 --
THIS PLAT RECORDED IN DOCUMENT NUMBER DATE



STATE OF TEXAS §
COUNTY OF DENTON §

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Katherine Watson
My Commission Expires 4/20/2027
Notary ID 134317835

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WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEPHENS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
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