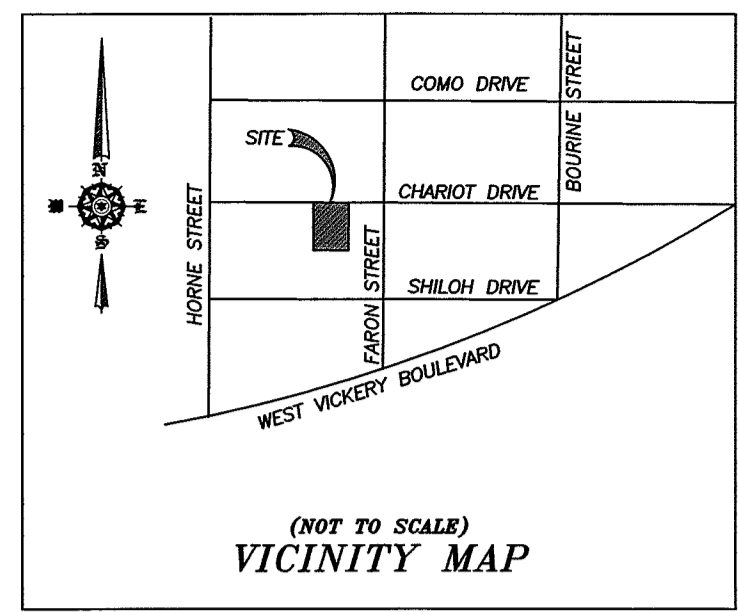


ZONE A-5

2-RESIDENTIAL LOTS

LAND USE TABLE

LOT 3R-1 ACREAGE
GROSS=0.141/NET=0.09
LOT 4R ACREAGE
GROSS=0.141/NET=0.09



NOTE:
1/2" CAPPED "4277" REBAR RODS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

Case # FS-26-074
Reference Case # FS-17-167

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 06/03/2026

By: Caroline Cranz (Jun 3, 2026 07:37:20 CDT) Chairman

By: Stephen Murray (Jun 3, 2026 07:41:25 CDT) Secretary

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 AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER THE 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 AND 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 2 IF 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 SITE 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 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 OBTAINED FROM THE CITY OF FORT WORTH.

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 AREA 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, LANDSCAPED AREAS, AND OPEN SPACE; WATER AND WASTEWATER DISTRIBUTION SYSTEMS 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 A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE 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.

PRV
PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I..

Owners Certificate and Dedication

STATE OF TEXAS
COUNTY OF TARRANT

Whereas ForexBosud, LLC, being the owner of Lot 3R, Block 28, Harlem Hills Addition, an Addition to the City of Fort Worth, situated in the Felix G. Beasley Survey, Abstract No. 135, Tarrant County, Texas, according to the plat recorded in Clerk's File No. D218073518, Official Public Records, Tarrant County, Texas, being more particularly by metes and bounds as follows;

Beginning at 1/2" Capped "RPLS 4818" rebar rod found (Control Monument) in the south line of Chariot Drive, an existing 50 feet wide right of way for the northeast corner of said Lot 3R, same being the northwest corner of Lot 2, Block 28, Harlem Hills Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1717, Page 429, Deed Records, Tarrant County, Texas;

Thence South, 123.00 feet along the common line of said Lot 3R and Lot 2, to a 1/2" capped "RPLS 4277" rebar rod set in the north line of a 14 feet wide alley for the southeast corner of said Lot 3R, same being the southwest corner of said Lot 2;

Thence West, 100.00 feet with the common line of said Lot 3R and said alley to a 1/2" capped "RPLS 4277" rebar rod set for the southwest corner of said Lot 3R, same being the southeast corner of Lot 5, Block 28, os said Harlem Hills Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1717, Page 429, Deed Records, Tarrant County, Texas,

Thence North, 123.00 feet along the common line of said Lot 3R and said Lot 5, to a 1/2" Capped "RPLS 4818" rebar rod found (Control Monument) in the south line of said Chariot Drive, for the northwest corner of said Lot 3R, same being the northeast corner of said Lot 5;

Thence East, (Basis For Directional Control) along the common line of said Lot 3R and Chariot Drive, at 50.00 feet passing a 5/8" rebar rod found, in all 100.00 feet to the point of beginning and containing 0.28 of an acre of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

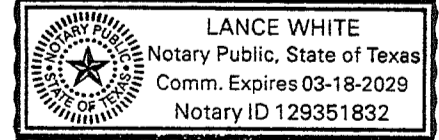
That I, Narron Clark, representative for ForexBosud LLC, do hereby dedicate this plat as Lots 3R-1 and 4R, Block 28, Harlem Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights of way and easements shown hereon.

Witness my hand at Tarrant County, Texas, this 1st day of June, 2026.

Narron Clark, Representative

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Narron Clark, 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 considerations therein stated.

Given under my hand and seal of office, this 1st day of June, 2026.



Owner:
ForexBosud, LLC
P.O. 51
Fort Worth, TX 76101

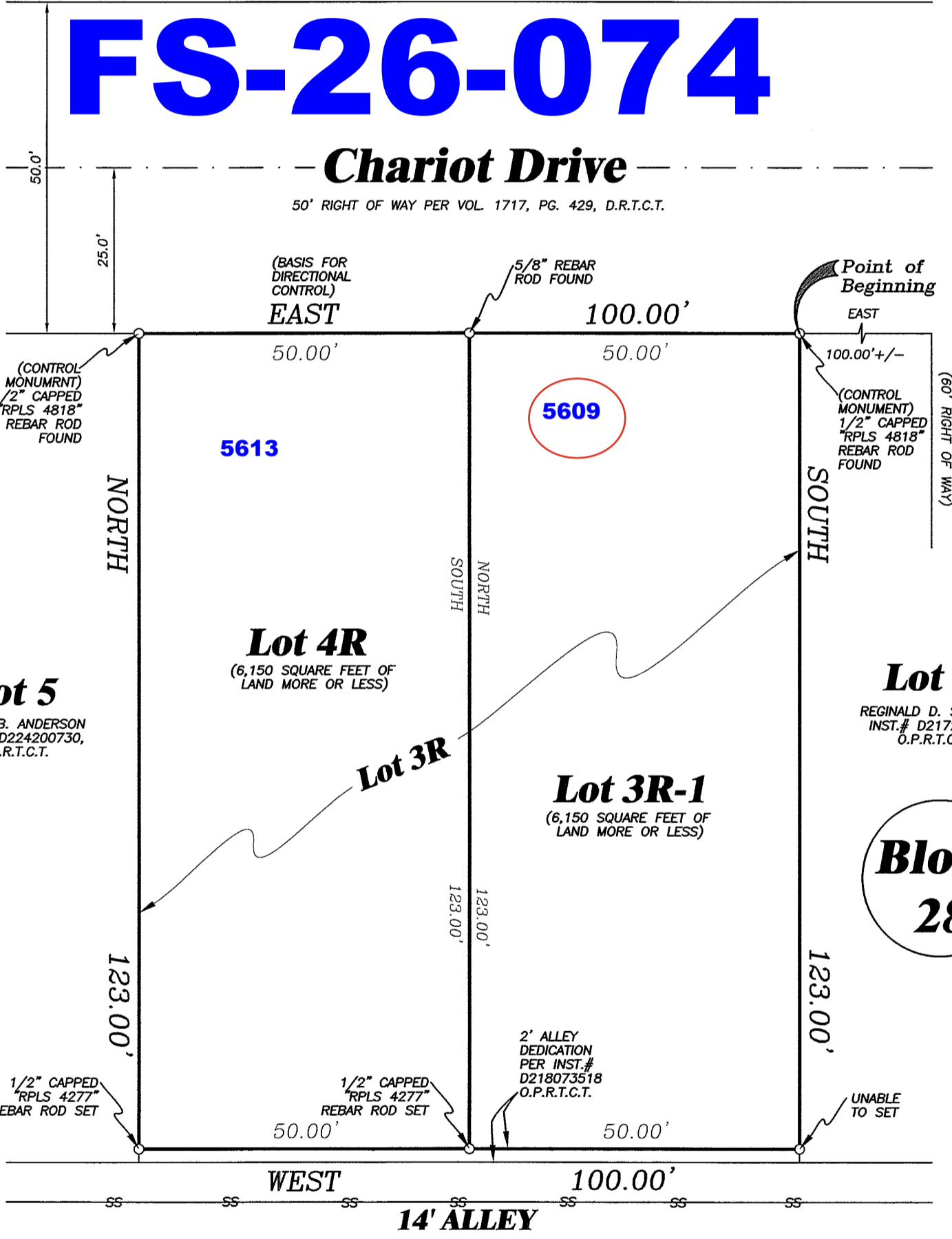
SURVEYOR'S CERTIFICATE

That I Lonnie Reed, R.P.L.S. #4277, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the monuments shown were found and/or placed under my supervision in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Lonnie Reed, R.P.L.S. #4277

03-05-2026

DELTA SURVEYING
d.b.a. Trico/Delta Joint Venture
116 LOCUST STREET
AZLE, TEXAS 76020
817-246-7766
EMAIL: delta76108@charter.net
FIRM REGISTRATION: 10194647
JOB# 26030033



Private Maintenance A note shall be placed on the final plat stating: "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."

L.T. Thornton
Lt. Thornton (Jun 2, 2026 10:28:04 CDT)

06/02/2026

REGINALD D. STAFFORD
INST.# D217293069,
O.P.R.T.C.T.

Lot 15 YANGHOUA YANG VOL. 9038, PG. 1657 D.R.T.C.T.

Lot 14 WYONIA CLAY VOL. 11672, PG. 492, D.R.T.C.T.

Lot 13 LUIS A. NARANJO INST.# D221139431, O.P.R.T.C.T.

Lot 12 SONYA BYRD INST.# D206078424, O.P.R.T.C.T.



Note:
According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 48439C 0285 L, Dated March 21, 2019, this tract is in Zone X, which is not in the 1% annual chance flood.

THE PURPOSE OF THIS RE-PLAT IS TO ONE RESIDENTIAL LOT INTO THREE FROM ONE RESIDENTIAL LOT.

FINAL PLAT SHOWING
LOTS 3R-1 AND 4R, Block 28,
Harlem Hills Addition
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, BEING A RE-PLAT
OF LOT 3R, Block 28, HARLEM HILLS
ADDITION, AN ADDITION TO THE CITY OF
FORT WORTH, SITUATED IN THE FELIX G.
BEASLEY SURVEY, ABSTRACT NO. 135,
TARRANT COUNTY, TEXAS, ACCORDING TO
THE PLAT RECORDED IN CLERK'S FILE NO.
D218073518, OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS, AND CONTAINING
0.28 OF AN ACRE OF LAND.

THIS PLAT FILED FOR RECORD IN
INSTRUMENT No. _____, DATE _____