

LINE	BEARING	LENGTH
L1	N01°36'36"E	17.46'
L2	N02°24'48"E	5.32'
L3	N18°19'23"E	8.42'
L4	N26°04'50"E	4.74'
L5	N50°48'43"E	2.91'
L6	N75°28'31"E	4.96'
L7	N88°39'32"E	17.39'
L8	S88°11'28"E	29.54'
L9	S82°23'53"E	12.87'
L10	N81°06'37"E	14.00'
L11	N58°31'56"E	13.48'
L12	N26°51'00"E	17.49'
L13	N88°39'48"E	68.09'
L14	N88°37'14"E	52.89'

NOTES:
 -C.M. ~ Denotes Controlling Monuments.
 -The purpose of this replat is to create one lot out of a portion of one lot.
 -The basis of bearing and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, Realization 2011, based upon GPS measurements according to the SmartNet GPS Reference Network. Coordinates shown are grid.
 - The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey based on a title commitment by Old Republic National Title Insurance Company, GF No. BTM253226, Date October 8th, 2025, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not provided therein.
 - I have examined the Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Community Panel No. 48439C0310L, Map Revised Date: 3-21-19, Zone AE, and it appears that part of the subject tract lies in a special flood hazard area.
 - Property is subject to Right-of-Way easement, granted to Tarrant County Water Control and Improvement District No. 1 as set forth in instrument recorded in Volume 2304, Page 601, Deed Records of Tarrant County, Texas.

SURVEYORS CERTIFICATE:
 That I, **Kurtis R. Webb**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Fort Worth.

Kurtis R. Webb
 Registered Professional Land Surveyor
 No. 4125

ACKNOWLEDGMENTS:
 State of Texas
 County of Tarrant:
 Before me the undersigned authority, a Notary Public, on this day personally appeared **JEYDI SARAHY MORALES**, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the 22nd Day of June, 2026.

Stephanie Collins
 Notary Public
 My Commission Expires: 7/17/28

"Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision 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."

"I hereby certify that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property."

LAND USE - ONE LOT - RESIDENTIAL
 13,529 SQ. FT. ~ 0.311 ACRES (GROSS)
 -50 SQ. FT. ~ 0.001 ACRES (DEDICATED FOR RIGHT-OF-WAY)
 LOT 1-R, BLOCK 28 13,479 SQ. FT. ~ 0.310 ACRES (TOTAL NET)

OWNERS/DEVELOPERS:
 JEYDI SARAHY MORALES
 1705 WESTCREST CT.
 GRAND PRAIRIE
 PH# 469-463-1325
 JEYDI.SARAHY@GMAIL.COM

PREPARED BY
 KEETON SURVEYING COMPANY, LLC.
 H.B. KEETON M.S., KEETON
 2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 TBPCLS FIRM NO. 10090500
 E-MAIL: ksc4019@bcgglobal.net

OWNER'S CERTIFICATE:
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, **JEYDI SARAHY MORALES**, is the sole owner of a 0.311 acres tract of land located in the James Sanderson Survey, Abstract No. 1430, in the City of Fort Worth, Tarrant County, Texas, and being a part of Lot 1, Block 28, King and Hendricks Subdivision, an Addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 204-A, Page 119, of the Plat Records of Tarrant County, Texas, said 0.311 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap marked KSC-4125 set for the common east corner of Lots 1 and 2, Block 28, of said King and Hendricks Subdivision and being in the west line of Ernest St (50' Right-of-Way) said point having a grid coordinate value of N=6952924.1456, E=2339735.8664, based upon the (Texas Coordinate System, NAD83, North Central Zone, realization 2011) from which two points bear (1) a 3/8 inch iron rod found bears N. 01°21'16" W., a distance of 110.00 feet for the northeast corner of Lot 3, said Block 28, (2) a 1/2 inch iron rod found bears N. 01°21'16" W., a distance of 260.00 feet, for the northeast corner of Lot 6, said Block 28;

THENCE S. 01°21'16" E., with the east line of said Lot 1, Block 28, and the west line of said Ernest St., a distance of 60.00 feet to a P.K. nail with shiner marked "KSC 4125" set for corner in the north line of E. Vickery Blvd. (80' Right-of-Way);

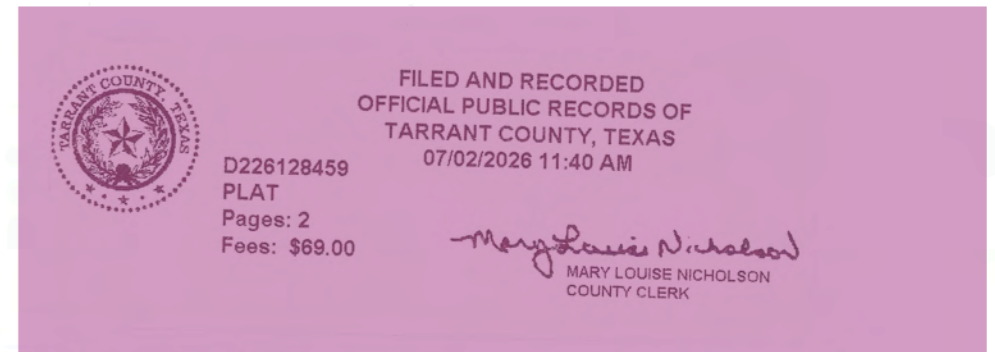
THENCE S. 88°39'48" W., with the south line of said Lot 1, Block 28, same being the north line of said E. Vickery Blvd., passing at distance of 130.00 feet a 1/2 inch iron rod with blue cap marked "KSC 4125 reference point" set, continuing in all a total distance of 228.87 feet to a point for corner, said point being the southeast corner of Lot 1, Block 1, Sycamore Golf Course, an Addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Cabinet A, Slide 1389, of the Plat Records of Tarrant County, Texas, from which a found 5/8 inch iron rod bears N. 64°52'08" W., a distance of 1361.12 feet, for a corner of said Sycamore Golf Course Addition in the north line of E. Hattie St. and in the center of an alley;

THENCE N. 04°29'31" E., with an east line of said Sycamore Golf Course Addition, a distance of 60.14 feet to a point for corner, from which a Y-cut bears N. 55°56'14" W., a distance of 1685.20 feet, for a corner of said Sycamore Golf Course Addition and being in the east line of McCurdy Ave. (50' Right-of-Way);

THENCE N. 88°37'14" E., with the common line of said Lot 1, and Lot 2, said Block 28, a passing distance of 92.74 feet a 1/2 inch iron rod with blue cap marked "KSC 4125 reference point" set, continuing in all a total distance of 222.74 feet to the **POINT OF BEGINNING** and **CONTAINING** 13,529 square feet or 0.311 acres of land, more or less.

DEDICATION:
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 THAT **JEYDI SARAHY MORALES**, does hereby adopt this plat designating the herein above described real property as **LOT 1-R, BLOCK 28 KING & HENDRICKS SUBDIVISION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, easements (and Parks) shown hereon.

JEYDI SARAHY MORALES
 Owner



This plat is valid only if recorded within ninety (90) days after date of approval.
Plat Approval Date : 7/02/2026
 By: *[Signature]* Chairman
 By: *[Signature]* Secretary

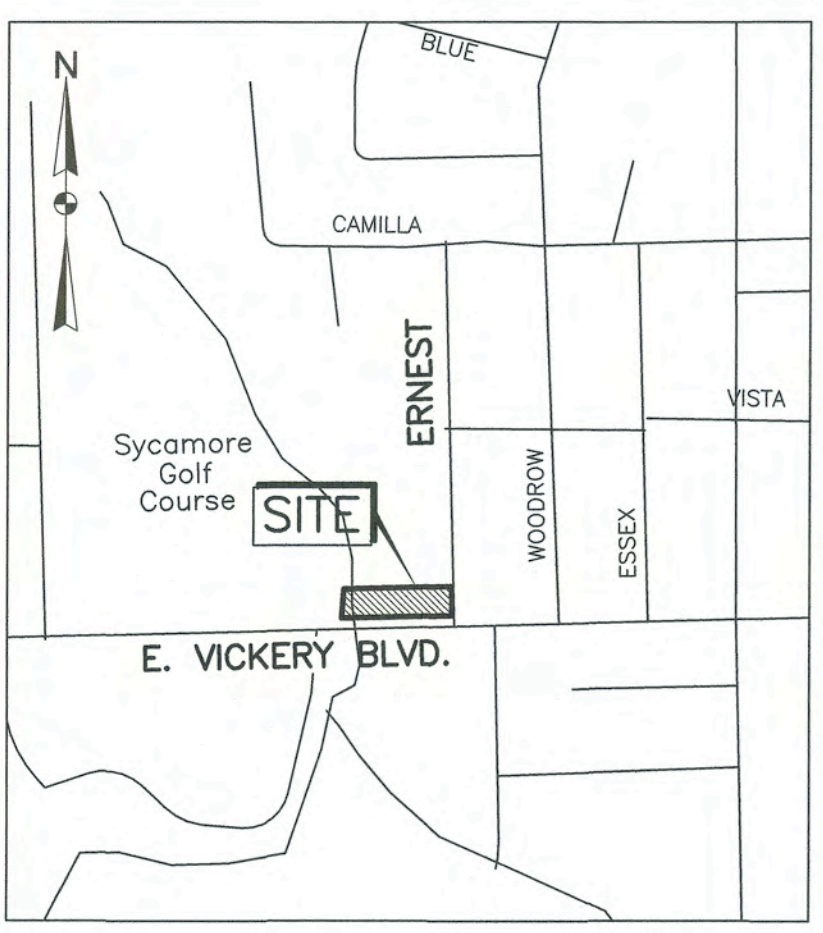
FINAL PLAT
LOT 1-R, BLOCK 28
KING & HENDRICKS SUBDIVISION
 BEING A REPLAT OF PART OF LOT 1, BLOCK 28
 W. J. BOAZ REVISION OF KING & HENDRICKS
 SUBDIVISION
 AN ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 AS RECORDED IN VOLUME 309, PG. 33, P.R./T.C.T

THIS PLAT RECORDED IN
 DOCUMENT NUMBER
 DATE

DATE: APRIL 1, 2026
 REVISED: MAY 28, 2026

CASE NO: FS-26-086

NOTES:
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.
Floodplain/drainage 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.
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.
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.
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.
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.
Sidewalks and Streetlight
 Sidewalks and streetlights are required for all public and private streets as per "City of Fort Worth Standards."
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 a parkway permit.
Private Maintenance
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, 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 or losses arising out of or from performance of the obligations of said owners set forth in the paragraph.
Building Permits
 No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made from 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.
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.
 P.R.V. ~ Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



VICINITY MAP
 NOT TO SCALE

FS-26-076