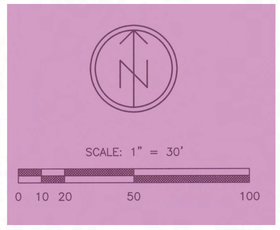


LOCATION MAP
SCALE: 1" = 2000'



OWNER:

DARWIN NOE ALVARADO
701 RUMAGE ROAD
JACKSBORO, TEXAS 76458
817–210–7298 VOICE
darwinag1986@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



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT I, DARWIN NOE ALVARADO, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT C, BLOCK 2, ELLA T. GRAHAM ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388–F, PAGE 585, 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 SOUTHWEST CORNER OF SAID LOT C, AND AT THE INTERSECTION OF THE NORTH LINE OF ROUTT STREET, A 50 FEET WIDE PUBLIC RIGHT–OF–WAY, WITH THE EAST LINE OF LOUISE STREET, A 50 FEET WIDE PUBLIC RIGHT–OF–WAY;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT C AND THE EAST LINE OF SAID LOUISE STREET, 165.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT C, AND AT THE SOUTHWEST CORNER OF LOT D, OF SAID BLOCK 2;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT C AND THE SOUTH LINE OF SAID LOT D, 140.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF LOT C, AT THE SOUTHEAST CORNER OF SAID LOT D, AND IN THE WEST LINE OF A 13 FEET WIDE PUBLIC ALLEY;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT C AND THE WEST LINE OF SAID ALLEY, 165.00 FEET TO A SET 1/2 INCH STEEL ROD AT THE THE SOUTHEAST CORNER OF SAID LOT C, AND IN THE NORTH LINE OF SAID ROUTT STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C AND THE NORTH LINE OF SAID ROUTT STREET, 140.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.5303 ACRES (23,100 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

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

LOTS CR–1, CR–2, CR–3, BLOCK 2
ELLA T. GRAHAM ADDITION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 16th DAY OF November 2026.

DARWIN NOE ALVARADO,
OWNER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARWIN NOE ALVARADO, 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 16th DAY OF November 2026.

MY COMMISSION EXPIRES:

DAVID BRYAN REAVES
Notary ID #124657415
My Commission Expires
November 21, 2027

NOTARY PUBLIC
STATE OF TEXAS

LAND USE TABLE				
LOT	GROSS AREA ACRES	NET AREA ACRES	R/W DEDICATION ACRES	LAND USE
CR–1	0.16070	0.15898	0.00172	ONE–FAMILY DETACHED RESIDENTIAL
CR–2	0.16070	0.15898	0.00172	ONE–FAMILY DETACHED RESIDENTIAL
CR–3	0.20891	0.20437	0.00453	ONE–FAMILY DETACHED RESIDENTIAL

OWNERSHIP OF THE SUBJECT PROPERTY IS ESTABLISHED BY THE SPECIAL WARRANTY DEED TO DARWIN NOE ALVARADO, RECORDED IN INSTRUMENT D226031999, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

THE BASIS OF BEARINGS USED TO PREPARE THIS PLAT IS AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST RIGHT–OF–WAY LINE OF LOUISE STREET.

CONTROLLING MONUMENTS:
5/8" STEEL ROD LYING SOUTH, 0.30' FROM THE NE CORNER LOT 5, BLOCK 2, VOL. 204–A, PAGE 108
1/2" STEEL ROD LYING SOUTH, 0.77' FROM THE NE CORNER LOT C, BLOCK 2, VOL. 388–F, PAGE 585
5/8" STEEL ROD AT THE NW CORNER OF LOT 8–A, BLOCK 2, VOL. 388–O, PAGE 335

THE PURPOSE OF THIS REPLAT IS TO CREATE THREE LEGAL LOTS OF RECORD FROM A SINGLE PREVIOUSLY PLATTED LOT (ALL SINGLE FAMILY).

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: 11/19/2026

By: _____ Chairman

By: _____ 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 MARCH, 2025, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
JOHN A GRANT III
4151
LAND SURVEYOR

11-16-26

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

1. 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.

2. 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.

3. 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.

4. SIDEWALK AND STREETLIGHT NOTE:
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

5. 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.

6. 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.

7. FLOODPLAIN STATEMENT:
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100–YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY PANEL 48439C0330K, EFF. DATE 09–25–09

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. PRESSURE REDUCING VALVE NOTE:
PRIVATE P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

FINAL PLAT

LOTS CR–1, CR–2, CR–3
BLOCK 2

ELLA T. GRAHAM ADDITION

TO THE

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

A REPLAT OF

LOT C, BLOCK 2
ELLA T. GRAHAM ADDITION
AS RECORDED IN
VOLUME 388–F, PAGE 585
PLAT RECORDS, TARRANT COUNTY, TEXAS

NOVEMBER, 2026
0.5303 ACRES
3 RESIDENTIAL LOTS

FORT WORTH FIRE DEPARTMENT
E.J. Epstein
11/19/26

FS – 26 – 092

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/20/2026 12:16 PM
D226223999
PLAT
Pages: 4
Fees: $77.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FS-26-092