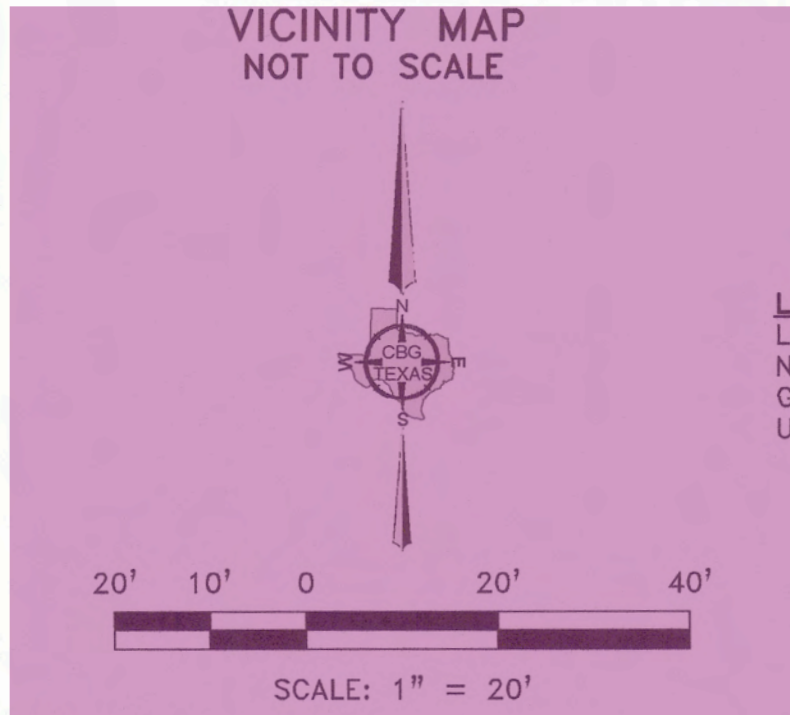




Utility Easements:
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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 City of Fort Worth Standards. Sidewalks are required adjacent to both sides of all public and private streets and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:
No permanent buildings or structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Unaltered:
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 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.

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.

LEGEND
CM CONTROL MONUMENT
IRF 1/2 INCH IRON ROD FOUND
IRS 1/2 INCH IRON ROD SET WITH A YELLOW CAP
STAMPED "CBG SURVEYING"
PFC POINT FOR CORNER
R.O.W. RIGHT-OF-WAY
SQ. FT. SQUARE FEET
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
ESMT. EASEMENT

GENERAL NOTES
1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH ZONE NO. 4202.
2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
3) 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.
4) THE PURPOSE OF THIS RE-PLAT IS TO CREATE 1 LOT OUT OF A PORTION OF 2 LOTS.
5) 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.
6) 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.
7) SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
8) PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Grant McCurdy and Sydney McCurdy, are the owners of a 0.21 acre tract of land situated in the Jose Maria Basquis Survey, Abstract Number 88, City of Fort Worth, Tarrant County, Texas, same being a portion of Lots 7 and 8, Block 47, of University Place, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Deed thereof recorded in Volume 822, Page 73, Deed Records, Tarrant County, Texas, same being a tract of land conveyed to Grant McCurdy and Sydney McCurdy by General Warranty Deed recorded in Instrument Number D225188183, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

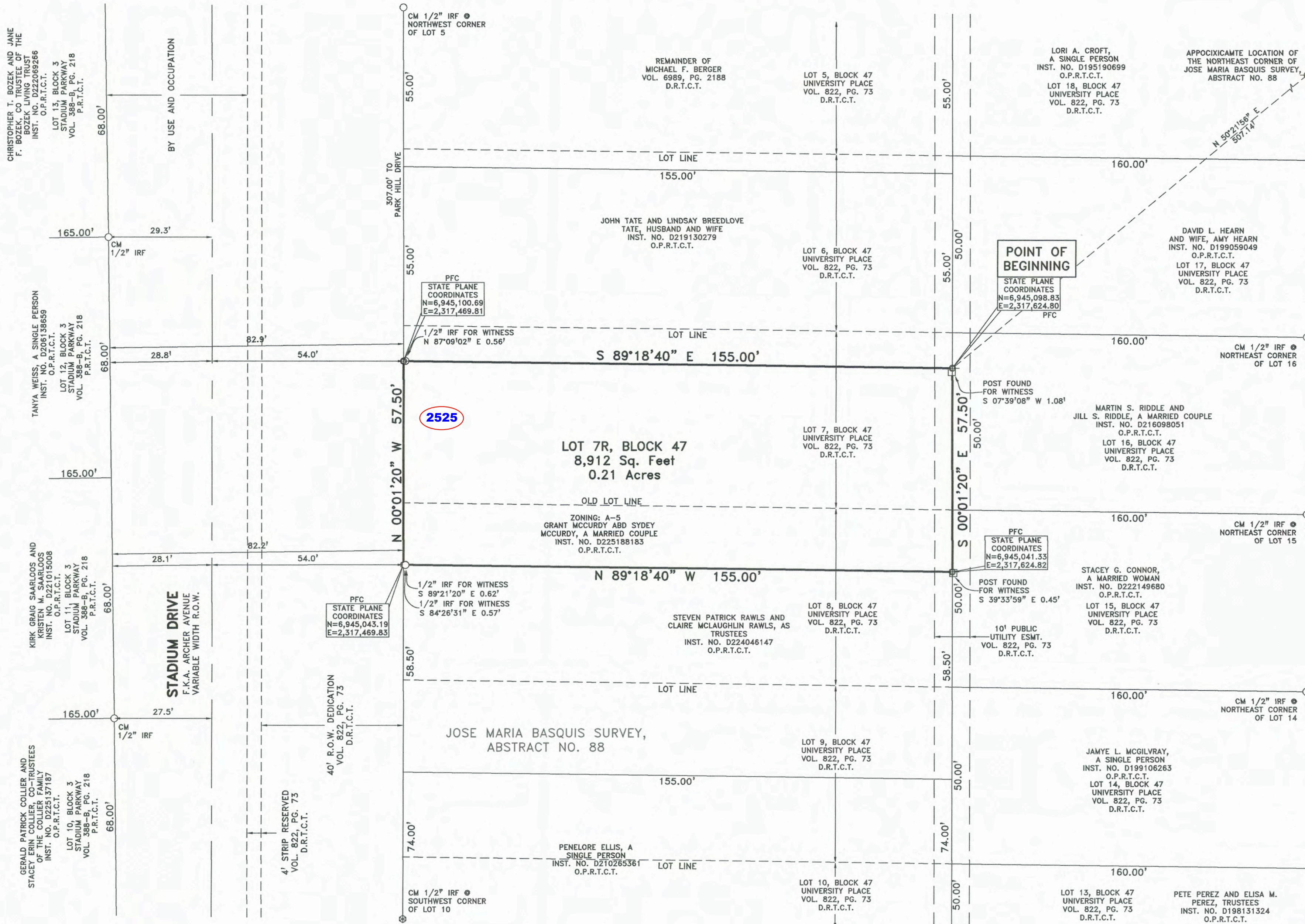
BEGINNING at a point for corner, said corner being the Southeast corner of a tract of land conveyed to John Tate and Lindsay Breedlove Tate, by deed recorded in Instrument Number D219130279, Official Public Records, Tarrant County, Texas, same being along the West line of Lot 16, Block 47, of said University Place, from which a post found bears South 07 degrees 39 minutes 08 seconds West, a distance of 1.08 feet for witness;

THENCE South 00 degree 01 minutes 20 seconds East, along the West line of said Lot 16, a distance of 57.50 feet to a point for corner, said corner being along the West line of Lot 15, Block 47, of said University Place, same being the Northeast corner of a tract of land conveyed to Steven Patrick Rawls and Claire McLaughlin Rawls, as trustees, by deed recorded in Instrument Number D224046147, Official Public Records, Tarrant County, Texas, from which a post found bears South 39 degrees 33 minutes 59 seconds East, a distance of 0.45 feet for witness;

THENCE North 89 degrees 18 minutes 40 seconds West, along the North line of said Rawls tract, a distance of 155.00 feet to a point for corner, said corner being the Northwest corner of said Rawls tract, same being along the East right-of-way line of Stadium Drive (a variable width right-of-way), from which a 1/2 inch iron rod found bears South 89 degrees 21 minutes 20 seconds East, a distance of 0.62 feet for witness, form said corner a 1/2 inch iron rod found bears South 84 degrees 26 minutes 31 seconds East, a distance of 0.57 feet for witness;

THENCE North 00 degree 01 minutes 20 seconds West, along the East right-of-way line of said Stadium Drive, a distance of 57.50 feet to a point for corner, said corner being the Southwest corner of said Tate tract, from which a 1/2 inch iron rod found bears North 87 degrees 09 minutes 02 seconds East, a distance of 0.56 feet for witness;

THENCE South 89 degrees 18 minutes 40 seconds East, along the South line of said Tate tract, a distance of 155.00 feet to the POINT OF BEGINNING and containing 8.912 square feet and or 0.21 acres of land.



LEGEND
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IRS 1/2 INCH IRON ROD SET WITH A YELLOW CAP
STAMPED "CBG SURVEYING"
PFC POINT FOR CORNER
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FS-26-094

FLOOD PLAIN NOTE:
ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0305L, DATED 03/21/2019, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Grant McCurdy and Sydney McCurdy, do hereby adopt this plat as LOT 7R, BLOCK 47, UNIVERSITY PLACE an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 10 day of July, 2026.

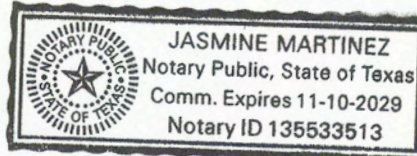
By: Grant McCurdy (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Grant McCurdy, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10 day of July, 2026.

Notary Public in and for the State of Texas



WITNESS, my hand this the 30th day of June, 2026.

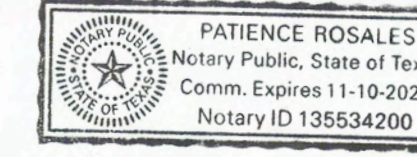
By: Sydney McCurdy (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Sydney McCurdy, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of June, 2026.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

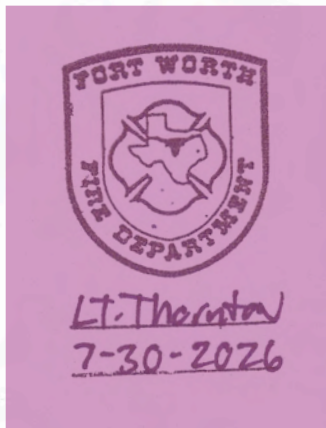
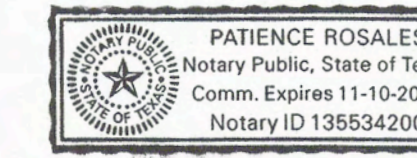
By: Bryan Connally
Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of June, 2026.

Notary Public in and for the State of Texas



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: 7/31/2026
By: Chairman
By: Secretary



OWNER: GRANT MCCURDY AND SYDNEY MCCURDY
2525 STADIUM DRIVE
FORT WORTH, TEXAS 76109
PHONE: 214-450-3484
EMAIL: GMCCURDY21@YAHOO.COM

FINAL PLAT
LOT 7R, BLOCK 47
UNIVERSITY PLACE
8,912 SQ. FT. 0.21 ACRES
BEING A REPLAT OF A PORTION OF LOTS 7 & 8, BLOCK 47, OF UNIVERSITY PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 822, PAGE 73 D.R.T.C.T.
CASE NUMBER: FS-26-094



SCALE: 1"=20' / DATE: 02/23/2026 / JOB NO. 7708 / DRAWN BY: JLA
Document No. _____, Date _____