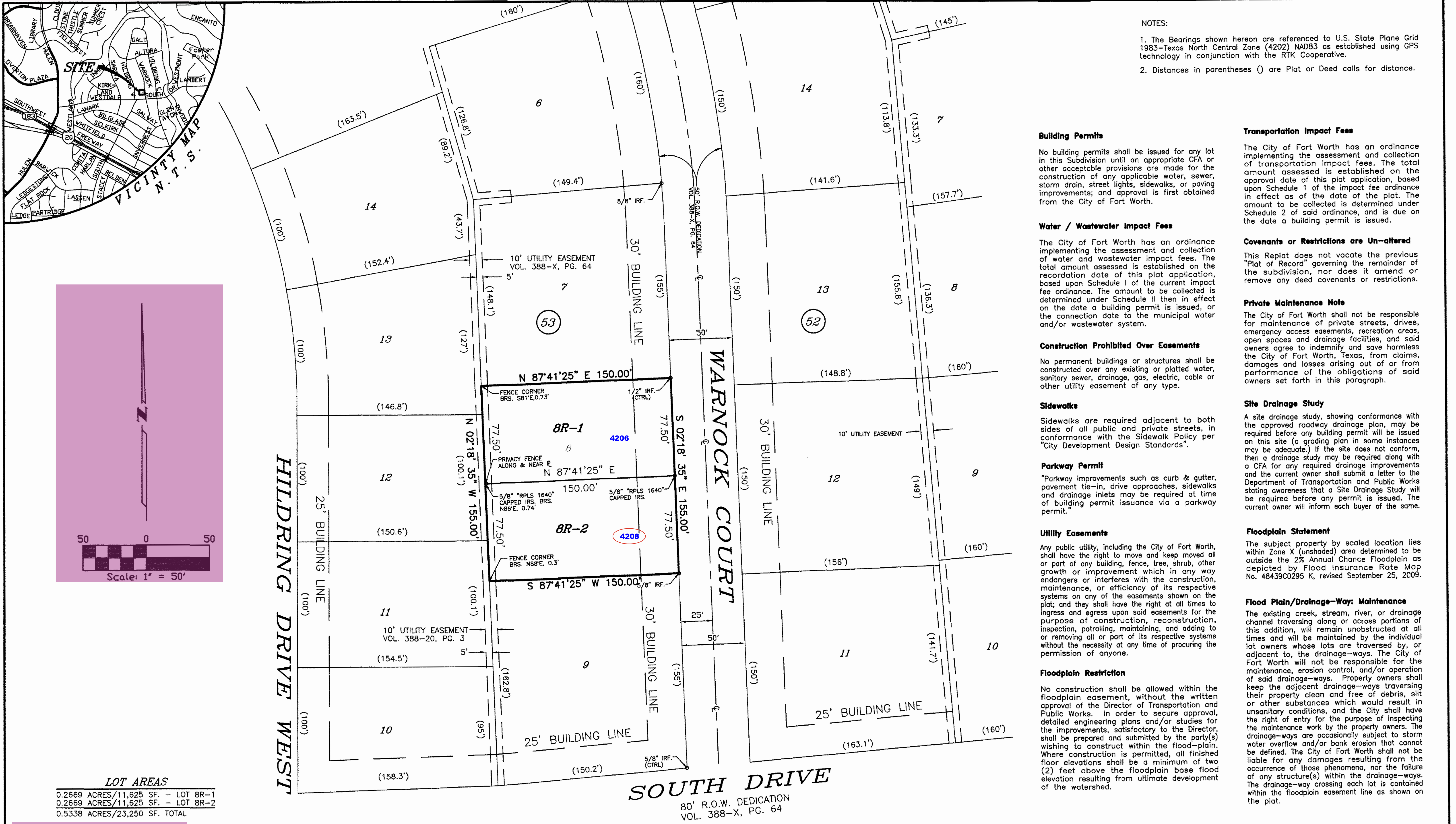




NOTES:

1. The Bearings shown hereon are referenced to U.S. State Plane Grid 1983-Texas North Central Zone (4202) NAD83 as established using GPS technology in conjunction with the RTK Cooperative.

2. Distances in parentheses () are Plat or Deed calls for distance.

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.

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.

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

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design 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."

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.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the 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, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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.

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.

Private Maintenance Note

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 and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

Floodplain Statement

The subject property by scaled location lies within Zone X (unshaded) area determined to be outside the 2% Annual Chance Floodplain as depicted by Flood Insurance Rate Map No. 48439C0295 K, revised September 25, 2009.

Flood Plain/Drainage-Way: 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 storm water 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 these 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.

LOT AREAS

0.2669 ACRES/11,625 SF. - LOT 8R-1
0.2669 ACRES/11,625 SF. - LOT 8R-2
0.5338 ACRES/23,250 SF. TOTAL



LT. Thornton
LT. Thornton (Aug 20, 2026 15:17:51 CDT)

08/20/2026

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 08/20/2026

By Caroline Cranz Chairman
By Stephen Murray Secretary

FS-26-120

OWNER AT TIME OF PLATTING

FTW HOMES, LLC
3700 W 7th STREET
FORT WORTH, TEXAS 76107

PLAT OF

LOTS 8R-1 AND 8R-2, BLOCK 53,

WESTCLIFF

an Addition to the City of Fort Worth,

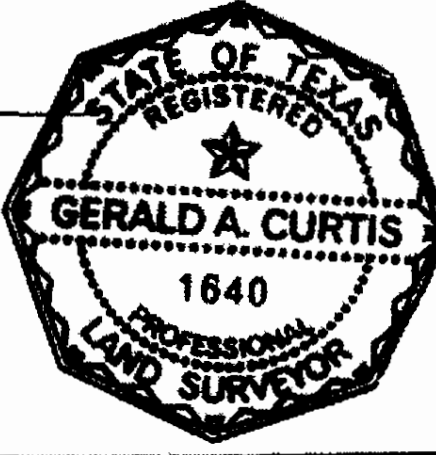
Tarrant County, Texas,

being a revision of Lot 8, Block 53, Westcliff, according to the plat recorded in Volume 388-X, Page 64, Tarrant County Plat Records.

FS-26-120

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



Gerald A. Curtis
Gerald A. Curtis, RPLS
Texas Registration No. 1640
10 June 2026

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

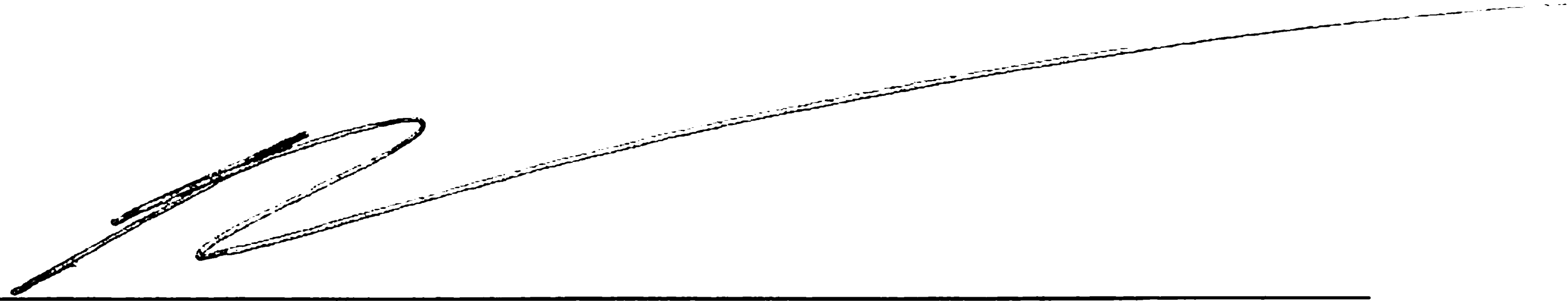
COUNTY OF TARRANT §

THAT, _____FTW HOMES, LLC_____, being the owner of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of LOT 8, BLOCK 53, WESTCLIFF, an Addition to Fort Worth, Texas, as shown on plat thereof recorded in Volume 388-X, Page 64, of the Tarrant County Plat Records.

DOES HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as its plan for revising same, to be known as LOTS 8R-1 AND 8R-2, BLOCK 53, WESTCLIFF, an Addition to the City of Fort Worth, Tarrant County, Texas.

FTW HOMES, LLC

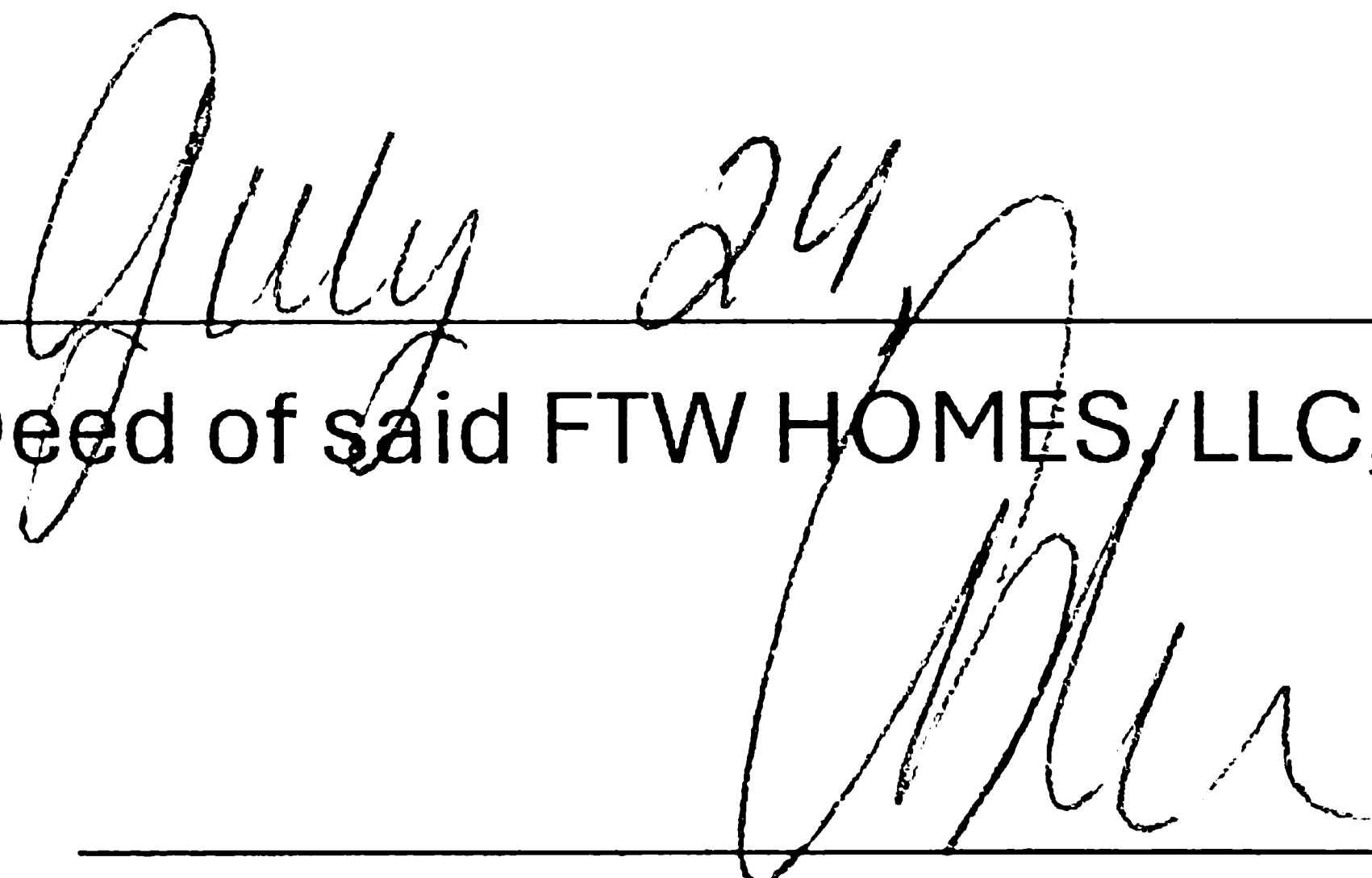
BY: _____


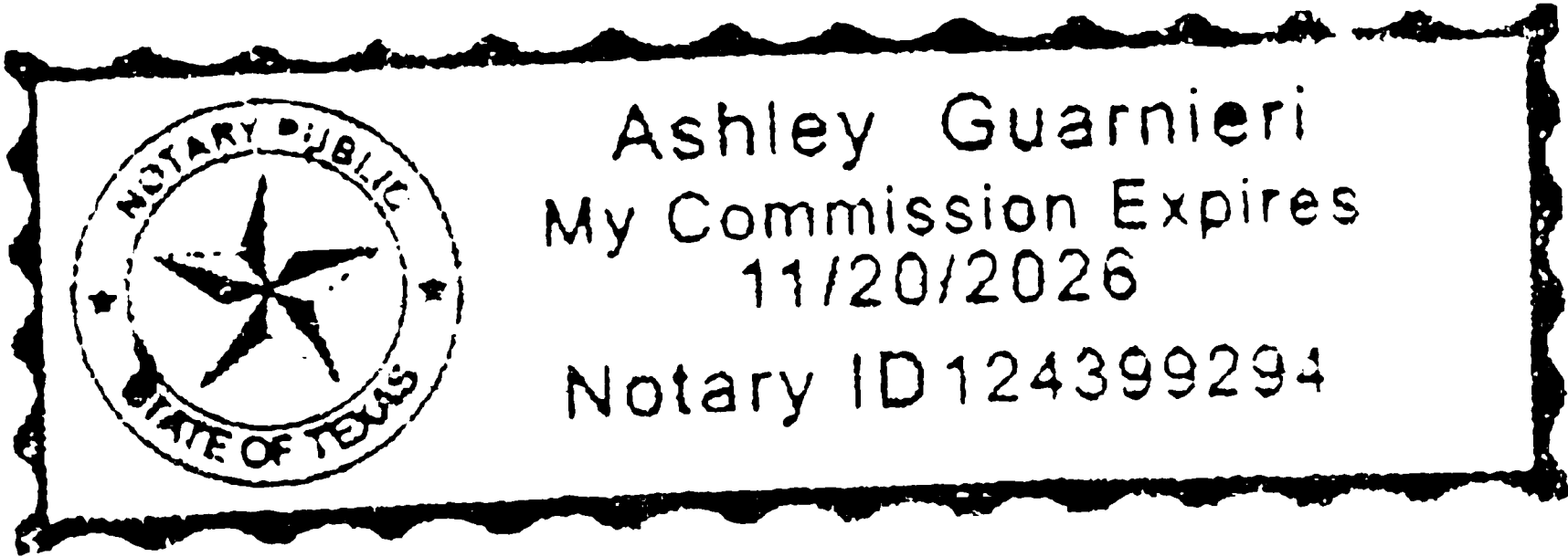
Thurman Schweitzer, Manager

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on July 24, 2026, by Thurman Schweitzer, Manager, as the Act and Deed of said FTW HOMES, LLC, and for the purposes and consideration therein expressed.





Notary Public, State of Texas

My commission expires _____

