

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."
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 PLAT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE REPLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED."
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 AND ACTIONS AGAINST CITY OF FORT WORTH FOR THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."
FLOOD PLAIN
"NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439C0305 L, MAP EFFECTIVE MARCH 21, 2018."
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, SYSTEMS AND/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 RECORDEATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT PLAT 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 ANY UTILITY, OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE UTILITY, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
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 EXISTING CROSSLANDS TO 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 UTILITIES TO ADVISE THEM OF THE SITE DRAINAGE STUDY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE STUDY. THE CITY OF FORT WORTH SHALL NOT BE REQUIRED TO REVIEW THE DRAINAGE STUDY BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME."
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."
FLOOD PLAIN/DRAINAGEWAY MAINTENANCE
"THE EXISTING CROSSLAND, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNSTRUCTURED 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 SHALL 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, CUT 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 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."
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, WILL BE PROVIDED 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 (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."
PRIVATE PRV'S REQUIRED
"PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I."
SIDEWALKS AND STREETLIGHTS REQUIRED
"SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS"

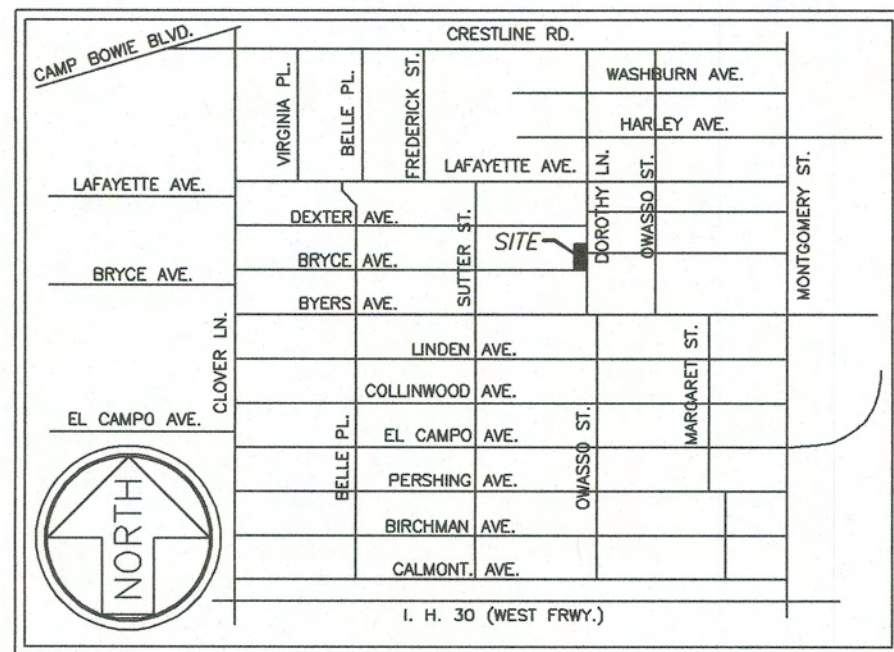
F O R T W O R T H



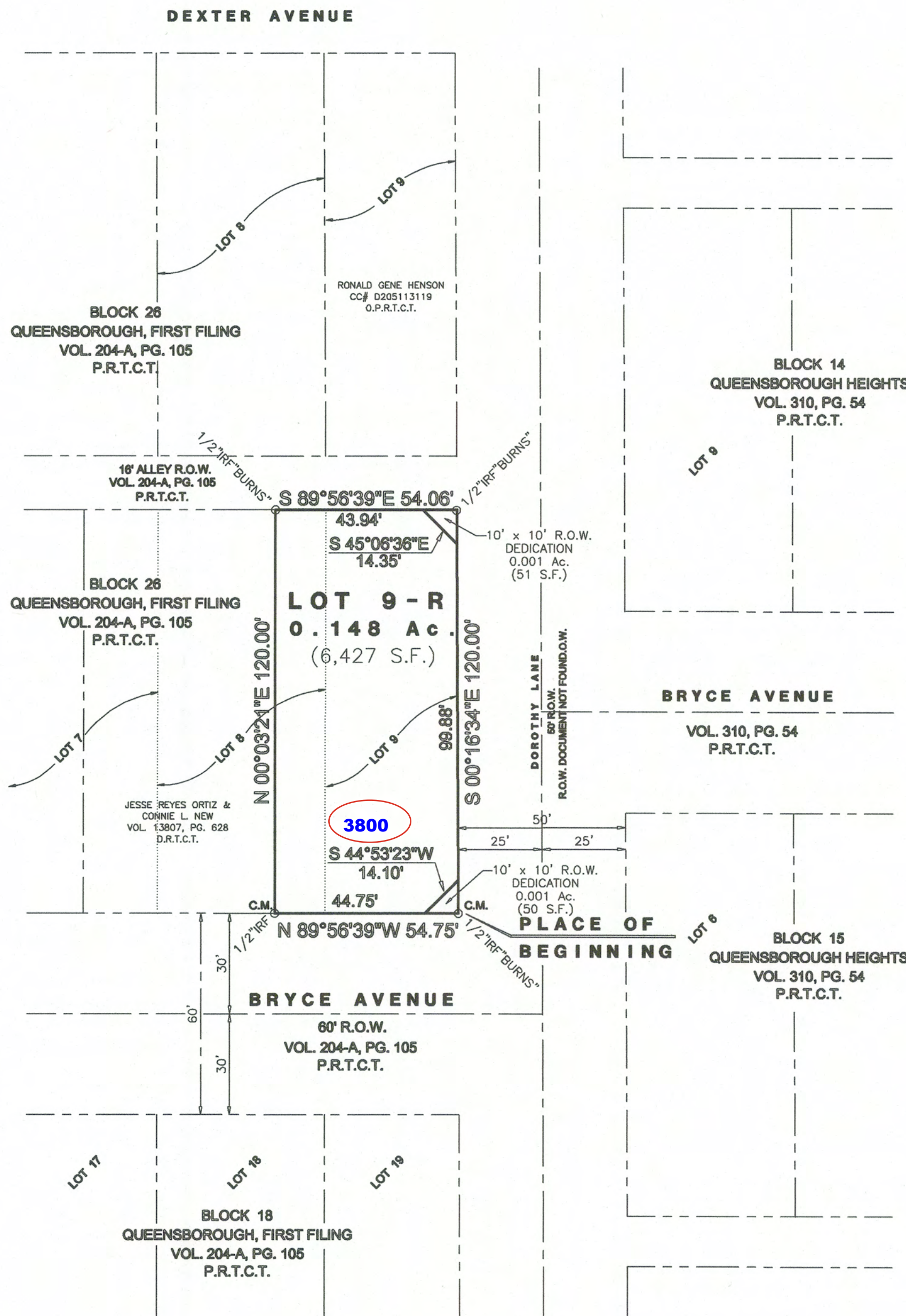
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

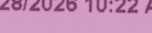
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE:	<i>5/27/2006</i>
By: 	CHAIRMAN
By: 	SECRETARY



VICINITY MAP
NOT TO SCALE




 FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS OF
 TARRANT COUNTY, TEXAS
 08/28/2026 10:22 AM
 D226169789
 PLAT
 Pages: 2
 Fees: \$69.00

 MARY LOUISE NICHOLSON
 COUNTY CLERK

LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
9-R	0.148	6,427	RESIDENTIAL

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED
ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL TEXAS ZONE (4202) NAD 83, 2011
ADJUSTMENT, EPOCH 2010.



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 26-0012

GF No. NONE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, KYLE McDANIEL is the sole owners of the following described property to-wit

BEING a portion of Lot 8 and all of Lot 9, Queensborough, First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 105 of the Plat Records of Tarrant County, Texas as described in deed to Kyle McDaniel, recorded in Clerk's File No. D225101001 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "BURNS" at the Southeast corner of said Block 26 and said McDaniel Tract, lying in the North right-of-way line of Bryce Avenue (a 60-foot wide right-of-way) at its intersection with the West right-of-way line of Dorothy Lane (a 50-foot wide right-of-way);

THENCE M 89° 56' 39" W, 54.75 feet along the North right-of-way line of said Bryce Avenue to a 1/2-inch iron rod found at the Southwest corner of said McDaniel Tract, being the Southeast corner of that certain tract of land described in deed to Jesse Reyes Ortiz and Connie L. New, recorded in Volume 13807, Page 628 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 03' 21" E, 120.00 feet along the common boundary line between said McDaniel Tract and said Ortiz and New Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "BURNS" at the Northwest corner of said McDaniel Tract, lying in the South right-of-way line of a public alley;

THENCE S 89° 56' 39" E, 54.06 feet along the South right-of-way line of said alley to a 1/2-inch iron rod found with yellow plastic cap stamped "BURNS" at the Northeast corner of said McDaniel Tract, lying in the aforesaid West right-of-way line of Dorothy Lane;

THENCE S 00° 16' 34" E, 120.00 feet along the said West right-of-way line of Dorothy Lane to PLACE OF BEGINNING, containing 0.150 acre (6,528 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KYLE McDANIEL, does hereby adopt this plat designating the hereinabove described real property as LOT 9-R, BLOCK 26, QUEENSBOROUGH, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 24th day

of August, 2026.

KYLE McDANIEL - Owner

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared KYLE McDANIEL, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of August, 2026.

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



THE REASON FOR THIS REPLAT IS TO
COMBINE ALL OF THE OWNER'S
PROPERTY INTO ONE LOT FOR
FUTURE CONSTRUCTION

FINAL PLAT

**LOT 9-R, BLOCK 26
QUEENSBOROUGH**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 0.150 ACRE OF LAND LOCATED IN THE
WILLIAM D. CONNER SURVEY, ABSTRACT No. 301

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REVISION OF
A PORTION OF LOT 8 AND ALL OF LOT 9, BLOCK 26, QUEENSBOROUGH, FIRST FILING, AN
ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN VOLUME 204-A, PAGE 105 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS, R.P.L.S.
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

OWNER:
KYLE McDANIEL
3824 BRYCE AVENUE
FORT WORTH, TEXAS 76107
(936) 366-4845
email: kylemcdaniel@live.com

FS-26-126

JULY 14, 2026