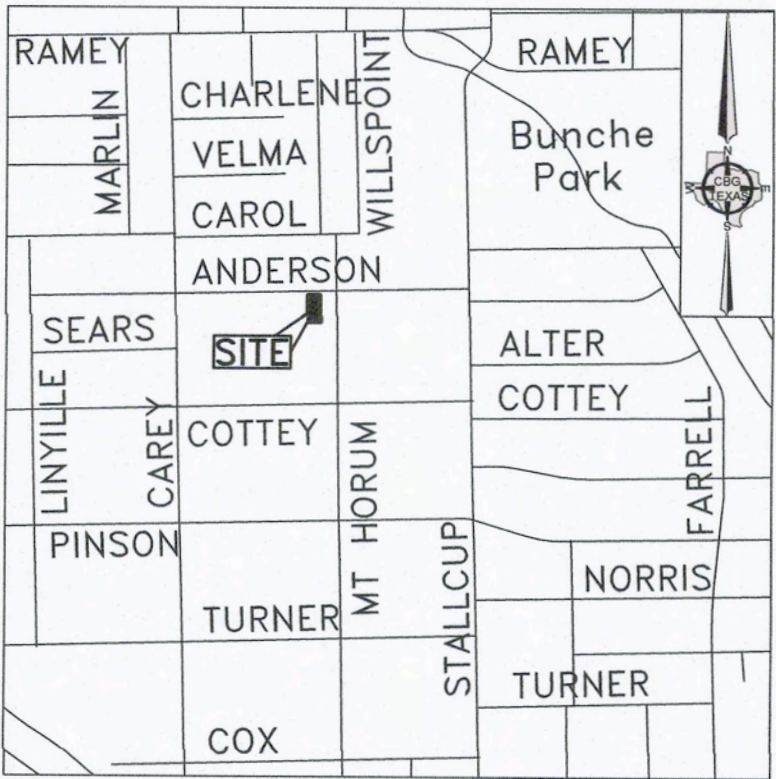
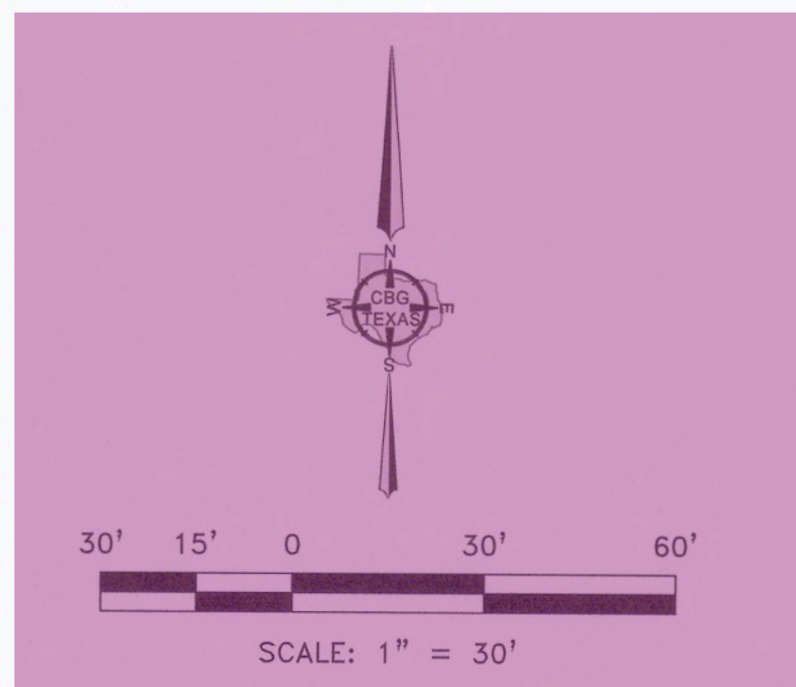




VICINITY MAP
NOT TO SCALE



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 1 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
ESMT.	EASEMENT
IRF	1/2 INCH IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET WITH A YELLOW CAP
	STAMPED "CBG SURVEYING"
F.K.A.	FORMERLY KNOWN AS
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

GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 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 THE PORTION OF 1 LOT.
- 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 Wood Point Properties LLC, is the owner of a 0.19 acre tract of land situated in the Ulrick, Abstract Number 1693, City of Fort Worth, Tarrant County, Texas, same being a portion of Lot 1, Block 3, of Sunrise Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 204, Page 99, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Wood Point Properties LLC by General Warranty Deed recorded in Instrument Number D226078875, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northeast corner of Lot 2, Block 3, of said Sunrise Addition, same being along the South right-of-way line of Anderson Street (variable width right-of-way);

THENCE North 89 degrees 30 minutes 16 seconds East, along the South right-of-way line of said Anderson Street, a distance of 60.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northwest corner, of a tract of land conveyed to Marcos Chavez and Monica Parker, by deed recorded in Instrument Number D221058690, Official Public Records, Tarrant County, Texas;

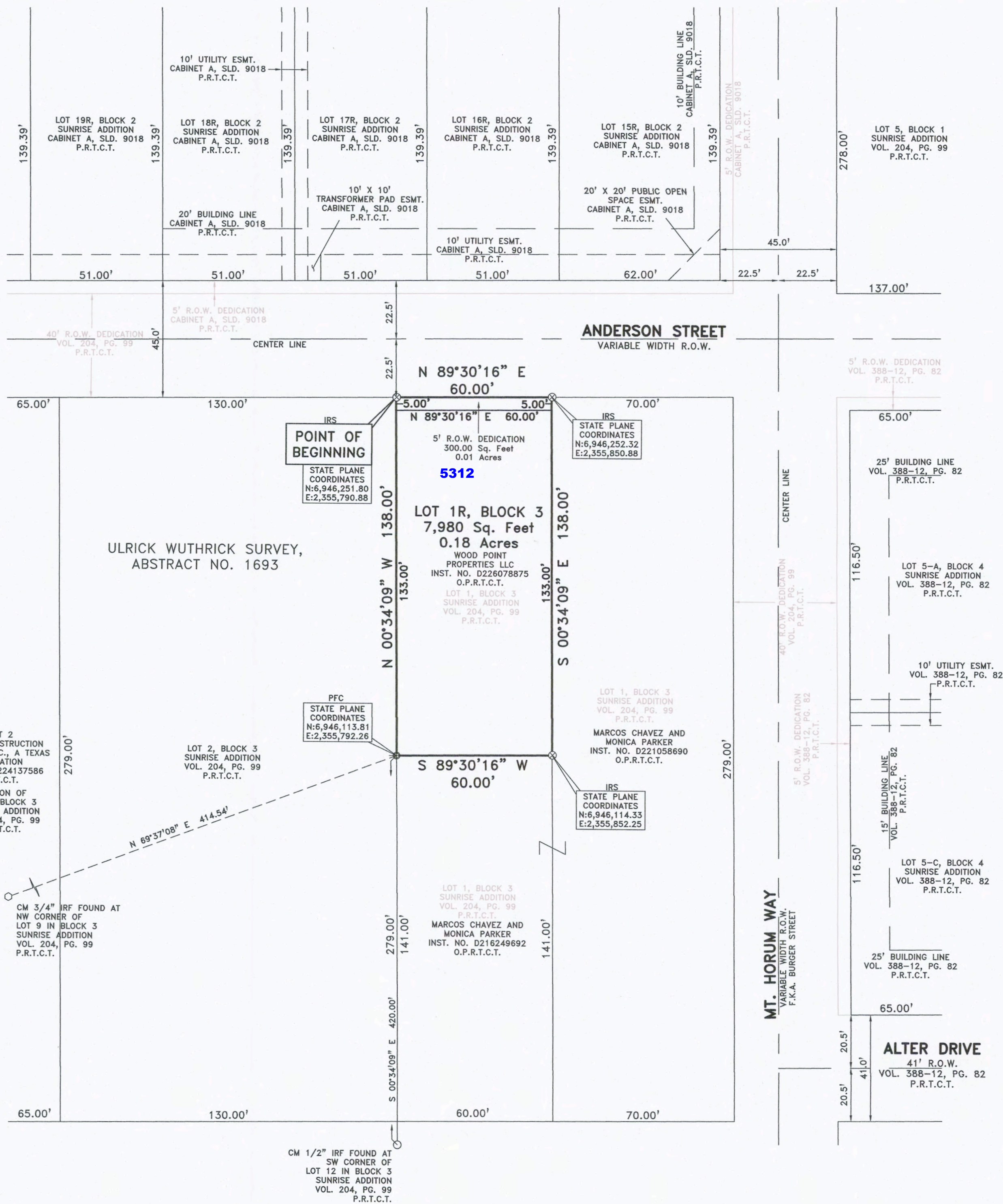
THENCE South 00 degree 34 minutes 09 seconds East, along the West line of said Chavez/Parker tract (D221058690), a distance of 138.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northeast corner of a tract of land conveyed to Marcos Chavez and Monica Parker, by deed recorded in Instrument Number D216249692, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 30 minutes 16 seconds West, along the North line of said Chavez/Parker tract (D216249692), a distance of 60.00 feet to a point for corner, said corner being the Northwest corner of said Chavez/Parker tract (D216249692), same being along the East line of said Lot 2;

THENCE North 00 degree 34 minutes 09 seconds West, along East line of said Lot 2, a distance of 138.00 feet to the POINT OF BEGINNING and containing 8,280 square feet and or 0.19 acres of land.

LAND USE TABLE:

LOT 1R, BLOCK 3:
NET: 0.18 ACRES
GROSS: 0.19 ACRES
USE: RESIDENTIAL



FLOOD PLAIN NOTE:

ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0330K, DATED 09/25/2009, 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, Wood Point Properties, LLC, do hereby adopt this plat as **SUNRISE ADDITION LOT 1R, BLOCK 3**, 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 10th day of September, 2026

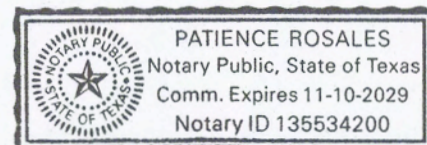
By: [Signature]
Wood Point Properties (Owner)
Daniel Okafor (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Daniel Okafor, 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 10th day of September, 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: [Signature]
Bryan Connally Registered Professional Land Surveyor No. 5513

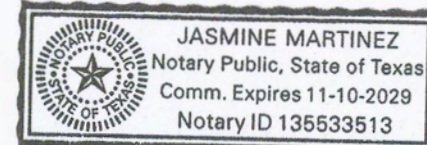


STATE OF TEXAS
COUNTY OF DALLAS

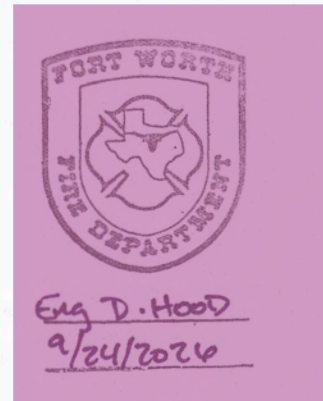
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of September, 2026.

Notary Public in and for the State of Texas



FS-26-152



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:	<u>9/25/26</u>
By:	<u>[Signature]</u> Chairman
By:	<u>[Signature]</u> Secretary

FINAL PLAT
**LOT 1R, BLOCK 3
SUNRISE ADDITION**
8,280 SQ. FT. 0.19 ACRES
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 3, OF
SUNRISE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 204, PAGE 99 P.R.T.C.T.

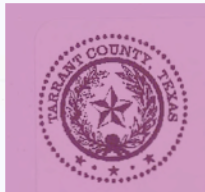
DATE OF REVISION: 08/14/2026
PREPARATION DATE: 06/30/2026
CASE NUMBER: FS-26-152



SCALE: 1"=30' / DATE: 09/02/2026 / JOB NO. 25266 / DRAWN BY: JLA

Document No. _____, Date _____

OWNER: WOOD POINT PROPERTIES LLC
AGENT: DANIEL OKAFOR
2924 LUCAS DRIVE, APT. 2011
DALLAS, TEXAS 75219
PHONE: (267) 201-7478
EMAIL: WOOD.POINT.PROPERTIES.LLC@GMAIL.COM



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/25/2028 10:38 AM
D226187157
PLAT
Pages: 2
Fees: \$89.00
Mary Louise Nicholson
COUNTY CLERK