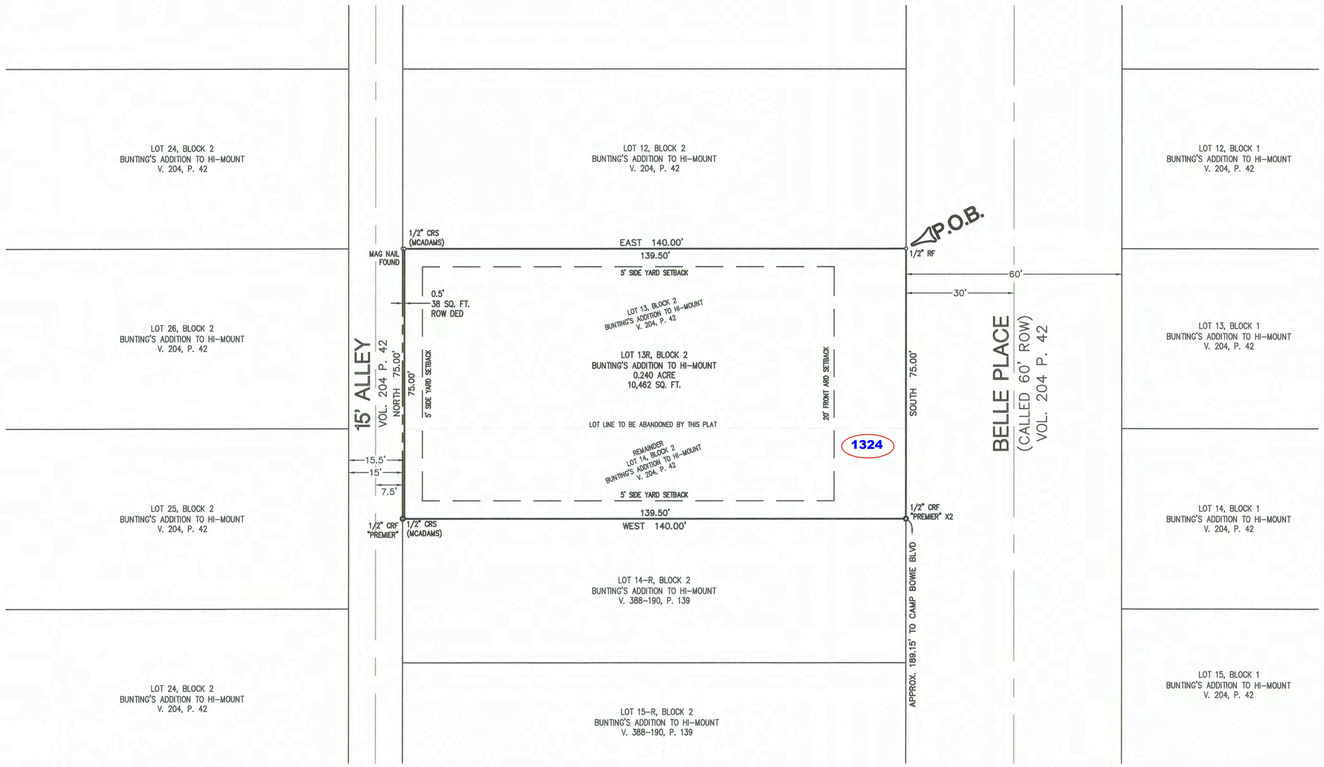




VICINITY MAP

N.T.S.

CITY OF FORT WORTH NOTES:

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.

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".

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.

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

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

A. Rear entry access shall be provided from an abutting side or rear alley or

B. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

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.

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.

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.

WATER/WASTE WATER 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.

1. 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.

2. Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

3. 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.

4. Private P.R.V's will be required; water pressure exceeds 80 P.S.I

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. According to Community/Panel No. 48439C0285 L, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.

3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. The purpose of this plat is to Final Plat/Replat Lot 13 and a portion of Lot 14, Block 2 of the Bunting's Addition to Hi-Mount described to 1421 Virginia Place LLC, into one lot.

5. Fieldwork completed on March 18th, 2026.

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF TARRANT :

WHEREAS WE, 1421 Virginia Place LLC, are the owners of all that certain lot, tract, or parcel of land situated in the J. P. Montgomery Survey, Abstract No. 115, City of Fort Worth, Tarrant County, Texas, and being all of Lot 13 and a portion of Lot 14, Block 2, Bunting's Addition to Hi-Mount, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 42, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Lot 13, being the southeast corner of Lot 12 of said Block 2, and being in the west line of Belle Place;

THENCE South, with the west line of Belle Place, a distance of 75.00 feet to a 1/2" rebar with cap stamped "PREMER" found at the northeast corner of Lot 14-R, Block 2, Bunting's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-190, Page 139, Plat Records, Tarrant County, Texas;

THENCE West, with the north line of said Lot 14-R, a distance of 140.00 feet to a 1/2" rebar with cap stamped "PREMER" found at the northwest corner thereof and being in the east line of a 15' Alley;

THENCE North, with the east line of a 15' Alley, a distance of 75.00 feet to a "MAG" nail found at the northwest corner of said Lot 13, being the southwest corner of said Lot 12;

THENCE East, with the north line of said Lot 13 and the south line of said Lot 12, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing approximately 10,500 square feet or 0.241 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS :
COUNTY OF TARRANT :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, 1421 Virginia Place LLC, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOT 13R, BLOCK 2, BUNTING'S ADDITION TO HI-MOUNT**, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public's use the streets and easements as shown hereon.

WITNESS MY HAND this 26th day of October, 2026.

Charlotte Kimberlin
Authorized Representative

STATE OF TEXAS :
COUNTY OF Dallas :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Charlotte Kimberlin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of October, 2026.

Andrea Kaye Simms
Notary Public State of Texas

Andrea Kaye Simms
My Commission Expires
3/18/2029
Notary ID 126235592

My commission expires the 18th day of March, 2029

SURVEYOR'S STATEMENT

I, W. THAD MURLEY III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

W. THAD MURLEY III, RPLS
Texas Registration No. 5802

10/7/2026

STATE OF TEXAS
W. THAD MURLEY III
5802
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS :
COUNTY OF Denton :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared W. Thad Murley known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of October, 2026.

Mandy Marmon
Notary Public State of Texas

Mandy Marmon
My Commission Expires
9/30/2029
Notary ID 133364857

My commission expires the 30th day of September, 2029

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____ FS-26-178

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
11/06/2026 10:33 AM
D226215750
PLAT
Pages: 3
Fees: $69.00
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH FIRE DEPARTMENT
Eng D. Hood
11/5/2026

FS-26-178

FINAL PLAT
LOT 13R, BLOCK 2
BUNTING'S ADDITION TO HI-MOUNT

BEING A REPLAT OF LOT 13 AND
A PORTION OF LOT 14, BLOCK 2
BUNTING'S ADDITION TO HI-MOUNT
A 0.241 ACRE ADDITION TO THE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 204, PAGE 42, OPRTCT
IN THE
J.P. MONTGOMERY SURVEY, ABSTRACT NO. 115
CITY OF FORT WORTH, TARRANT COUNTY, 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: 11/5/2026

By: _____ Chairman

By: _____ Secretary

OWNER
1421 VIRGINIA PLACE LLC
3322 SHORECREST DR, STE 200
DALLAS, TX 75235

DEVELOPER
TEXANNA CUSTOM HOMES
1990 JUSTIN ROAD
LEWISVILLE, TX 75077
PHONE: 817. 304. 0310
CONTACT: JOHN THOMAS

SURVEYOR
W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: AT DATE: 2026.07.22 SCALE: 1"=20' JOB. No. TXA26002

Z:\2Drive\Projects\TXA\TXA26002\02-Geomatics\Survey\Plats\TXA26002 R-1.dwg, 10/7/2026 11:26:41 AM, Austin Turner