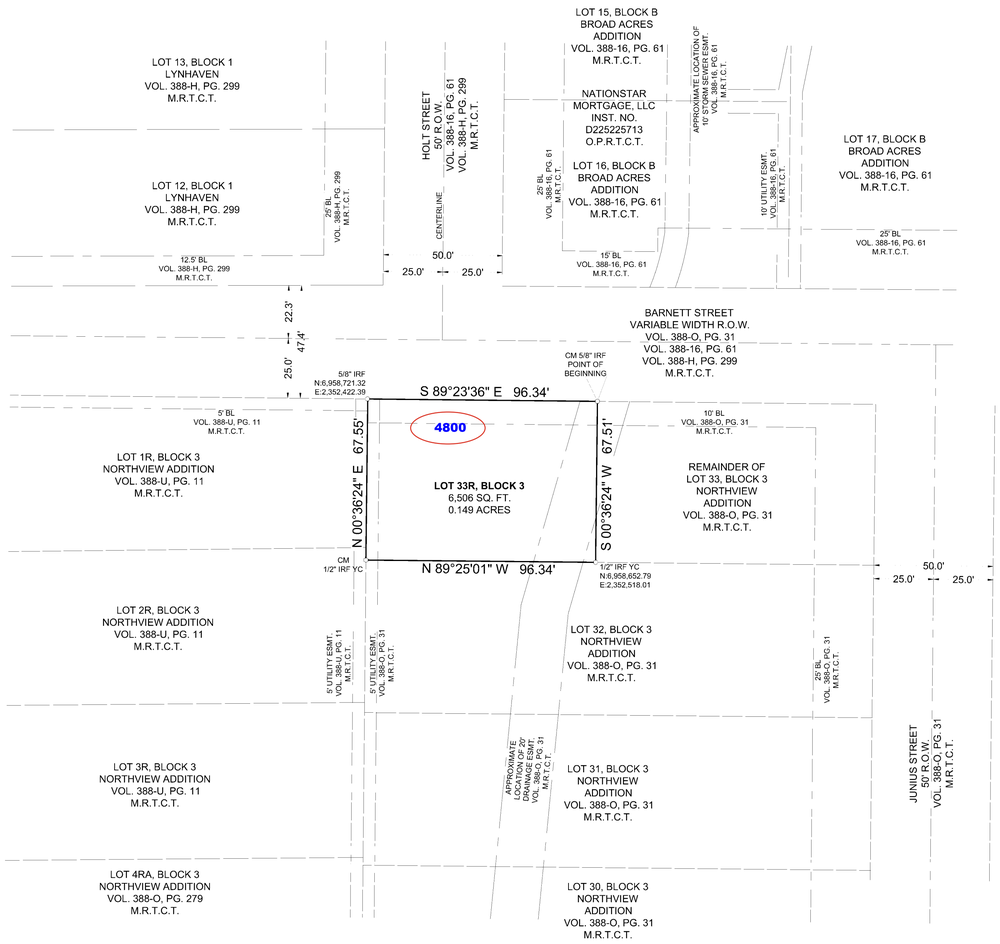




FORT WORTH FIRE DEPARTMENT
1890
Eng D Hood 11/10/2026
Eng D Hood 11/10/2026 (Nov 10, 2026 14:56:29 CST)

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0195L, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

4. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM A PORTION OF AN EXISTING LOT.

FS-26-200

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS OBRE Holdings, LLC is the owner of a 0.149 acre tract of land situated in the Michael Garrison Survey, Abstract Number 597, Tarrant County, Texas, same being a portion of Lot 33, Block 3, Northview Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-O, Page 31, Map Records, Tarrant County, Texas, same being that tract of land conveyed to OBRE Holdings, LLC by Assignment of Lien recorded in Instrument Number D226060997, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner lying along the South Right-of-Way line of Barnett Street (a variable width Right-of-Way), same being the Northwest corner of a tract of land conveyed to Khalad A. Abduljabbar by deed recorded in Instrument Number D214126001, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 36 minutes 24 seconds West, a distance of 67.51 feet to a 1/2 inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner being the Southwest corner of said Abduljabbar tract, same lying along the North line of Lot 32, Block 3, of said Northview Addition (388-O/31);

THENCE North 89 degrees 25 minutes 01 second West, a distance of 96.34 feet to a 1/2 inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner being the Northwest corner of said Lot 32, same lying along the East line of Lot 2R, Block 3, Northview Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-U, Page 11, Map Records, Tarrant County, Texas;

THENCE North 00 degrees 36 minutes 24 seconds East, a distance of 67.55 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 1R, Block 3, of said Northview Addition (388-U/11), same lying along the South Right-of-Way line of said Barnett Street;

THENCE South 89 degrees 23 minutes 36 seconds East, a distance of 96.34 feet to the POINT OF BEGINNING and containing 6,506 square feet or 0.149 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OBRE Holdings, LLC, acting by and through their duly authorized agent, David Tanner, does hereby adopt this plat designating the herein-described property as **LOT 33R, BLOCK 3, NORTHVIEW ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Rockwall, Texas, This 24th day of October, 2026

OBRE Holdings, LLC

David Tanner
Name: David Tanner
Title: Agent

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared David Tanner, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 24th day of October, 2026

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 27th day of October, 2026

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
REGISTERED
BARRY S RHODES
3691
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of October, 2026

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

PLAT NOTES

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 of the municipal water and/or wastewater system.

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.

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.

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

PARKWAY PERMIT
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.

FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0305L, dated 03/21/2019, Zone X.

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.

PRIVATE MAINTENANCE
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 area, 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.

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

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.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN ONE (1) YEAR FROM THE DATE OF APPROVAL
Plat Approval Date: 11/10/2026
By Caroline Crantz (Nov 10, 2026 15:21:54 CST) Chairman
By Stephen Murray (Nov 10, 2026 15:22:24 CST) Secretary

CASE NO. FS-26-200

THIS PLAT FILED IN DOCUMENT NO. _____

DATE _____

LEGEND	
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
BL	BUILDING LINE
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
YC	YELLOW CAP STAMPED "BURNS SURVEYING"
R.O.W.	RIGHT-OF-WAY

PROPERTY ADDRESS: 4800 BARNETT STREET, FORT WORTH, TEXAS 76103
OWNER: OBRE HOLDINGS, LLC
ADDRESS: 800 VAN CLIBURN WAY, SUITE 4007, FORT WORTH, TEXAS 76107
PHONE: 817-894-2284

BURNS
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202107026-01 PREPARATION DATE: 08/26/2026 DRAWN BY: ANR

FINAL PLAT
NORTHVIEW ADDITION
LOT 33R, BLOCK 3

BEING A REPLAT OF A PORTION OF LOT 33, BLOCK 3, NORTHVIEW ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN VOLUME 388-O, PAGE 31 P.R.T.C.T.