

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY COMMUNITY NUMBER 480582 EFFECTIVE DATE 9-25-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 30 K OF SAID MAP.

3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

4. WATER SERVICE
WATER IS SUPPLIED BY ON SITE WATER WELL.

5. SEWER SERVICE
SEWER IS SERVED BY ON SITE SEWAGE FACILITIES

6. ELECTRIC SERVICE
ELECTRIC SERVICE PROVIDED BY TRICOUNTY

7. PROPERTY IS LOCATED IN THE EAGLE MOUNTAIN ISD SCHOOL DISTRICT

8. PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

9. 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 RO REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

10. CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

11. 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.

12. FLOODPLAIN RESTRICTION NOTE
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 FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

13. FLOODPLAIN/FLOODWAY/DRAINWAY MAINTENANCE NOTE
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 TOM 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 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.

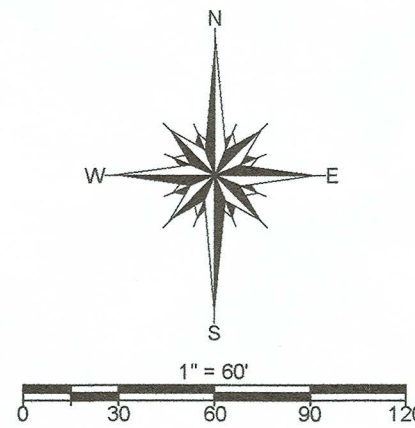
14. ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL ACCEPT DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.

15. ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY PROPERTY OWNERS.

16. IMPACT FEE STATEMENT
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.

LEGEND

NAD 83 = NORTH AMERICAN DATUM OF 1983
POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
PK# = PK NAIL FOUND
PK#S = PK NAIL SET
CAP/IRS = CAPPED IRON ROD SET
D.R.T.C.T. = DEED RECORD TARRANT COUNTY TEXAS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
--- BLDG. LINE SETBACK
--- SURVEY LINE
--- CENTERLINE OF ROAD



TARRANT COUNTY STANDARD PLAT NOTES

1. DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.

2. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.

3. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

4. THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.

5. ANY 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 ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME 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 COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM AND WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.

6. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.

7. TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.

8. LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°59'08" E	45.00'
L2	S 00°03'52" W	656.00'
L3	N 00°03'52" E	656.00'
L4	S 89°59'08" E	220.67'

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: 3/13/2022

By: Donald R. Bowen Chairman
By: D. Campbell Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:

BY: _____
CLERK OF COMMISSIONERS COURT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTRY SUBDIVISION STANDARDS AND REGULATIONS.

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:
DYER ENGINEERING, INC.
5403 RAWLINGS
FLOWER MOUND, TX 75028
(940) 390-6083
TBPE FIRM # 11919

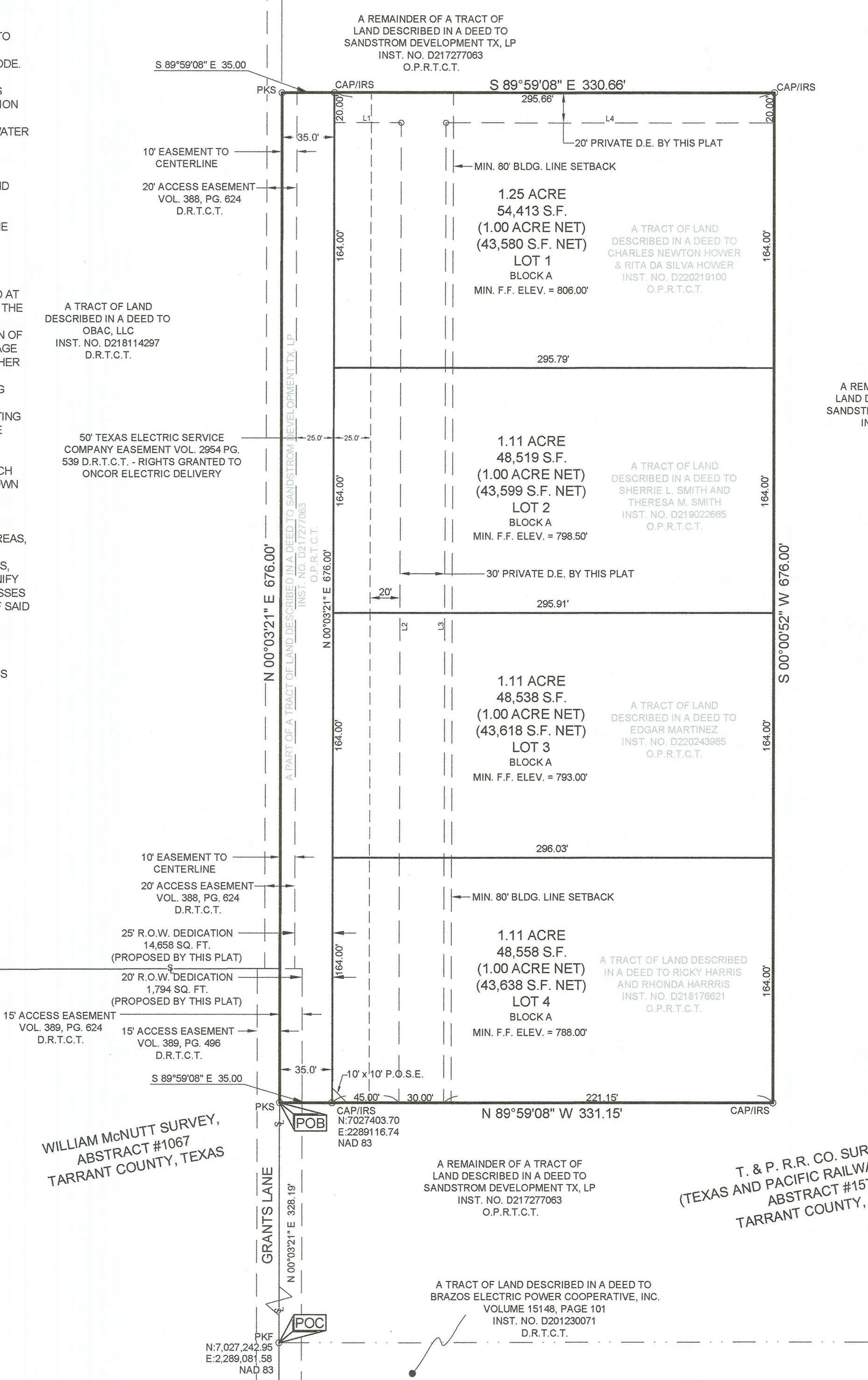
OWNER:
CHARLES NEWTON HOWER & RITA DA SILVA HOWER
12302 LAKE MIST DRIVE
CYPRESS, TEXAS 77429

OWNER:
SHERRIE L. SMITH & THERESA M. SMITH
5200 SARAHOA COURT
FORT WORTH, TEXAS 76126

OWNER:
RICKY HARRIS & RHONDA HARRIS
905 SARAHOA COURT
SAGINAW, TEXAS 76131

OWNER:
EDGAR MARTINEZ
10800 EMERALD PARK LANE
HASLET, TEXAS 76052

OWNER:
SANDSTROM DEVELOPMENT TX, LP
5751 KROGER DRIVE, STE. 293
KELLER, TEXAS 76248



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH "CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

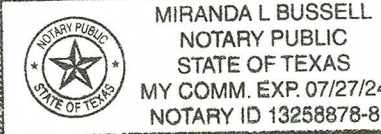
1482 879.21
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF August 2021.

1482
NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES 7/27/24



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CHARLES NEWTON HOWER & RITA DA SILVA HOWER, SHERRIE L. SMITH & THERESA M. SMITH, RICKY HARRIS & RHONDA HARRIS, EDGAR MARTINEZ, AND SANDSTROM DEVELOPMENT TX, LP are the owners of all that certain 5.14 acre tract of land situated in Tarrant County, Texas, and being a part of the Texas and Pacific Railroad Company Survey, Abstract Number 1573, Tarrant County, Texas, and being all of a tract of land described in a deed to Charles Newton Hower and Rita Da Silva Hower, recorded in Instrument Number D220219100, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in a deed to Sherrie L. Smith and Theresa M. Smith, recorded in Instrument Number D219022665, Official Public Records, Tarrant County, Texas, and being a part of a tract of land described in a deed to Ricky Harris and Rhonda Harris, recorded in Instrument Number D218176621, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in a deed to Edgar Martinez, recorded in Instrument Number D220243985, Official Public Records, Tarrant County, Texas, and being a part of a tract of land described in a deed to Sandstrom Development TX, LP, recorded in Instrument Number D217277063, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING AT A PK Nail found in the center of Grants Lane, being the Northwest corner of a tract of land described in a deed to Brazos Electric Power Cooperative, Inc., recorded in Volume 15148, Page 101, and Instrument Number D20123007 1, of said Records;

THENCE North 00 Degrees 03 Minutes 21 Seconds East, with the most Southerly West line of said Survey Abstract Number 1573 and the East line of the William McNutt Survey, Abstract Number 1087, Tarrant County, Texas, 328.19 feet to a PK Nail set in the center said Grants Lane for the POINT OF BEGINNING of the herein described tract;

THENCE North 00 Degrees 03 Minutes 21 Seconds East, 676.00 feet to a PK Nail set for the Northwest corner of said herein described tract;

THENCE South 89 Degrees 59 Minutes 08 Seconds East, 330.66 feet to a capped iron rod set stamped "KAZ", being the Northeast corner of said herein described tract;

THENCE South 00 Minutes 00 Minutes 52 Seconds, 676.00 feet to a capped iron rod stamped "KAZ", being the Southeast corner of said herein described tract;

THENCE North 89 Degrees 59 Minutes 08 Seconds West, 331.15 feet to the POINT OF BEGINNING, containing 5.14 acres of feet more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES NEWTON HOWER & RITA DA SILVA HOWER, SHERRIE L. SMITH & THERESA M. SMITH, RICKY HARRIS AND RHONDA HARRIS, EDGAR MARTINEZ, AND SANDSTROM DEVELOPMENT TX, LP DO HEREBY ADOPT THIS MINOR PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY SANDSTROM ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Charles N. Hower 09/23/2021
CHARLES NEWTON HOWER DATE

Sherrrie L. Smith 2/15/22
SHERRIE L. SMITH DATE

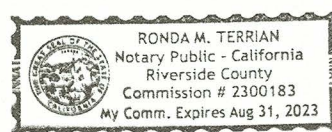
Ricky Harris 9-9-21
RICKY HARRIS DATE

Edgar Martinez 02-01-2022
EDGAR MARTINEZ DATE

STATE OF TEXAS
COUNTY OF TARRANT

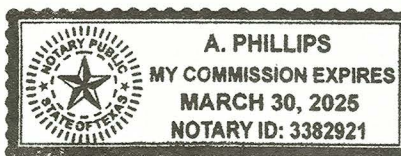
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHARLES NEWTON HOWER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF August, 2021.

Ronda M. Terrian
NOTARY PUBLIC IN AND FOR THE STATE OF California
Riverside COUNTY
MY COMMISSION EXPIRES ON 08/31/2023



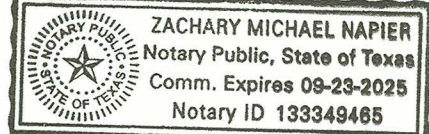
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RITA DA SILVA HOWER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9 DAY OF September, 2021.

Rita Da Silva Hower
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Tarrant COUNTY
MY COMMISSION EXPIRES ON 03/30/2026



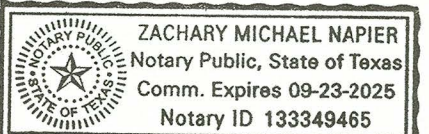
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHERRIE L. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF February, 2021.

Sherrrie L. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 09-23-2025



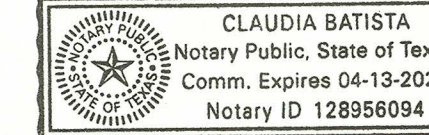
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THERESA M. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 13 DAY OF February, 2021.

Theresa M. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 09-23-2025



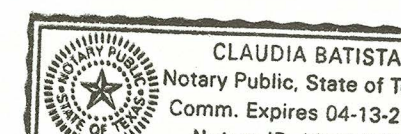
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICKY HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF September, 2021.

Ricky Harris
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 04/13/24



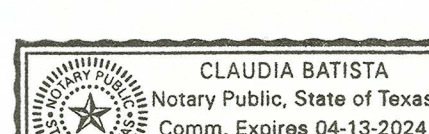
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RHONDA HARRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF September, 2021.

Rhonda Harris
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 04/13/24



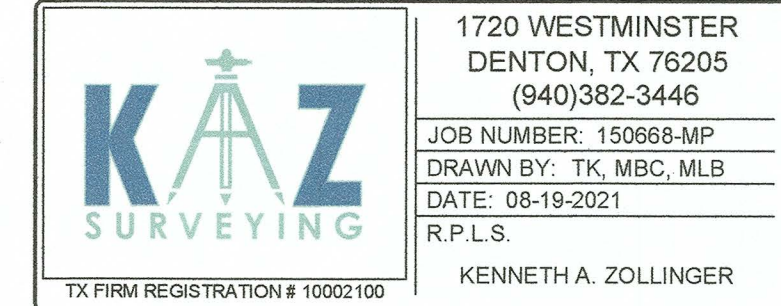
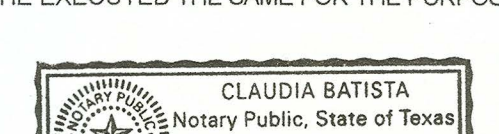
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDGAR MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF February, 2021.

Edgar Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 04/13/24



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Scott Schambacher, 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. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF February, 2021.

Scott Schambacher
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Tarrant COUNTY
MY COMMISSION EXPIRES ON 04/13/24



FINAL PLAT
OF
LOTS 1-4, BLOCK A
GRANTS LANE ADDITION
BEING 5.14 ACRES SITUATED IN THE
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT
NUMBER 1573, TARRANT COUNTY, TEXAS

COUNTY RECORDING / FILE DATA BLOCK

PLAT RECORDED BY DOCUMENT NO. _____

DATE _____

CITY OF FORT WORTH CASE NUMBER: FS-21-096