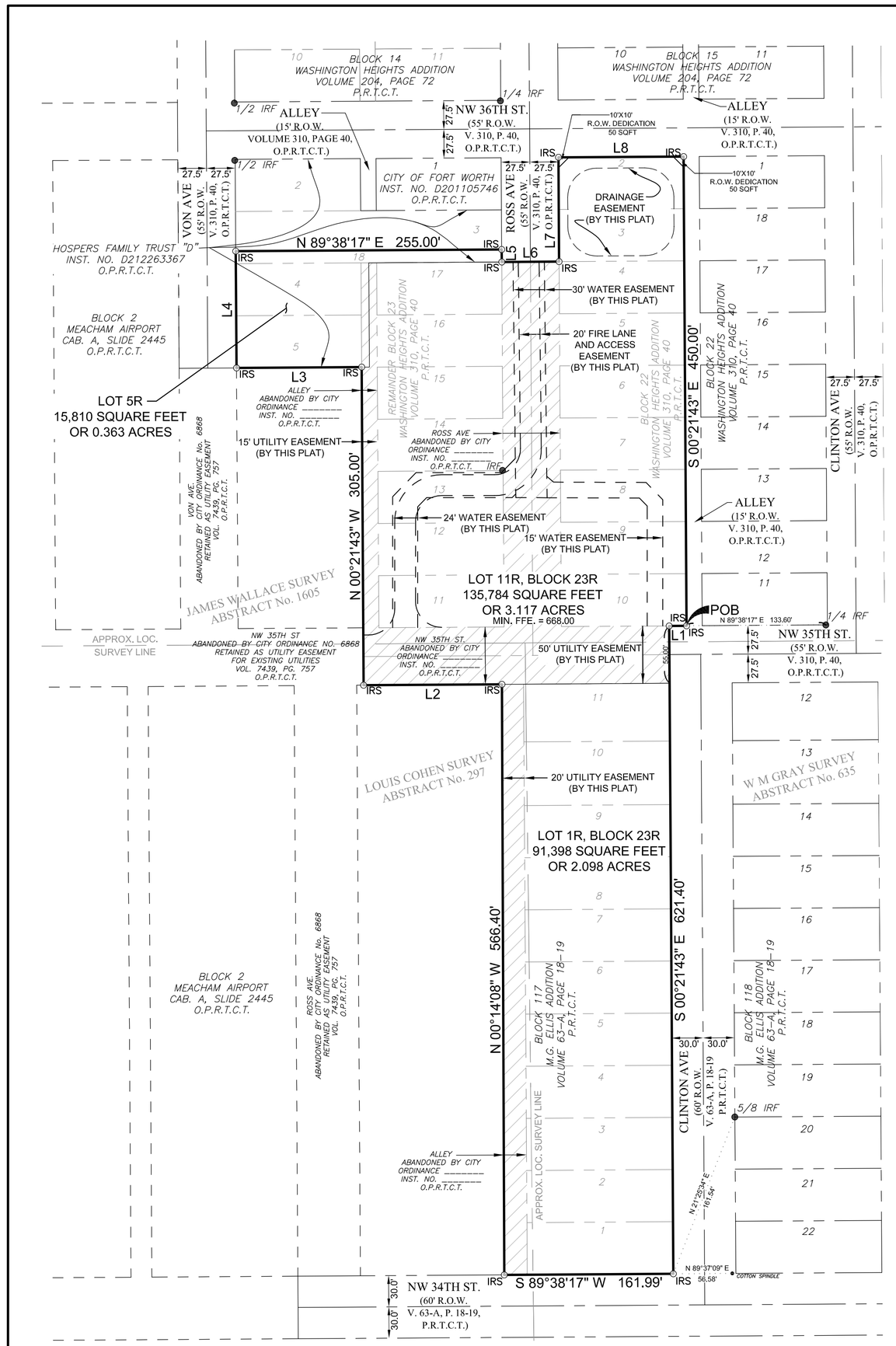


LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°38'17"W	16.65'
L2	S89°38'17"W	132.61'
L3	S89°38'17"W	120.00'
L4	N00°21'43"W	112.00'
L5	S00°21'43"E	12.00'
L6	N89°38'17"E	55.00'
L7	N00°21'43"W	100.00'
L8	N89°38'17"E	120.00'

REPLAT STATEMENT:

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2-10 BLOCK 22, LOTS 11-17 BLOCK 23, A PORTION OF AN ALLEY, AND NW 35TH STREET INTO LOT 11R, BLOCK 23R, AND LOTS 1-11 BLOCK 117 AND AN ALLEY INTO LOT 1R, BLOCK 23R, AND LOTS 4, 5, AND 18 BLOCK 23 AND A PORTION OF AN ALLEY INTO LOT 5R, BLOCK 23R

LEGEND

O.E.	=	ONCOR EASEMENT
DE	=	INDICATES A DRAINAGE EASEMENT
R.O.W.	=	RIGHT-OF-WAY
UE	=	INDICATES A UTILITY EASEMENT
IRF	=	INDICATES IRON ROD FOUND
IRS	=	INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
O.P.R.T.C.T.	=	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	=	PLAT RECORDS, TARRANT COUNTY, TEXAS
V.	=	VOLUME
P.	=	PAGE
	=	AREAS TO BE VACATED

SHIELD ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

NOTES:

1. 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 EASEMENT 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.

2. 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."

3. 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 ANY OTHER UTILITY EASEMENT OF ANY TYPE.

4. 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.

5. 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 TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

6. TRANSPORTATION IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT IS ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I 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.

7. SITE DRAINAGE STUDY: A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 COMMUNITY FACILITIES AGREEMENT 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.

8. 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.

9. 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. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

10. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE: PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

11. 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, WILL BE PREPARED 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.

12. FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE. 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 TO, 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.

13. FLOODPLAIN NOTE: BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0280K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

14. 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.

15. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

16. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CODY WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR 04/01/2026
TEXAS REGISTRATION No. 7056

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY WATSON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

DEVELOPMENT YIELD			
GROSS SITE AREA (ACRES): 5.581		TOTAL NUMBER LOTS: 3	
RESIDENTIAL LOTS: NUMBER 0	TOTAL NUMBER OF DWELLING UNITS: 0		
ACREAGE: SINGLE FAMILY DETACHED 0	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0	MULTIFAMILY 0
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: NUMBER 0		
ACREAGE: INDUSTRIAL LOTS 5.579	INDUSTRIAL LOTS 3	OPEN SPACE LOTS 0.000	RIGHT-OF-WAY 0.002

OWNER CERTIFICATION

BEING A TRACT OF LAND SITUATED IN THE JAMES WALLACE SURVEY, ABSTRACT NUMBER 1605, W M GRAY SURVEY, ABSTRACT NUMBER 635, AND THE LOUIS COHEN SURVEY, ABSTRACT NUMBER 297, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 2-10, BLOCK 22, WASHINGTON HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 310, PAGE 40, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), AND BEING ALL OF LOTS 4, 5, & 11-18, BLOCK 23, OF SAID WASHINGTON HEIGHTS ADDITION AND BEING A PORTION OF NW 35TH STREET (A 55 FOOT RIGHT-OF-WAY), OF SAID WASHINGTON HEIGHTS, AND A PORTION OF ROSS AVE (A 55 FOOT RIGHT-OF-WAY), OF SAID WASHINGTON HEIGHTS, AND BEING ALL OF AN ALLEY OF SAID BLOCK 23 AND BEING ALL OF LOTS 1-11, BLOCK 117, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN VOLUME 63-A, PAGE 18-19, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET (IRS) BEING THE COMMON SOUTHEAST CORNER OF SAID LOT 10 AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NW 35TH STREET (A 55 FOOT RIGHT-OF-WAY) OF SAID WASHINGTON HEIGHTS ADDITION AND THE WEST RIGHT-OF-WAY LINE OF AN ALLEY (A 15 FOOT RIGHT-OF-WAY), OF SAID BLOCK 22, FROM WHICH A 1/4 INCH IRON ROD FOUND BEARS NORTH 89°38'17" EAST, A DISTANCE OF 133.60 FEET;

THENCE SOUTH 89°38'17" WEST, WITH THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID NW 35TH STREET (A 55 FOOT RIGHT-OF-WAY), AND THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 16.65 FEET TO AN IRS;

THENCE SOUTH 00°21'43" EAST, OVER AND ACROSS SAID NW 35TH STREET, PASSING AT A DISTANCE OF 55.00 FEET THE COMMON INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID NW 35TH STREET, AND THE WEST RIGHT-OF-WAY LINE OF CLINTON AVENUE (A 60 FOOT RIGHT-OF-WAY) OF SAID M.G. ELLIS ADDITION, AND THE NORTHEAST CORNER OF AFOREMENTIONED LOT 11, BLOCK 117, , CONTINUING A TOTAL DISTANCE OF 621.40' TO AN IRS BEING THE COMMON INTERSECTION OF NW 34TH STREET (A 60 FOOT RIGHT-OF-WAY) OF SAID M.G. ELLIS ADDITION AND THE WEST LINE OF SAID CLINTON AVENUE AND THE SOUTHEAST CORNER OF SAID BLOCK 117, FROM WHICH A 5/8 IRON ROD FOUND BEARS NORTH 21°25'34" EAST, A DISTANCE OF 161.54 FEET AND FROM WHICH A COTTON SPINDLE BEARS NORTH 89°37'09" EAST, A DISTANCE OF 56.58 FEET;

THENCE SOUTH 89°38'17" WEST, WITH THE COMMON SOUTH LINE OF SAID BLOCK 117 AND THE NORTH RIGHT-OF-WAY LINE OF SAID NW 34TH STREET, A DISTANCE OF 161.99 FEET TO AN IRS BEING THE COMMON SOUTHWEST CORNER OF SAID BLOCK 117 AND AN ELL CORNER OF BLOCK 2, MEACHAM AIRPORT, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF AND RECORDED IN CABINET A, SLIDE 2445, P.R.T.C.T.;

THENCE NORTH 00°14'08" WEST, WITH THE COMMON WEST LINE OF SAID BLOCK 117 AND THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 566.40 FEET TO AN IRS BEING THE COMMON NORTHWEST CORNER OF SAID BLOCK 117, AND AN ELL CORNER OF SAID BLOCK 2 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED NW 35TH STREET;

THENCE SOUTH 89°38'17" WEST, WITH THE COMMON SOUTH RIGHT-OF-WAY LINE OF SAID NW 35TH STREET AND THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 132.61 FEET TO AN IRS BEING THE SOUTHWEST CORNER OF SAID NW 35TH STREET AND A REENTRANT CORNER OF SAID BLOCK 2;

THENCE NORTH 00°21'43" WEST, WITH THE COMMON WEST RIGHT-OF-WAY LINE OF SAID NW 35TH STREET AND THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 305.00 FEET TO AN IRS BEING THE COMMON ELL CORNER OF SAID BLOCK 2 AND THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 5, BLOCK 23

THENCE SOUTH 89°38'17" WEST, WITH THE COMMON SOUTH LINE OF SAID LOT 5, BLOCK 23 AND NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 120.00 FEET TO AN IRS BEING THE COMMON SOUTHEAST CORNER OF VON AVENUE (A 55 FOOT RIGHT-OF-WAY) OF SAID WASHINGTON HEIGHTS ADDITION AND THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 23;

THENCE NORTH 00°21'43" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID VONN AVENUE AND THE WEST LINE OF SAID BLOCK 23, A DISTANCE OF 112.00 FEET TO AN IRS BEING THE COMMON SOUTHWEST CORNER OF LOT 3, OF SAID BLOCK 23 AND THE NORTHWEST CORNER OF AFOREMENTIONED LOT 18, BLOCK 23;

THENCE NORTH 89°38'17" EAST, WITH THE COMMON NORTH LINE OF SAID LOT 18, BLOCK 23 AND THE SOUTH LINE OF SAID LOT 3, BLOCK 23, A DISTANCE OF 255.00 FEET TO AN IRS BEING THE COMMON NORTHEAST CORNER OF SAID LOT 18, BLOCK 23, AND THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 23 AND BEING IN THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED ROSS AVENUE;

THENCE SOUTH 00°21'43" EAST, WITH THE COMMON WEST RIGHT-OF-WAY LINE OF SAID ROSS AVENUE AND EAST LINE OF SAID LOT 18, BLOCK 23, A DISTANCE OF 12.00 FEET TO AN IRS BEING THE COMMON SOUTHEAST CORNER OF SAID LOT 18, BLOCK 23 AND NORTHEAST CORNER OF AFOREMENTIONED LOT 17, BLOCK 23;

THENCE NORTH 89°38'17" EAST, OVER AND ACROSS SAID ROSS AVENUE, A DISTANCE OF 55.00 FEET TO AN IRS BEING THE EAST RIGHT-OF-WAY LINE OF SAID ROSS AVENUE AND BEING THE COMMON NORTHWEST CORNER OF AFOREMENTIONED LOT 4, BLOCK 22 AND SOUTHWEST CORNER OF AFOREMENTIONED LOT 3, BLOCK 22;

THENCE NORTH 00°21'43" WEST, WITH THE COMMON EAST RIGHT-OF-WAY LINE OF SAID ROSS AVENUE AND THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 100.00 FEET TO AN IRS BEING THE COMMON NORTHWEST CORNER OF AFOREMENTIONED LOT 2, BLOCK 22 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID ROSS AVENUE AND THE SOUTH RIGHT-OF-WAY OF NW 36TH STREET (A 55 FOOT RIGHT-OF-WAY), OF SAID WASHINGTON HEIGHTS ADDITION;

THENCE NORTH 89°38'17" EAST, WITH THE COMMON NORTH LINE OF SAID LOT 2, BLOCK 22, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID NW 36TH STREET A DISTANCE OF 120.00 FEET TO AN IRS BEING THE COMMON NORTHEAST CORNER OF SAID LOT 2, BLOCK 22, AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NW 36TH STREET, AND THE EAST RIGHT-OF-WAY OF AN AFOREMENTIONED ALLEY, BLOCK 22;

THENCE SOUTH 00°21'43" EAST, WITH THE COMMON EAST LINE OF SAID BLOCK 22 AND THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY, BLOCK 22, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 243,093 SQUARE FEET OR 5.581 ACRES OF LAND, MORE OR LESS.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

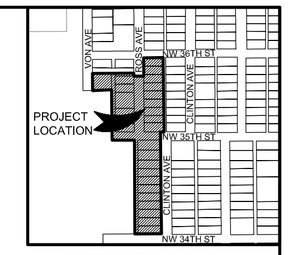
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER THE DATE OF APPROVAL

PLAT APPROVAL DATE:

BY: _____ CHAIRMAN

BY: _____ SECRETARY

0 80 160
GRAPHIC SCALE IN FEET



VICINITY MAP
NOT TO SCALE

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF FORT WORTH, DOES HEREBY ADOPT THIS FINAL REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BEING LOT 1R, AND 11R, BLOCK 23, WASHINGTON HEIGHTS ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS. ANY PUBLIC OR PRIVATE UTILITY DESIRING TO USE OR USING SAME SHALL HAVE THE RIGHT AT ALL TIME OF INGRESS AND EGRESS TO AND FROM ANY DESIGNATED UTILITY EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, PATROLLING, MAINTAINING, OR ADDING TO OR REMOVING ALL OR ANY PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF PROCURING THE PERMISSION OF ANYONE.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2026.

BY: _____
CITY OF FORT WORTH

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HOSPERS FAMILY TRUST "D", DOES HEREBY ADOPT THIS FINAL REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BEING LOT 5R, BLOCK 23, WASHINGTON HEIGHTS ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS. ANY PUBLIC OR PRIVATE UTILITY DESIRING TO USE OR USING SAME SHALL HAVE THE RIGHT AT ALL TIME OF INGRESS AND EGRESS TO AND FROM ANY DESIGNATED UTILITY EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, PATROLLING, MAINTAINING, OR ADDING TO OR REMOVING ALL OR ANY PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF PROCURING THE PERMISSION OF ANYONE.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2026.

BY: _____

PRINTED NAME: _____

TITLE: _____
HOSPERS FAMILY TRUST "D"

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

FINAL PLAT
OF
1R, 5R, 11R, BLOCK 23R;

WASHINGTON HEIGHTS ADDITION

BEING A REPLAT OF LOTS 2-10, BLOCK 22, LOTS 4, 5, AND 11-18, BLOCK 23, ALL OF THE ALLEY IN BLOCK 23, PORTIONS OF ROSS AVENUE AND NW 35TH STREET, WASHINGTON HEIGHTS ADDITION AS RECORDED IN VOLUME 310, PAGE 40, P.R.T.C.T. AND BEING A REPLAT OF LOTS 1-11, BLOCK 117, AND ALL OF THE ALLEY IN BLOCK 117, M. G. ELLIS ADDITION AS RECORDED IN VOLUME 63-A, PAGE 18-19, P.R.T.C.T.
AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 5.581 ACRES OF LAND
SITUATED IN THE JAMES WALLACE SURVEY,
ABSTRACT NO. 1605.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
CITY OF FORT WORTH
100 FORT WORTH TRAIL
FORT WORTH, TX, 76102
(817) 392-7836

FINAL PLAT CASE NUMBER: FS-25-315 PHASE X PREPARED Apr. 2026 THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

DRAWING: 2421301 RP-1.DWG SAVED: 04/01/2026

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