

Grant Engineering, Inc.

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 Surveyors Fort Worth, Texas 76110-4014
 Planners 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN FEBRUARY, 2017, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

STATE OF TEXAS
 COUNTY OF TARRANT
 KNOW ALL MEN BY THESE PRESENTS THAT CYNTHIA L. MORRISON AND J. MICHAEL SADLER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A 6.8511 ACRE TRACT IN TARRANT COUNTY, TEXAS, CONSISTING OF: ALL OF LOTS 1, 2 AND 3, BLOCK 3, AND LOTS 12 THRU 17, BLOCK 1, GLEN GARDEN PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 17; PLAT RECORDS, TARRANT COUNTY, TEXAS; A PORTION OF LOT 4, BLOCK 3 OF SAID PLAT OF GLEN GARDEN PARK ADDITION AS CONVEYED TO J. MICHAEL SADLER BY SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D204181612, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS; A PORTION OF LOT 5, BLOCK 3 OF SAID PLAT OF GLEN GARDEN PARK ADDITION AS CONVEYED TO CYNTHIA MORRISON BY CONSTABLE'S DEED RECORDED UNDER CLERK'S FILE NO. D206410278, OF SAID REAL PROPERTY RECORDS; THAT PORTION OF THE RIGHT-OF-WAY OF PRINCE COURT, A PUBLIC STREET, AS VACATED BY CITY ORDINANCE NO. SAID COMBINED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 3, AND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OLD MANSFIELD ROAD, A 60 FEET WIDE PUBLIC STREET, AND THE SOUTH RIGHT-OF-WAY LINE OF EAST BERRY STREET, A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE ALONG THE NORTH LINE OF SAID LOT 5 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BERRY STREET THE FOLLOWING TWO CALLS:
 NORTH 67 DEGREES 27 MINUTES 00 SECONDS EAST, 165.70 FEET TO A SET 1/2 INCH STEEL ROD AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 22 DEGREES 33 MINUTES 00 SECONDS EAST, 1,459.44 FEET;
 ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 38 SECONDS, AN ARC LENGTH OF 76.26 FEET, (LONG CHORD BEARS NORTH 68 DEGREES 56 MINUTES 49 SECONDS EAST, 76.25 FEET) TO A SET 1/2 INCH STEEL ROD AT THE NORTHERLY NORTHEAST CORNER OF SAID SADELER TRACT AND THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO R3 REALTY GROUP, LLC BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D214007190, OF SAID REAL PROPERTY RECORDS;

THENCE ALONG THE WEST AND SOUTH LINES OF SAID R3 REALTY GROUP TRACT THE FOLLOWING TWO CALLS:
 SOUTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, 114.40 FEET TO A SET 1/2 INCH STEEL ROD;
 NORTH 74 DEGREES 00 MINUTES 00 SECONDS EAST, 65.28 FEET PASSING THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 4, AND CONTINUING IN ALL 238.05 FEET TO SET 1/2 INCH STEEL ROD IN THE NORTHEAST LINE OF SAID LOT 4, AND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF GLEN GARDEN DRIVE, A 50 FEET WIDE PUBLIC STREET;

THENCE SOUTH 48 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 4 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GLEN GARDEN DRIVE, 203.39 FEET TO A SET 1/2 INCH STEEL ROD AT THE EASTERLY NORTHEAST CORNER OF SAID LOT 4, AND AT THE NORTHWEST CORNER OF LOT D, BLOCK 1, GLEN GARDEN PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-P, PAGE 46, OF SAID PLAT RECORDS;

THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 4, BLOCK 3, AND SAID LOT 12, BLOCK 1, AND THE WEST LINE OF SAID LOT D AND LOTS C AND B, OF SAID BLOCK 1, 420.61 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 1, AND THE NORTHEAST CORNER OF SAID SADELER TRACT AND THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO R3 REALTY GROUP, LLC BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D214007190, OF SAID REAL PROPERTY RECORDS;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 12 THRU 17, BLOCK 1, AND THE NORTH LINE OF LOTS 8 THRU 11, OF SAID BLOCK 1, 499.99 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 1, AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND IN THE EAST RIGHT-OF-WAY LINE OF SAID OLD MANSFIELD ROAD;

THENCE NORTH 16 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF OLD MANSFIELD ROAD, AND THE WEST LINE OF SAID LOT 17, BLOCK 1, AT 156.04 FEET PASSING THE NORTHWEST CORNER THEREOF, AND CONTINUING, AT 208.06 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND CONTINUING, AT 364.10 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND SOUTHWEST CORNER OF SAID LOT 5, BLOCK 3, AND CONTINUING IN ALL 529.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.8511 ACRES (298,434 SQUARE FEET) OF LAND, MORE OR LESS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS 1R & 2R, BLOCK 1
 GLEN GARDEN PARK ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS DAY OF _____, 2019.

 CYNTHIA L. MORRISON

 J. MICHAEL SADLER

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYNTHIA L. MORRISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC
 STATE OF TEXAS

GENERAL PLAT NOTES

- BUILDING PERMITS:** 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 ADJUSTING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- UTILITY EASEMENTS:** 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 FILING 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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 FILING 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 BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 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".
- CONSTRUCTION PROHIBITED OVER EASEMENTS:** NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
- 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.
- FLOODPLAIN STATEMENT:** NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL 0310-L, EFF. DATE 3-21-19.
- DEED RESTRICTION NOTE:** THIS REVISED PLAT 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.
- 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.
- PARKWAY PERMIT:** PARKWAY IMPROVEMENTS, SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- PRIVATE COMMON AREAS AND FACILITIES:** 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 SHALL AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.
- INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE MUST BE A CITY APPROVED APPURTENANCE.**

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. MICHAEL SADLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2019.
 MY COMMISSION EXPIRES: _____

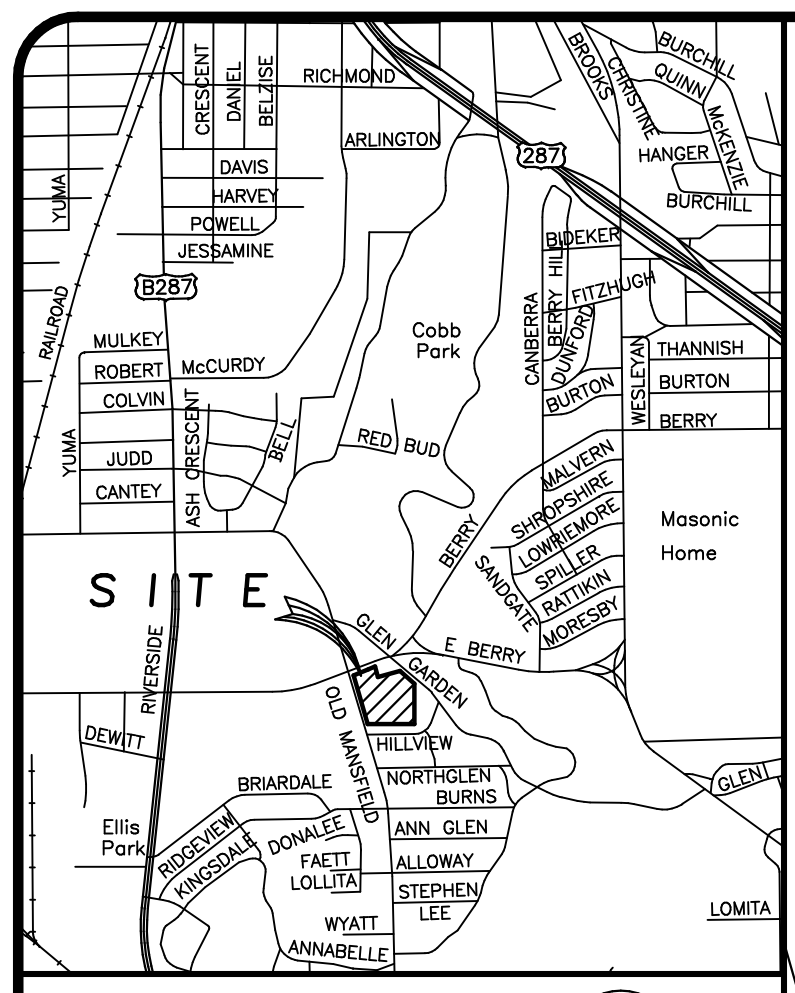
 NOTARY PUBLIC
 STATE OF TEXAS

FINAL PLAT LOTS 1R & 2R, BLOCK 1 GLEN GARDEN PARK ADDITION

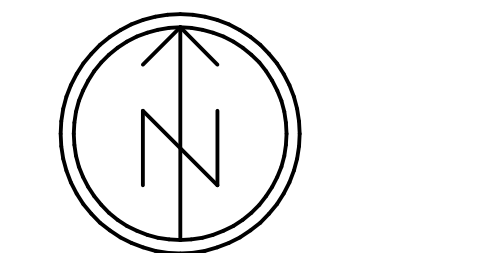
AN ADDITION TO THE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 A REVISION OF
 ALL OF LOTS 1, 2 AND 3, BLOCK 3
 A PORTION OF LOTS 4 AND 5, BLOCK 3
 AND ALL OF LOTS 12 THRU 17, BLOCK 1
 GLEN GARDEN PARK ADDITION
 AS RECORDED IN
 VOLUME 388-8, PAGE 17
 PLAT RECORDS, TARRANT COUNTY, TEXAS
 TOGETHER WITH
 PRINCE COURT, A VARIABLE WIDTH PUBLIC STREET
 VACATED BY CITY ORDINANCE NO. _____
 AUGUST, 2019
 6.8511 ACRES
 2 NON-RESIDENTIAL LOTS

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.
 PLAT APPROVAL DATE: _____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

PLAT RECORDED BY _____
 INSTRUMENT NO. _____
 DATE _____



LOCATION MAP
 SCALE: 1" = 2000'



SCALE: 1" = 50'
 0 25 50 100

OWNERS:
 CYNTHIA L. MORRISON & J. MICHAEL SADLER
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 FORT WORTH, TEXAS 76119
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 fwlaw820@outlook.com

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