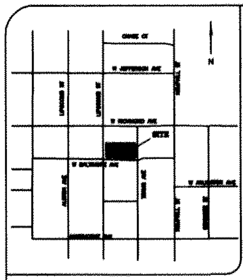


VICINITY MAP NTS

LEGEND

IRS – Iron Rod Set
UE – Utility Easement
BL – Building Line
IRF – Iron Rod Found
ROW – Right Of Way
CC – Corner Clip

NOTES:

1. This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48439C0305 K, dated September 25, 2009. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

2. The purpose of this Replat is to arrange the lot line to front Lot 3 and Lot 4, Block M on West Baltimore Avenue, to replat Lot 5 and Lot 6, Block M and to take in an abandoned alley, (by seperate instrument) adjacent to said Lots. It does not increase the number of Lots.

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.

Utility Easements:

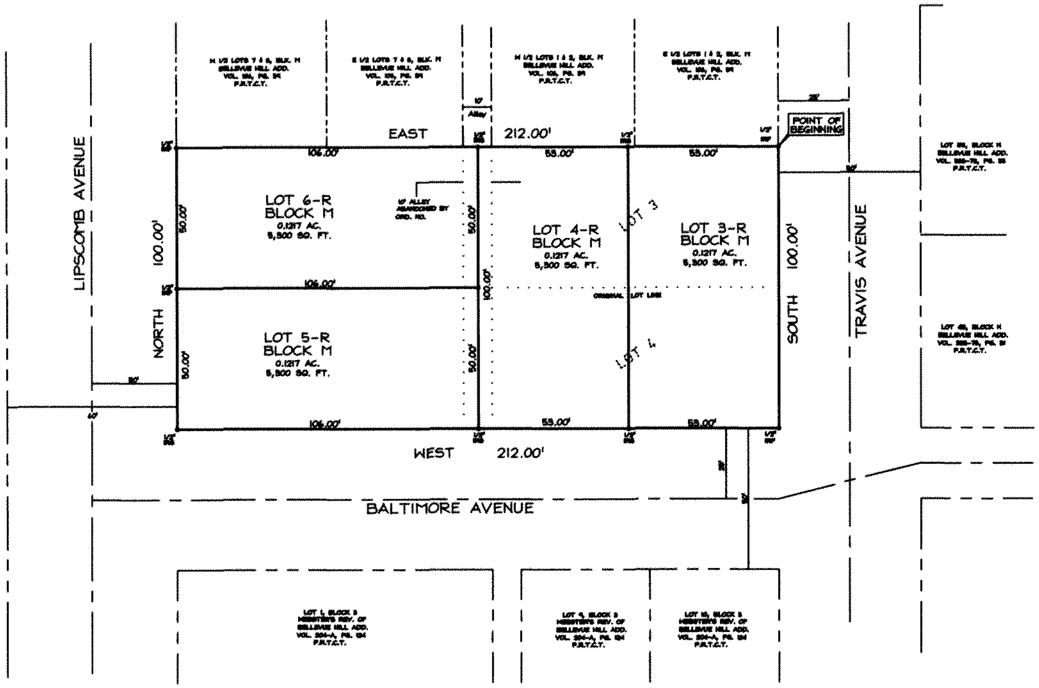
Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, or other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems 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.

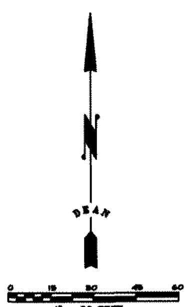
Private Common Areas and Facilities:

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 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.

Residential Drive Access Limitation:

An access permit shall be obtained from Tarrant County prior to constructing driveways and entrances onto any of the streets shown on this plat.





CITY OF FORT WORTH TEXAS
CITY PLAN COMMISSION

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: ______________________

By: ______________________
Chairman

By: ______________________
Secretary

SURVEYOR:
Dean Surveyors
5116 Bellefontaine Drive
Arlington Texas, 76017
817-457-9486

____
Ronnie E. Dean – R.P.L.S. No. 5314

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Job No. 130201

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, TARRANT PROPERTIES, INC., is the sole owner of Lot 3 and Lot 4, Block M, as conveyed by Instrument No. D212157096 and Lot 6, Block M, as conveyed by Instrument No. D211269745, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and SAUL LOPEZ DELGADILLO is the sole owner of Lot 5, Block M, as conveyed by Instrument No. D197017965, D.R.T.C.T., all situated in the Bellevue Hill Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 39, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

NOTE: Bearings shown herein are referenced to, SOUTH, along the east line of said, Block M, Bellevue Hill Addition and the west right-of-way line of Travis Avenue, (50' right-of-way).

BEGINNING at a 1/2" iron rod found at the southeast corner of the east 1/2 of Lots 1 and 2, Block M of said, Bellevue Hill Addition, in the west right-of-way line of Travis Avenue, for the northeast corner of Lot 3-R, Block M and point of beginning of the herein described tract of land;

THENCE, SOUTH, with the west right-of-way line of Travis Avenue and the east line of said, Lot 3-R, Block M, 100.00 feet to a 1/2" iron rod found at the southeast corner of said, Lot 3-R, at the intersection of the west right-of-way line of Travis Avenue with the north right-of-way line of West Baltimore Avenue, (60' right-of-way);

THENCE, WEST, with the north right-of-way line of West Baltimore Avenue and the south line of said, Lot 3-R, at 53.00 feet pass a 1/2" iron rod set at the southwest corner of said, Lot 3-R and the southeast corner of Lot 4-R, Block M and continuing with the south line of said, Lot 4-R, at 106.00 feet pass a 1/2" iron rod set in the centerline of said, abandoned alley, at the southwest corner of said, Lot 4-R and the southeast corner of Lot 5-R and continuing with the southline of said, Lot 5-R and the north right-of-way line of West Baltimore Avenue a total distance of 212.00 feet to a 1/2" iron rod set at the intersection of the north right-of-way line of West Baltimore Avenue with the east right-of-way line of Lipscomb Avenue, (60' right-of-way);

THENCE, NORTH, with the west line of said, Lot 5-R and the east right-of-way line of Lipscomb Avenue at 50.00 feet pass a 1/2" iron rod found at the northwest corner of said, Lot 5-R and the southwest corner of said, Lot 6-R and continuing with the west line of said, Lot 6-R a total distance of 100.00 feet to a 1/2" iron rod found at the northwest corner of said, Lot 6-R and the southwest corner of the west 1/2 of Lot 7 and Lot 8, Block M;

THENCE, EAST, with the north line of said, Lot 6-R and the south line of said, west 1/2 of Lots 7 and 8, at 50.50 feet pass the common corner of the west 1/2 and the east 1/2 of Lots 7 and 8, Block M, and continuing with the south line of said, east 1/2 of Lots 7 and 8 at 101.00 feet pass the southeast corner of said, east 1/2 of Lots 7 and 8, at 106.00 feet pass a 1/2" iron rod set in the centerline of said, abandoned alley, at the common corner of said, Lot 6-R and Lot 4-R and continuing with the north line of said, Lot 4-R, at 111.00 feet pass a 1/2" iron rod found at the southwest corner of the west 1/2 of Lot 1 and 2, Block M and continuing with the south line of said, west 1/2 of Lot 1 and 2, at 159.00 feet pass a 1/2" iron rod set at the common corner of said, Lot 4-R and Lot 3-R and continuing with the south line of said, west 1/2 of Lots 1 and 2, at 161.50 feet pass the common corner of said west 1/2 and east 1/2 of Lots 1 and 2, and continuing with the south line of said, east 1/2 of Lots 1 and 2 and the north line of said, Lot 3-R, a tontal distance of 212.00 feet to the POINT OF BEGINNING, containing 21,200 square feet or 0.4867 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TARANT PROPERTIES INC., the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 3-R, Lot 4-R, and Lot 6-R, Block M, Bellevue Hill Addition, and does hereby dedicate to the public use the streets and easements shown hereon.

____
JOHN HIXSON – VICE PRESIDENT

BEFORE ME, the undersigned authority, on this day personally appeared, JOHN HIXSON, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ______ day of __________ 2013.

____
NOTARY PUBLIC in and for the STATE OF TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SAUL LOPEZ DELGADILLO, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 5-R, Block M, Bellevue Hill Addition, and does hereby dedicate to the public use the streets and easements shown hereon.

____
SAUL LOPEZ DELGADILLO

BEFORE ME, the undersigned authority, on this day personally appeared, SAUL LOPEZ DELGADILLO, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ______ day of __________ 2013.

____
NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT

LOT 3-R, LOT 4-R, LOT 5-R, & LOT 6-R

BLOCK M

BELLEVUE HILL ADDITION

Being 0.4867 acres of land known as Lot 3, Lot 4, Lot 5, and Lot 6, Block M, of the Bellevue Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas, along with an abandoned 10 foot alley adjacent to said, Lots, recorded in Volume 106, Page 39, Plat Records, Tarrant County, Texas.

February 6, 2013 Revised: March 21, 2013

OWNER: Lots 3-R, 4-R, and 6-R
Tarrant Properties, Inc.
715 W. Harris Road
Arlington, Texas 76001

OWNER: Lot 5-R
Saul Lopez Delgadillo
1911 Lipscomb Street
Fort Worth, Texas 76110

THIS PLAT FILED IN INSTRUMENT NO ______________ DATE ______________