

**DEDICATION**

STATE OF TEXAS }  
COUNTY OF TARRANT }

WHEREAS, Westmont Development, Ltd., the undersigned, being the owner of the land shown on this plat within the area described by metes and bounds as follows:

Being a 14.98 acre tract of land situated in the T & P RR Company Survey No 1, Abstract No 1475, Tarrant County, Texas and being all of Lot 87, Block 4, Bella Flora, an addition to Tarrant County as recorded in D210184966, Plat Records Tarrant County Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod in the south line of Bella Vino Drive for the northwest corner of said Lot 87, Block 4 and the northeast corner of Lot 86, Block 4, said point being the beginning of a curve to the left having a radius of 1355.00 feet, a central angle of 26°35'02", and a long chord that bears North 72°33'43" East, 623.06 feet;

Thence along said curve to the left and south line of Bella Vino Drive an arc distance of 628.69 feet to a set 1/2 inch iron rod;

Thence South 76°41'21" East a distance of 14.33 feet to a found 1/2 inch iron rod in the west line of Bella Italia Drive,

Thence South 32°25'17" East a distance of 92.78 feet to a found 1/2" iron rod, said point being the beginning of a curve to the left having a radius of 1230.00 feet, a central angle of 26°45'45", and a long chord that bears South 45°48'08" East, 569.32 feet;

Thence along said curve to the left and west line of Bella Italia Drive an arc distance of 574.53 feet to a found 1/2 inch iron rod;

Thence South 59°11'02" East with the Bella Italia Drive west line a distance of 270.44 feet to a found 1/2 inch iron rod;

Thence South 14°11'02" East a distance of 14.14 feet to a found 1/2 inch iron rod in the west line of US Highway 377;

Thence South 30°49'02" West with the US Highway 377 west line a distance of 207.23 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 87 and the northeast corner of the R Acres Ranch Properties, Ltd. Tract as recorded in Volume 115261, Page 264, Deed Records Tarrant County, Texas;

Thence South 89°45'15" West with the R Acres Ranch and Lot 87 common line a distance of 1000.60 feet to a found 1/2 inch iron rod for the southeast corner of Lot 84, Block 4, Bella Flora;

Thence North 15°43'59" West with the Lot 84 and 85 east line a distance of 426.19 feet to a found 1/2 inch iron rod for the northeast corner of Lot 85 and the southeast corner of Lot 86;

Thence North 20°14'30" West with the Lot 86 east line a distance of 230.31 feet to the Point of Beginning and Containing 652,355 square feet, 14.98 acres of land, more or less.

Do hereby dedicate same to be known as Lots 87R1 thru 87R11, Block 4, BELLA FLORA, an addition to Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all utility easements as shown on this plat.

WITNESS MY HAND THIS 20th DAY OF

July, 2015.

Westmont Development, Ltd.

Name: Gary Hazlewood  
Title: Manager

**NOTARY**

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Gary Hazlewood, known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of July, 2015

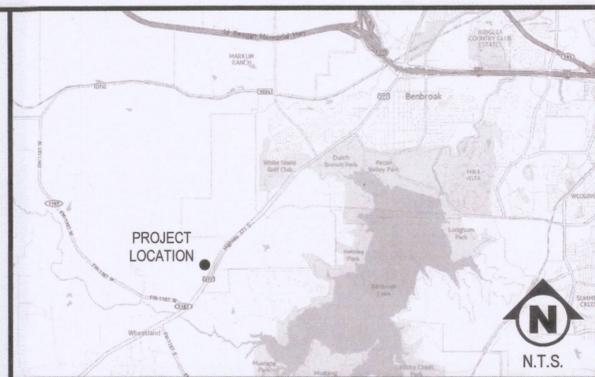
BETH ANNE TOMLINSON  
Notary Public, State of Texas  
My Commission Expires  
November 29, 2016

Date: 7/20/15

**SURVEYOR CERTIFICATE**

I, Charles F. Stark, a Registered Professional Land Surveyor in the State of Texas, hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Charles F. Stark 7/17/15  
Charles F. Stark, RPLS  
Texas Registration No. 5084



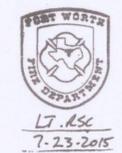
LOCATION MAP

Curve #	Length	Radius	Delta
C1	14.54'	70.00'	011° 54' 07"
C2	22.40'	20.00'	064° 09' 52"
C3	45.69'	100.00'	026° 10' 48"
C4	16.24'	20.00'	046° 31' 21"
C5	11.54'	130.00'	005° 05' 10"

Line #	Length	Direction
L1	14.32'	S62° 10' 27"E
L2	14.32'	S26° 20' 45"W
L3	122.71'	N10° 13' 43"E
L4	31.21'	N27° 42' 05"E
L5	57.28'	N32° 17' 46"E
L6	32.29'	N10° 28' 03"E
L7	53.61'	N01° 52' 15"E
L8	92.98'	N10° 26' 48"E
L9	64.12'	N13° 16' 57"E
L10	50.10'	N00° 23' 35"E
L11	33.15'	N07° 01' 09"E
L12	74.28'	N35° 22' 39"E
L13	115.02'	N32° 35' 57"E
L14	76.88'	S32° 25' 02"W
L15	30.92'	S32° 25' 02"W
L16	41.30'	S36° 35' 11"W
L17	23.03'	S24° 10' 37"W
L18	51.26'	S00° 22' 05"E
L19	107.32'	S05° 16' 24"W
L20	59.70'	S15° 01' 31"W
L21	43.97'	S04° 26' 58"E
L22	38.92'	S08° 16' 17"E
L23	70.27'	S20° 24' 09"W
L24	93.45'	S30° 05' 08"W
L25	106.93'	S29° 41' 58"E
L26	75.58'	S21° 00' 01"E
L27	73.66'	S24° 59' 54"E
L28	89.97'	S31° 38' 34"E
L29	48.90'	S30° 28' 18"E
L30	56.70'	S27° 10' 11"E
L31	79.95'	S50° 29' 30"E
L32	21.29'	S15° 43' 06"E
L33	22.07'	N13° 59' 25"E

LOT/BLK	DRIVEWAY CULVERT	FLOWLINE DEPTH BELOW TOP/PVMT	HORIZONTAL DISTANCE FROM EP
LOT 87R1, BLK 4	1-18" RCP	2.8'	12'
LOT 87R2, BLK 4	1-18" RCP	2.0'	12'
LOT 87R3, BLK 4	1-18" RCP	2.0'	12'
LOT 87R4, BLK 4	1-18" RCP	2.0'	12'
LOT 87R5, BLK 4	1-18" RCP	2.0'	12'
LOT 87R6, BLK 4	1-18" RCP	2.0'	12'
LOT 87R7, BLK 4	1-18" RCP	2.8'	12'

**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: 7/24/2015  
By: Philip R. Reed CHAIRMAN  
By: Dann Simpson SECRETARY



FP15-043

FINAL PLAT  
FOR  
LOTS 87R1 - 87R11, BLOCK 4

BELLA FLORA

AN ADDITION TO TARRANT COUNTY, TEXAS  
BEING A REPLAT OF LOT 87, BLOCK 4  
BELLA FLORA AS RECORDED IN D210184966,  
PLAT RECORDS TARRANT COUNTY, TEXAS  
BEING 14.98 ACRES SITUATED IN THE  
T.&P.R.R. CO. NO. 1 SURVEY, ABSTRACT NO. 1475  
APRIL 2015  
REVISED: JUNE 10, 2015  
REVISED: JULY 17, 2015

AUTHORIZED BY ORDER OF  
COMMISSIONERS COURT OF  
TARRANT COUNTY, TEXAS  
THIS THE 4th DAY OF August, 2015  
By: Debbie Godwin COUNTY CLERK  
By: Co # 120627 DEPUTY

NOTE:  
CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

CITY OF FW FILE NO. PP-15-015	CITY OF FW FILE NO. FP-15-043
CITY OF FW REF. FS-013-045 PP-13-043 PP-009-014 FP-010-050	PROJECT No. 194-8048 SHEET 1 of 1
DATE APRIL 2015	

**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, 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 PURPOSES 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.

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

**NOTE:**  
THE PROPERTY OWNERS WITHIN THE SUBDIVISION SHALL BE ON INDIVIDUAL WATER WELL UNLESS AND UNTIL THE PROPERTY IS ANNEXED INTO THE CITY LIMIT AND THE HOMEOWNERS PETITION THE CITY FOR WATER SERVICE UNDER THE CITY'S EXTENSION POLICY REQUIREMENTS. UNTIL FORT WORTH EXTENDS ITS WATER MAINS TO BELLA FLORA EACH HOMEOWNER AGREES TO TAKE ALL NECESSARY STEPS TO INSTALL AND MAINTAIN THEIR INDIVIDUAL WATER WELL IN COMPLIANCE WITH ALL APPLICABLE THRC REGULATORY REQUIREMENTS FOR WATER WELLS.

**STORM WATER OVERFLOW**  
THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. 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/EASEMENT LINE AS SHOWN ON THE FINAL PLAT.

**PRIVATE MAINTENANCE NOTE:**  
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.

**IMPACT FEE**

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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.

**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 PURPOSES 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 THESE 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.

**THE HOMEOWNERS**

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 THE MAINTENANCE WORK BY THE PROPERTY OWNERS.

**DRAINAGEWAY MAINTENANCE**

THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS.

**GENERAL NOTES:**

- 1/2" IRON RODS CAPPED "R.P.L.S. 5084," SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT)
- FRONT BUILDING SETBACK LINE IS 30' PER CITY OF FORT WORTH SUBDIVISION RULES AND REGULATIONS.
- REFERENCE BEARING PER INSTRUMENT RECORDED IN #D210184966
- CONTROL MONUMENT
- 1.0 ACRE MINIMUM LOT TYPICAL RESIDENTIAL LOT SIZE: 150' X 300' ALL LOTS 1 AC. NET DRAINAGE ESMT.
- PRIVATE WATER WELLS AND INDIVIDUAL ON-SITE SEPTIC
- TOTAL NUMBER OF LOTS = 11, 7- RESIDENTIAL LOTS, 1-MIXED USE LOT, 1-ACCESS LOT, 2-HOA DRAINAGE EASEMENT LOTS.
- ALL STREETS ARE 60' R.O.W.'S AND ARE PRIVATE.
- DIRECT ACCESS FROM SINGLE FAMILY RESIDENTIAL DRIVES ONTO BELLA ITALIA DRIVE AND BELLA VINO DRIVE ARE STRICTLY PROHIBITED.

**PRESSURE REDUCING VALVES**  
P.R.V.'S REQUIRED. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

**NOTE:**  
AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

**FLOODPLAIN RESTRICTION**  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF 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 FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE FLOODPLAIN BASE FLOOR ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

**PRIVATE COMMON AREA AND FACILITIES:**

THE CITY OF FORT WORTH AND COUNTY OF TARRANT 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, GATED SECURITY ENTRANCES, RECREATION AREAS, GREENBELT EASEMENTS, 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 HOME 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 AND COUNTY OF TARRANT, 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.

**DRAINAGE NOTE:**  
ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 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 ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE.

**NOTE:**  
THIS PROPERTY LIES IN ZONE X ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP  
MAP No. 48439C0270K  
MAP REVISED: SEPTEMBER 25, 2009

**OPEN SPACE & DRAINAGE EASEMENTS**  
ALL OPEN SPACES AND DRAINAGE EASEMENTS ARE \*PRIVATE HOA/DEVELOPER OPEN SPACE/DRAINAGE EASEMENT\*

LAND USE	LOTS	ACRES
TOTAL LAND AREA	11	14.98
RESIDENTIAL LOTS	7	8.85
MIXED USE LOTS	1	5.25
ACCESS LOT (PRIVATE DRIVE)	1	0.64
HOA - DRAINAGE ESMT LOTS	2	0.24



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www.barronstark.com

**OWNER:**  
WESTMONT DEVELOPMENT, LTD.  
1000 TEXAN TRAIL, SUITE 200  
GRAPEVINE, TEXAS 76051  
(817)416-4840  
CONTACT: GARY HAZLEWOOD

FILED FOR RECORD  
TARRANT COUNTY, TEXAS PLAT RECORD  
COUNTY CLERKS NUMBER D-21573991  
DATE: 08/05/2015