

State of Texas
County of Tarrant

Whereas Jordan Jayson, being the sole owner of a certain 0.420 acre tract of land, being all of Lot 15R, Block II, BELLAIRE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, said subdivision plat recorded in Document No. D213203522, of the Plat Records, Tarrant County, Texas, (P.R.T.C.T.) also the West 20 feet of Lot 13, and the East 40 feet of Lot 14, both of Block II, BELLAIRE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, said subdivision plat recorded in Volume 204, Page 77, of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), being all of those certain tracts conveyed to Jordan Jayson in Clerk File Numbers D215269797 and D222136612, Real Property Records, Tarrant County, Texas, (R.P.R.T.C.T.), said 0.688 acre tract being more particularly described as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" iron rod, in the south right-of-way of Westcliff Road South, (70 feet wide), for the northwest corner of said Lot 15R and the herein described tract:

THENCE N 89°56'12" E, with the south right-of-way of said Westcliff Road South, at 62.00 feet pass a 1/2" iron rod found for the northeast corner of said Lot 15R, in all a total distance of 122.00 feet, to an "X" in concrete set for the northeast corner of said Jayson tract (D222136612), and the herein described tract:

THENCE S 00°03'48" E, 150.00 feet, with the east line of said Jayson tract (D222136612), to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south line of said Bellaire Addition, the north line of Lot 3, Block I, of Ferrel-Wells Addition, plat of said subdivision recorded in Volume 1383, Page 150, D.R.T.C.T., for the southeast corner of said Jayson tract (D222136612), and the herein described tract, from which a 1/2" capped iron rod found for reference bears S 72°01' W, 1.51 feet;

THENCE S 89°56'12" W, with the south line of said Bellaire Addition, the north line of said Ferrel-Wells Addition, at 60.00 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southeast corner of said Lot 15R, from which a 5/8" capped iron rod found for reference bears S 01°34' W, 2.05 feet, in all a total distance of 122.00 feet, to a 5/8" capped iron rod found for the southwest corner of said Lot 15R and the herein described tract:

THENCE N 00°03'48" W, 150.00 feet, with the west line of said Lot 15R, to the POINT OF BEGINNING, and containing 0.420 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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 placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263
Project ID: AN05867-RP
Field Date: October 10, 2023
Preparation Date: July 14, 2024



Now, Therefore, Know All Men By These Presents:

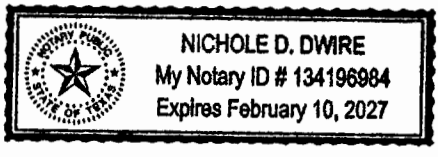
that Jordan Jayson, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 14R, Block II, Bellaire Addition, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

Witness, my hand, this the 13 day of August, 2024.

By: *Jordan Jayson*
Jordan Jayson (Owner)
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 *Jordan Jayson*, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated, given under my hand and seal of office on this the 13 day of August, 2024.

Nichole D. Dwire
Notary Public in and for the State of Texas



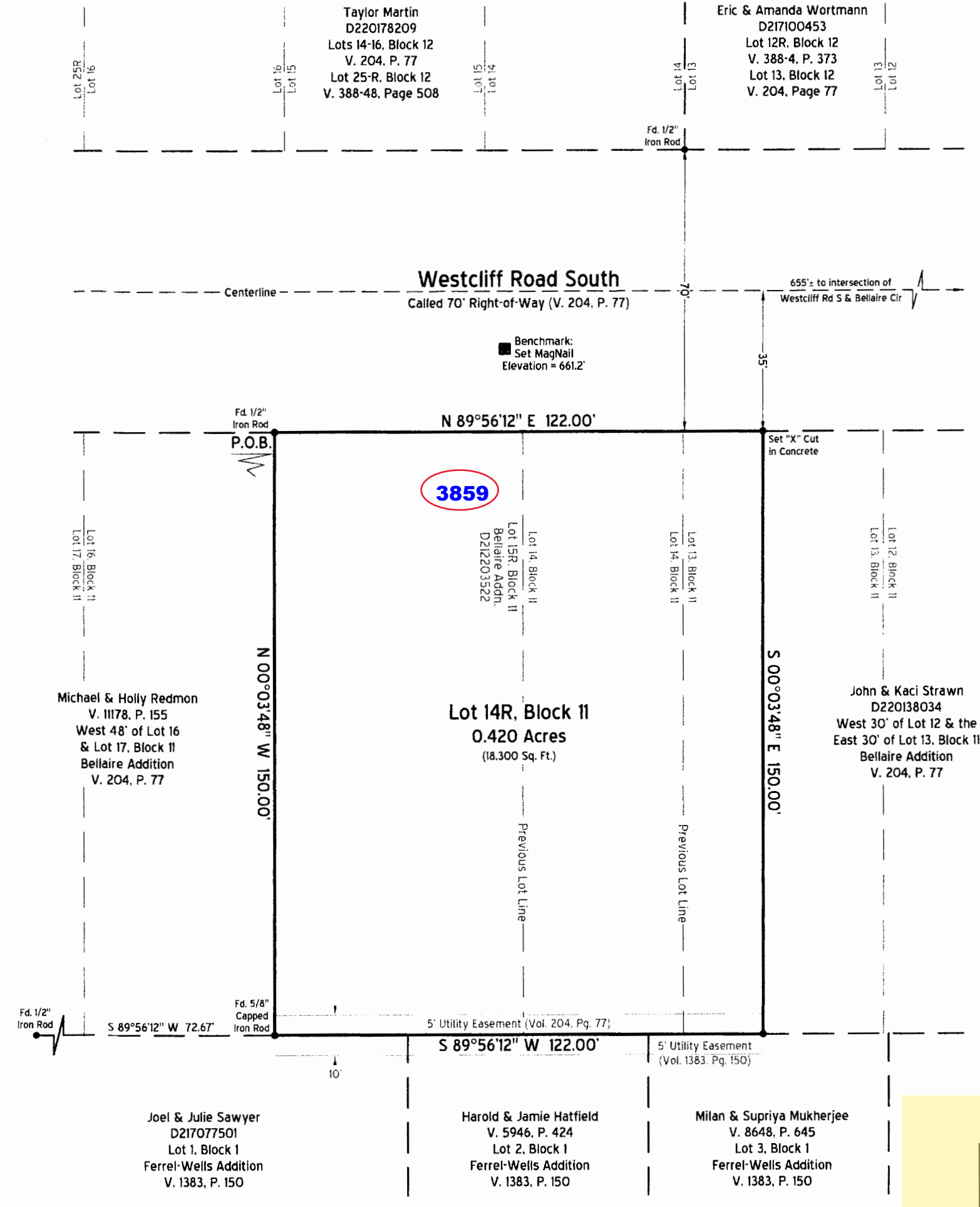
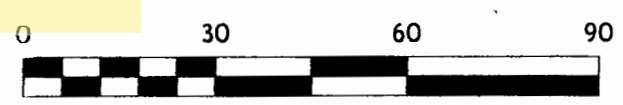
Land Use Table:

Total Gross Acreage	0.420 Acre
Number of Residential Lots	1
Number of Non-Residential Lots	N/A
Non-Residential Acreage	N/A
Residential Acreage	0.420 Acre
Private Park Acreage	N/A
Public Park Acreage	N/A
Street & Alley Acreage	N/A

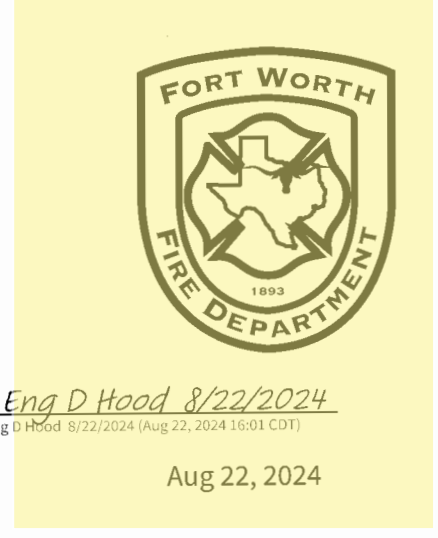
Surveyor:
Zachariah R. Savory, RPLS 5966
208 S. Front St
Aledo, TX 76008
aledo@txsurveying.com

Owner:
Jordan Jayson
3859 Westcliff Rd. S
Fort Worth, TX 76109

1" = 30'



FS-23-262



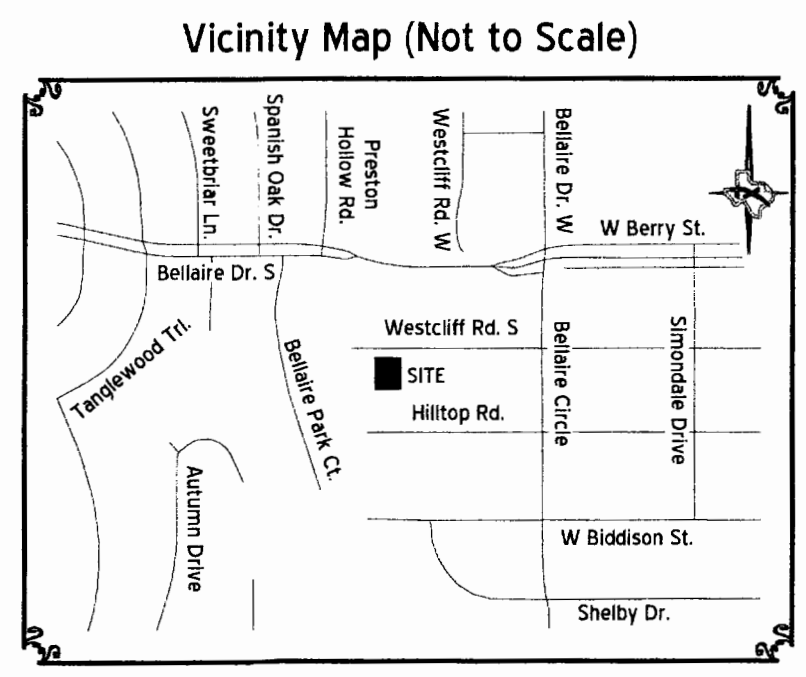
City of Fort Worth Case No. FS-23-262

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:

Donald Boren Aug 22, 2024
CHAIRMAN

Derek Hull
SECRETARY



Final Plat Lot 14R, Block 11 Bellaire Addition

an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 0.420 acre tract of land, being all of Lot 15R, Block II, Bellaire Addition, plat recorded in Document No. D213203522, Plat Records, Tarrant County, Texas, and the West 20 feet of Lot 13, and the East 40 feet of Lot 14, Block II, Bellaire Addition, plat recorded in Volume 204, Page 77, Deed Records, Tarrant County, Texas

July 2024
TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

City of Fort Worth Notes:
Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat, 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.

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 or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

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.

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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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.

Building Permits:
No building permits shall be issued for any lot in this subdivision until an approved 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.

Construction Prohibited Over Easements:
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:
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.

Parkway Improvements:
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit

Sewer and Water:
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
Sewer and Water services to be provided by the City of Fort Worth.

- Surveyor's Notes:
- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
 - 2) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.I.R.M. Community Panel Map No. 48439C0285L, Dated March 21, 2019. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
 - 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).
 - 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
 - 5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
 - 6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance, and is subject to fines and withholding of utilities and building permits.
 - 7) C.I.R.S. = Set 1/2" iron rods with plastic caps stamped "Texas Surveying Inc."