



BLOCK 1
BELMONT ADDITION
VOL. 309, PG. 50
P.R.T.C.T.

LANESSA JANETTE NUNLEY
AND MARCUS TERRIL SHED
INST. NO. D220207326
O.P.R.T.C.T.

BLOCK 2
BELMONT ADDITION
VOL. 309, PG. 50
P.R.T.C.T.

LANESSA JANETTE NUNLEY
INST. NO. D220083065
O.P.R.T.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS QJ Development LLC, is the sole owner of Lot 11, Block 6, of Belmont Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 309, Page 50, Plat Records, Tarrant County, Texas, and being part of the same tract of land described in deed to QJ Development LLC, recorded in Instrument No. D223019899, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a Mag nail set at the intersection of the South line of E. Davis Avenue, a 50 foot right-of-way, with the West line of Ash Crescent Street, a 50 foot right-of-way, and being the Northeast corner of said Lot 11, Block 6.

THENCE South 00 deg. 21 min. 10 sec. West, along said West line, a distance of 125.00 feet to a 1/2 inch iron pipe found at the common Easterly corner of Lot 12 and said Lot 11, Block 6.

THENCE North 89 deg. 38 min. 50 sec. West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the said South line of E. Davis Avenue at the common Northerly corner of said Lots 10 and 11, Block 6.

THENCE North 00 deg. 21 min. 10 sec. East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the said South line of E. Davis Avenue at the common Northerly corner of said Lots 10 and 11, Block 6.

THENCE South 89 deg. 38 min. 50 sec. East, along said South line, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 0.290 square feet or 0.144 of an acre of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QJ Development LLC, does hereby adopt this plat designating the herein-described property as LOTS 11A, & 11B, BLOCK 6, BELMONT ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Rockwall, Texas, this 2ND day of October, 2024.

QJ DEVELOPMENT LLC

Name: Quadir Akamo
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Quadir Akamo, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated:

Witness my hand at Rockwall, Texas, this 2nd day of October, 2024.

Quadir Akamo
Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 1st day of October, 2024.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of October, 2024.

Christina M. Scott
Notary Public in and for the State of Texas
My commission expires _____

PLAT NOTES

- 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 recodification date of this plat application, based upon schedule 1 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 date of the municipal water and/or wastewater system.
- 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 its respective systems without the necessity at any time of procuring the permission of anyone.
- 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.
- 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.
- No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Parway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parway permit.
- Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0310L, dated 03/21/2019, Zone X.
- 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.
- 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 area, 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.
- 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.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS IS ATTEST: I, Christina M. Scott, My Commission Expires 11/30/2027, Notary ID: 134662818

Plat Approval Date: Oct 7, 2024

By: Christina M. Scott Chairman

By: Derek Hull Secretary

FS-24-176

PROPERTY ADDRESS: 1630 E. DAVIS AVENUE, FORT WORTH, TX 76104
OWNER: QJ DEVELOPMENT LLC
ADDRESS: 4422 MEADOW HAWK DR., ARLINGTON, TX 76005
PHONE: 682-472-4707



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194266
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 328-1090
PREPARATION DATE: 07/09/2024 DRAWN BY: TD

REPLAT
BELMONT ADDITION
LOTS 11A & 11B, BLOCK 6
BEING A REPLAT OF LOT 11, BLOCK 6,
BELMONT ADDITION, AN ADDITION TO THE CITY OF FORT
WORTH, TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 309, PAGE 50, P.R.T.C.T.

LEGEND

P R T C T	PLAT RECORDS, TARRANT COUNTY, TEXAS
D R T C T	DEED RECORDS, TARRANT COUNTY, TEXAS
O P R T C T	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C M	CONTROLLING MONUMENT
VOL	VOLUME
PG	PAGE
INST NO	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
MNS	MAG NAIL SET
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

SURVEYOR'S NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM ONE (1) EXISTING PLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0310L DATED 03/21/2019. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

VOL. 309, PG. 50, P.R.T.C.T.
HARVEY AVENUE
50' RIGHT-OF-WAY

CASE NO. FS-24-176 THIS PLAT FILED IN DOCUMENT NO. _____