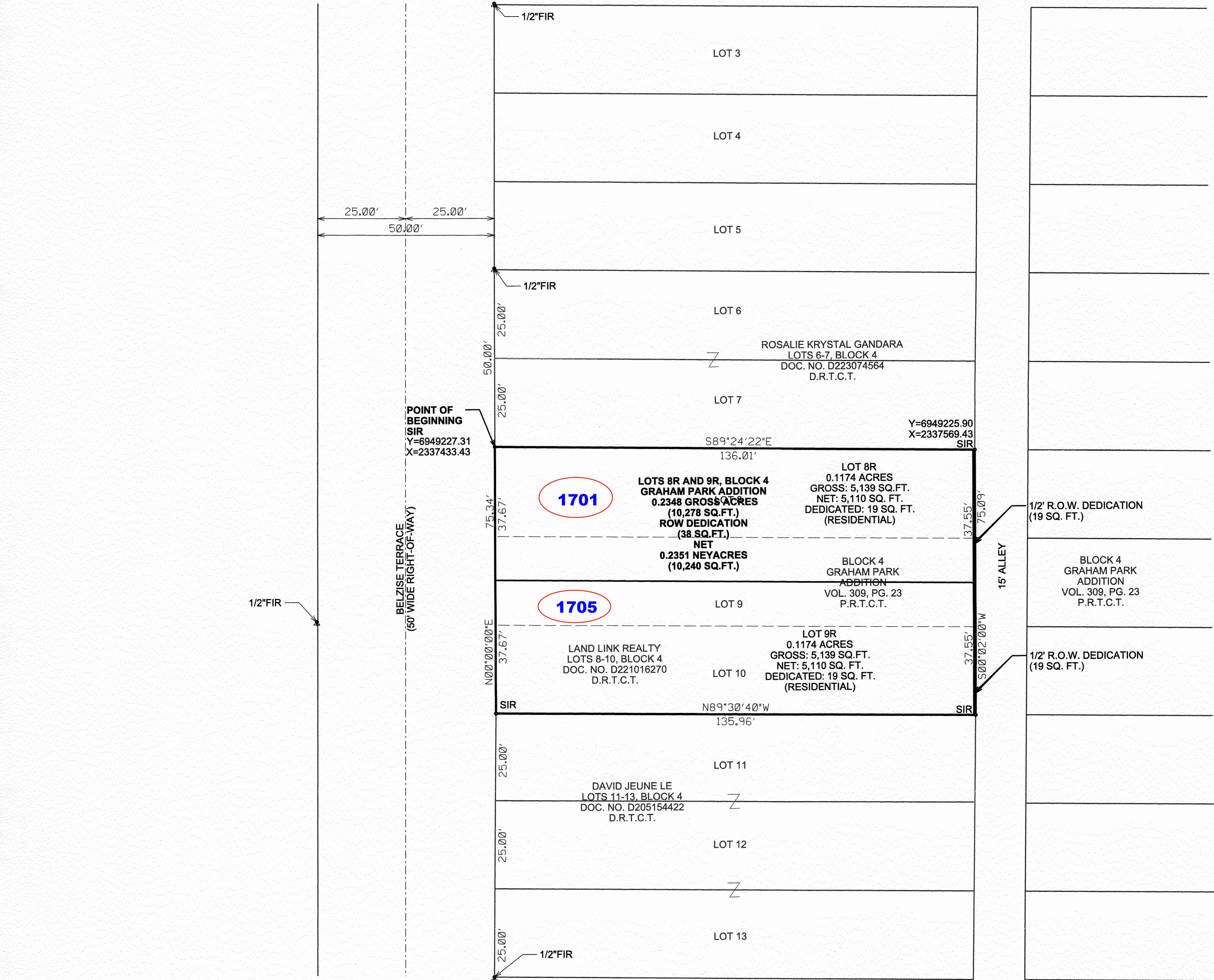


FS-24-212



LAND USE  
TOTAL ADDITION RESIDENTIAL: 0.2348 ACRES (10,278 SQ.FT.)  
LOT 8R RESIDENTIAL: 0.1174 (5,139 SQ.FT.)  
LOT 9R RESIDENTIAL: 0.1174 (5,139 SQ.FT.)  
TOTAL ALLEY DEDICATION: (38 SQ.FT.)  
LOT 8R ALLEY: (19 SQ.FT.)  
LOT 9R ALLEY: (19 SQ.FT.)

LEGEND  
FIR FOUND IRON ROD  
FIRC FOUND IRON ROD WITH CAP  
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS  
SIR SET 1/2" IRON ROD WITH CAP STAMPED "GEONAV"

This plat recorded in Document Number Date

OWNER:  
LAND LINK REALTY LLC  
2005 ROCK DOVE COURT  
WESTLAKE, TX 76262



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS LAND LINK REALTY LLC are the owner of a tract of land situated in the John Davis Survey, Abstract Number 418, City of Fort Worth, Tarrant County, Texas, and being all of Lots 8, 9 and 10 of Block 4 of Graham Park Addition, an addition to the City of Fort Worth as recorded in Volume 309, Page 23 of the Plat Records of Tarrant County, Texas, and being all of that tract of land described in deed to Land Link Realty, LLC as recorded in Document Number D221016270 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northwest corner of said Lot 8, said corner being on the east right-of-way line of Belzise Terrace (a 50-foot wide public right-of-way);

THENCE South 89 degrees 24 minutes 21 seconds East, departing said east right-of-way line and along the north line of said Lot 8, a distance of 136.01 feet to a 1/2-inch iron rod with cap set for the northeast corner of said Lot 8, said corner being on the west line of a 15-foot wide alley;

THENCE South 00 degrees 02 minutes 00 seconds West, along the common east lines of said Lots 8, 9 and 10 and said west alley line, a distance of 75.09 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Lot 10;

THENCE North 89 degrees 30 minutes 40 seconds West, departing said west alley line and along the south line of said Lot 10, a distance of 135.96 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 10, said corner being on said east right-of-way line of Belzise Terrace;

THENCE North 00 degrees 00 minutes 00 seconds East, along the common west lines of said Lot 8, 9 and 10 and said east right-of-way line, a distance of 75.34 feet to the POINT OF BEGINNING AND CONTAINING 10,278 square feet, or 0.2348 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAND LINK REALTY LLC, as owner of the property described hereon, does hereby adopt this plat designating the herein above described property as, LOTS 8R AND 9R, BLOCK 4, GRAHAM PARK ADDITION, an addition to the City of Fort Worth, Texas. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas. And do hereby dedicate to the public's use forever the easements shown hereon

WITNESS my hand, this the 21<sup>st</sup> day of April, 2025.

TARRANT COUNTY

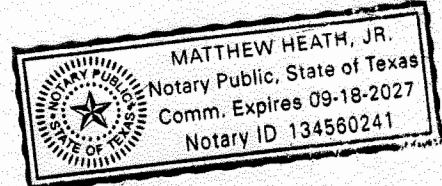
*Farukh Azim*  
FARUKH AZIM, OWNER

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, FARUKH AZIM, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21<sup>st</sup> day of April, 2025.

Notary Public in and for the State of Texas



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 its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

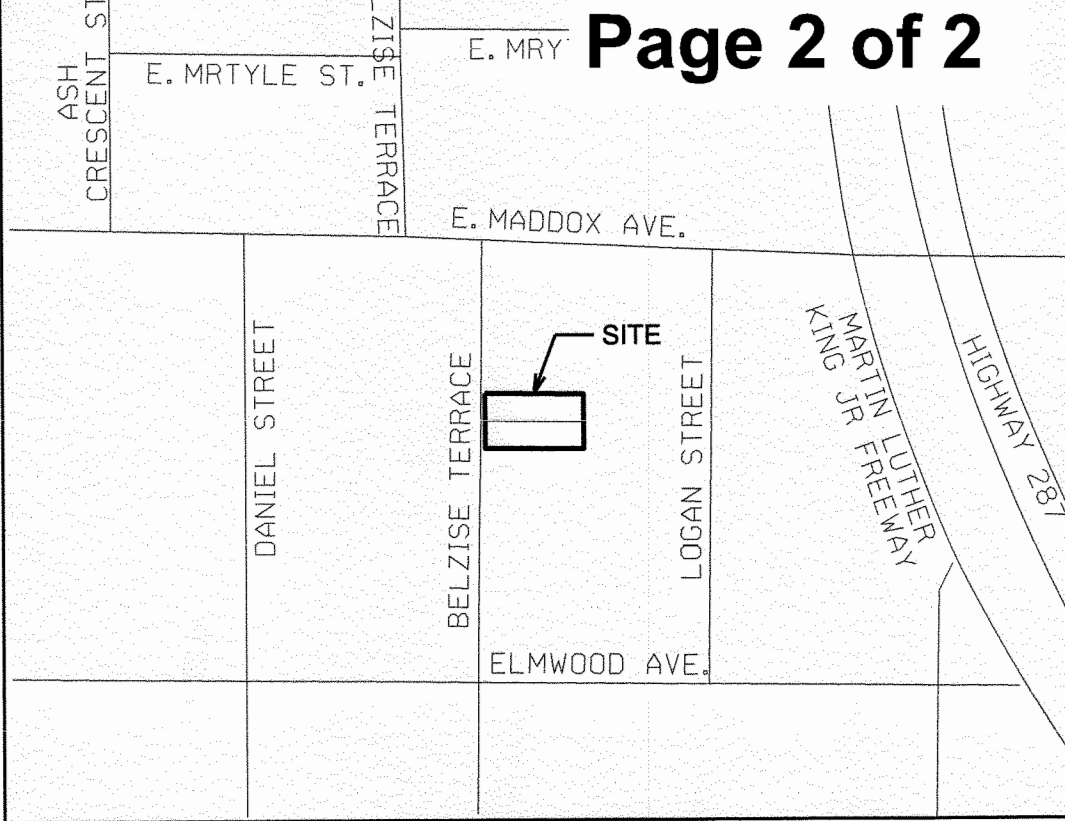
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required 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.

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.

Covenants or Restrictions are Un-altered

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.



VICINITY MAP  
(NOT TO SCALE)

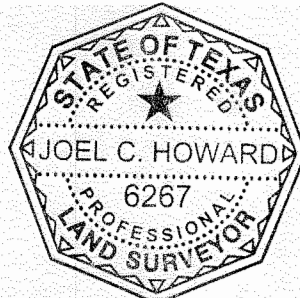
SURVEYOR'S NOTES:

- Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey has been prepared without the benefit of a Title Commitment. Surveyor has relied on that title survey prepared by Proline Surveying and dated 02/17/2020 in the location of the subject boundary.
- By graphical plotting of FEMA Flood Insurance Rate Map No. 48439C0310L, dated March 20, 2019, the subject property lies within Zone X (unshaded), designated as areas of 0.2% annual chance flood.
- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit
- 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.
- The purpose of this plat is to combine 3 lots for residential development.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- 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 recordation date of this plat application, based upon schedule I 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 connection date to the municipal water and/or wastewater system.

SURVEYOR'S CERTIFICATE

I, JOEL C. HOWARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6267, TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH SUBDIVISION REGULATIONS OF TARRANT COUNTY, TEXAS.

*Joel C. Howard*  
JOEL C. HOWARD  
RPLS NO. 6267

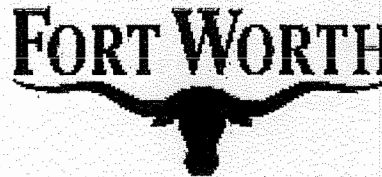
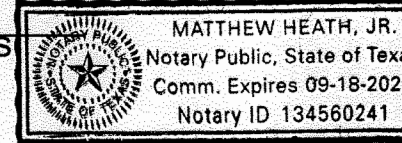


STATE OF TEXAS  
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEL C. HOWARD, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 14<sup>th</sup> DAY OF April, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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:

By: *Donald R. Boren* 05/21/2025  
Donald R. Boren (May 21, 2025 11:12 CDT)

By: *Donald R. Boren* Chairman

By: *Donald R. Boren* Secretary

GEONAV  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=20' (972) 243-2409 PROJECT NUMBER: 3384  
TBPLS FIRM NO. 10194205

DATED: OCTOBER 1, 2024 DRAWN BY: JCH

CASE NO. FS-24-212

FINAL PLAT  
LOTS 8R AND 9R, BLOCK 4  
GRAHAM PARK ADDITION  
BEING A REPLAT  
OF  
LOTS 8, 9 AND 10, BLOCK 4  
OF  
GRAHAM PARK ADDITION,  
AS RECORDED IN VOL. 309 PG. 23  
P.R.T.C.T.  
CITY OF FT. WORTH, TARRANT COUNTY, TEXAS  
JOHN DAVIS SURVEY, ABSTRACT NUMBER 418