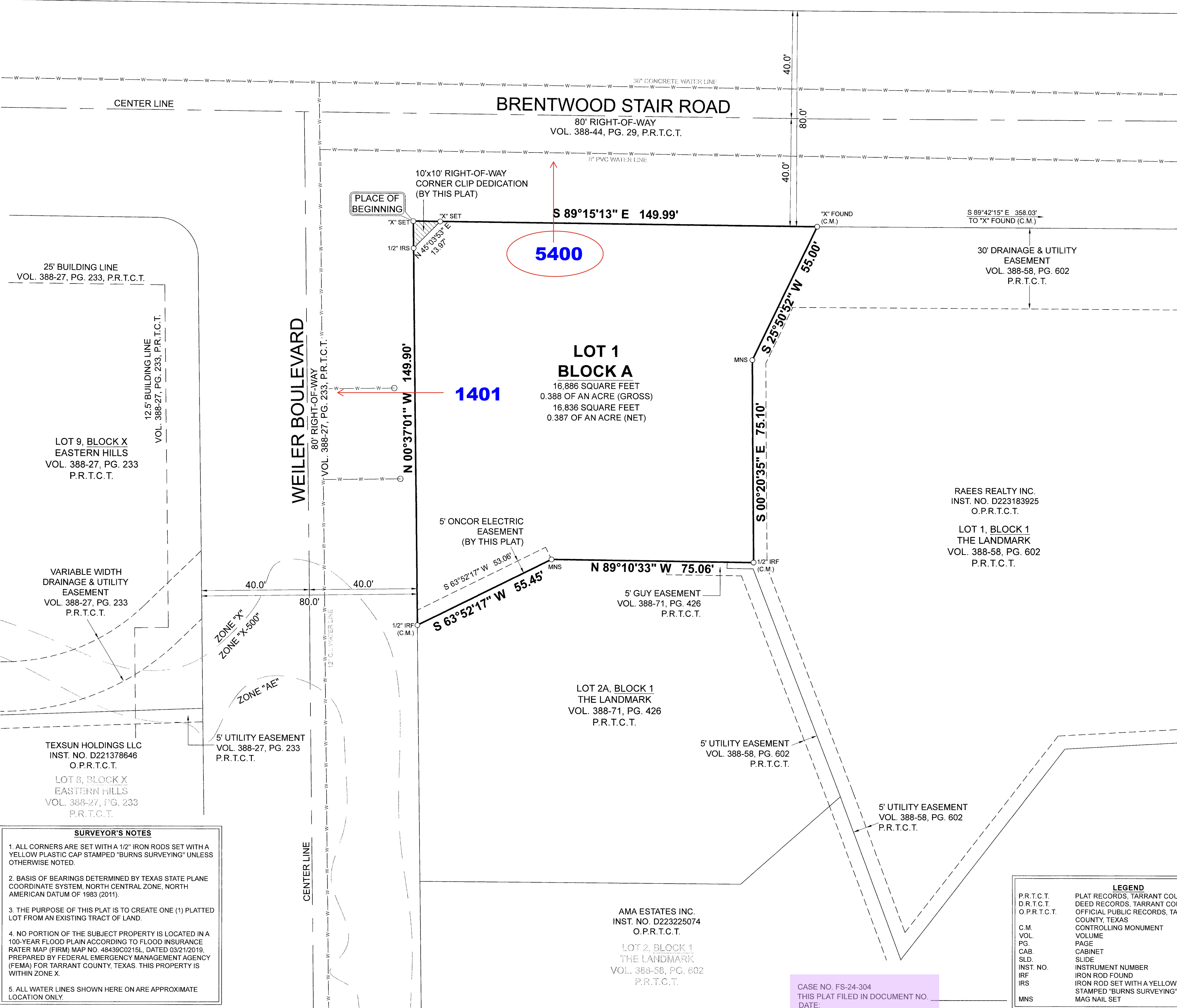


FS-24-304



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Mohammad Ayub Parwanah is the sole owner of all that certain lot, tract, or parcel of land located in the WILLIAM J. BAKER SURVEY, Abstract No. 101 City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Mohammad Ayub Parwanah, recorded in Instrument No. D214223249, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set at the intersection of the South line of Brentwood Stair Road, a 80 foot right-of-way, with the East line of Weiler Boulevard, a 80 foot right-of-way, and being the Northwest corner of said Parwanah tract;

THENCE South 89 deg. 15 min. 13 sec. East, with said South line, a distance of 149.99 feet to an "X" found at the Northwest corner of Lot 1, Block 1, of The Landmark, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-58, Page 602, Plat Records, Tarrant County, Texas, and being the Northeast corner of said Parwanah tract;

THENCE South 25 deg. 50 min. 52 sec. West, a distance of 55.00 feet to a Mag nail set for corner;

THENCE South 00 deg. 20 min. 35 sec. East, a distance of 75.10 feet to a 1/2 inch iron rod found at the Southeast corner of said Parwanah tract;

THENCE North 89 deg. 10 min. 33 sec. West, a distance of 75.06 feet to a Mag nail set at the North corner of Lot 2A, Block 1, of The Landmark, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-71, Page 426, Plat Records, Tarrant County, Texas;

THENCE South 63 deg. 52 min. 17 sec. West, a distance of 55.45 feet to a 1/2 inch iron rod found in the said East line of Weiler Boulevard, at the Northwest corner of said Lot 2A, Block 1, and being the Southwest corner of said Parwanah tract;

THENCE North 00 deg. 37 min. 01 sec. West, with said East line, a distance of 149.90 feet to the PLACE OF BEGINNING and containing 16,886 square feet or 0.388 of an acre of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mohammad Ayub Parwanah, acting by and through their duly authorized agent, Shamim Mohammad Naem, does hereby adopt this plat designating the herein-described property as LOT 1, BLOCK A, PARWANAH 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.

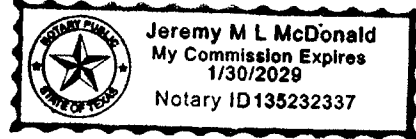
Witness my hand at Rockwall Texas, This 9th day of June 2025

Shamim Mohammad Naem
Name: Shamim Mohammad Naem
Title: Agent

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 Mohammad Ayub Parwanah, 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 9th day of June 2025

Jeremy M L McDonald
Notary Public in and for the State of Texas
My commission expires:



LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
1	0.388	0.387	0.001	COMMERCIAL



PROPERTY ADDRESS: 5400 BRENTWOOD STAIR ROAD, FORT WORTH, TX 76112

OWNER: MOHAMMAD AYUB PARWANAH
ADDRESS: 5400 BRENTWOOD STAIR ROAD, FORT WORTH, TX 76112
PHONE: 682-553-7898



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - R.P.L.S. NO. 3691
FIRM NO. 10194366

WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202408522 PREPARATION DATE: 11/19/2024 DRAWN BY: TD

PLAT NOTES

WATER/WASTEWATER IMPACT FEES
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 recodation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 if then in effect on the date a building permit is issued, or the connection date of 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 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.

BUILDING PERMITS
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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
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.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

FLOODPLAIN RESTRICTION
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. 48439C0215L, dated 03/21/2019, Zone X.

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 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.

PRIVATE MAINTENANCE
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.

Parkway 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 parkway permit.

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

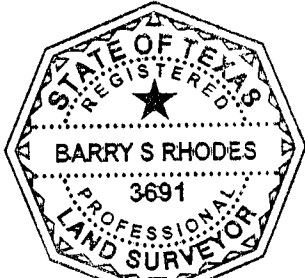
SURVEYOR'S CERTIFICATE

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 plating rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall TEXAS this the 9th day of June 2025

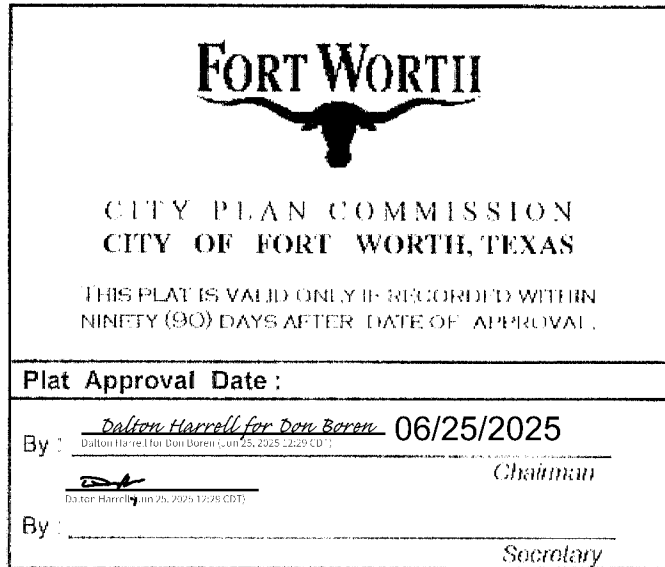
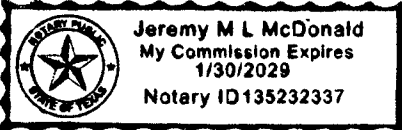
Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691



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 9th day of June 2025

Jeremy M L McDonald
Notary Public in and for the State of Texas
My commission expires:



FINAL PLAT PARWANAH ADDITION LOT 1, BLOCK A

A 0.388 ACRE ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
SITUATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 101
1 COMMERCIAL LOT