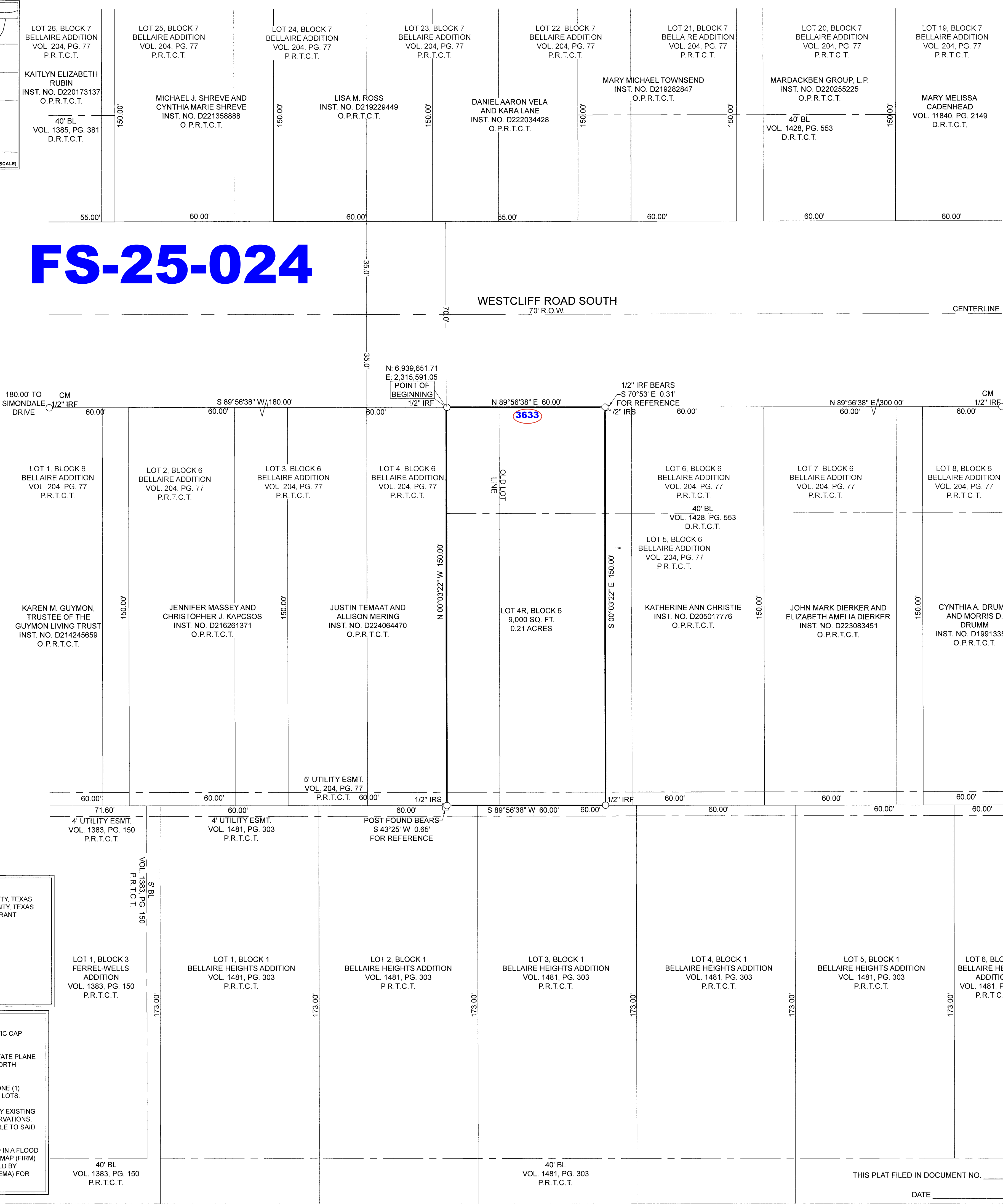


FS-25-024



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
PAGE PAGE
INST. NO. INSTRUMENT NUMBER
IRF IRON ROD FOUND
PFC POINT FOR CORNER
SQ. FT. SQUARE FEET
BL BUILDING LINE
ESMT. EASEMENT

SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM A PORTION OF TWO PLATTED LOTS.

4. THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

5. NONE OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48438C0303, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS JDFW Investments, LLC is the owner of a 9,000 square foot tract of land situated in the Thomas B. Taylor Survey, Abstract Number 1539, Tarrant County, Texas, same being a portion of Lots 4 and 5, Block 6, Bellaire Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 77, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to JDFW Investments, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number D225027973, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Justin TEMAAT and Allison Mering, husband and wife by deed recorded in Instrument Number D224064470, Official Public Records, Tarrant County, Texas, same lying along the South right-of-way line of Westcliff Road South (a 70 foot right-of-way);

THENCE North 89 degrees 56 minutes 38 seconds East, along the South right-of-way of said Westcliff Road South, a distance of 60.00 feet to a point for corner, said corner lying along the South right-of-way line of said Westcliff Road South, same being the Northwest corner of a tract of land conveyed to Katherine Ann Christie by deed recorded in Instrument Number D205017776, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 70 degrees 53 minutes 05 seconds East, a distance of 0.31 feet for reference;

THENCE South 00 degrees 03 minutes 22 seconds East, along the West line of said Christie tract, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Christie tract, same lying along the North line of Lot 3, Block 1, Bellaire Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 1481, Page 303, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 56 minutes 38 seconds West, along the North line of said Lot 3, a distance of 60.00 feet to a point for corner, said corner lying along the North line of Lot 2, Block 1, of said Bellaire Heights Addition, same being the Southeast corner of said TEMAAT/Mering tract, from which a post found bears South 43 degrees 24 minutes 40 seconds West, a distance of 0.65 feet for reference;

THENCE North 00 degrees 03 minutes 22 seconds West, along the East line of said TEMAAT/Mering tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 9,000 square feet or 0.21 acres of land.

**STATE OF TEXAS
COUNTY OF TARRANT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, JDFW Investments, LLC, acting by and through their duly authorized agent, Josue Cardenas, do hereby adopt this plat designating the herein-described property as **LOT 4R, BLOCK 6, BELLAIRE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

Witness my hand at Rockwall, Texas, This 11th day of June, 2025

Name: Josue Cardenas
Title: Agent

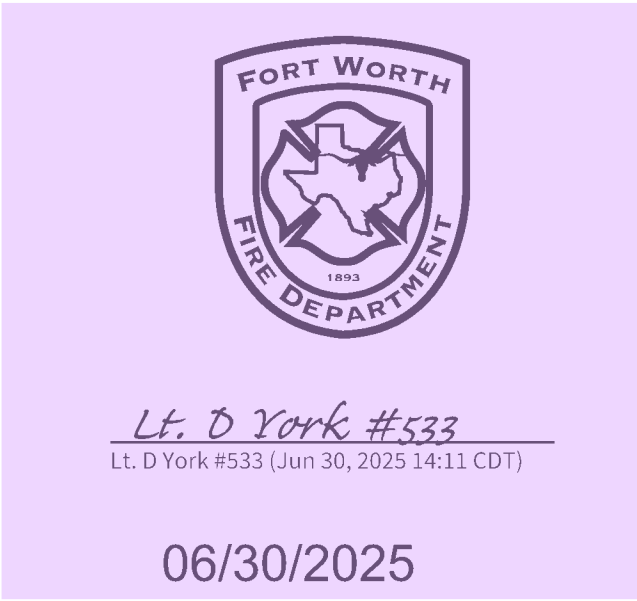
**STATE OF TEXAS
COUNTY OF TARRANT**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Josue Cardenas, 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 11th day of June, 2025

Jeremy M L McDonald
Notary Public in and for the State of Texas
My commission expires: 1/30/2029

Jeremy M L McDonald
My Commission Expires 1/30/2029
Notary ID 135232337



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.

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".

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.

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 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.

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.

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.

Parkway Permits

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.

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

WITNESS MY HAND AT Rockwall, TEXAS this 10th day of June, 2025

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

Barry S. Rhodes
My Commission Expires 1/30/2029
Notary ID 135232337

**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 10th day of June, 2025

Jeremy M L McDonald
Notary Public in and for the State of Texas
My commission expires: 1/30/2029

Jeremy M L McDonald
My Commission Expires 1/30/2029
Notary ID 135232337

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 : 06/30/2025

By: Dalton Harrell for Don Boren Chairman

By: [Signature] Secretary

PROPERTY ADDRESS:
3635 WESTCLIFF ROAD SOUTH,
FORT WORTH, TX 76109

OWNER: JDFW INVESTMENTS, LLC

ADDRESS: 3635 WESTCLIFF ROAD SOUTH,
FORT WORTH, TEXAS 76109

PHONE: 817-793-2799

EMAIL: JOSUE@TEXASCONNECTREALTY.COM

BURNS

PROFESSIONAL LAND SURVEYORS
12701 SUNSET RIDGE ROCKWALL, TEXAS 75032
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202500005
PREPARATION DATE: 01/15/2025 DRAWN BY: ANR

**REPLAT
LOT 4R, BLOCK 6
BELLAIRE ADDITION**

BEING A 0.21 ACRE REPLAT OF A PORTION OF LOTS 4 AND 5, BLOCK 6, OF BELLAIRE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 204, PAGE 77, P.R.T.C.T.

CASE NO. FS-25-024