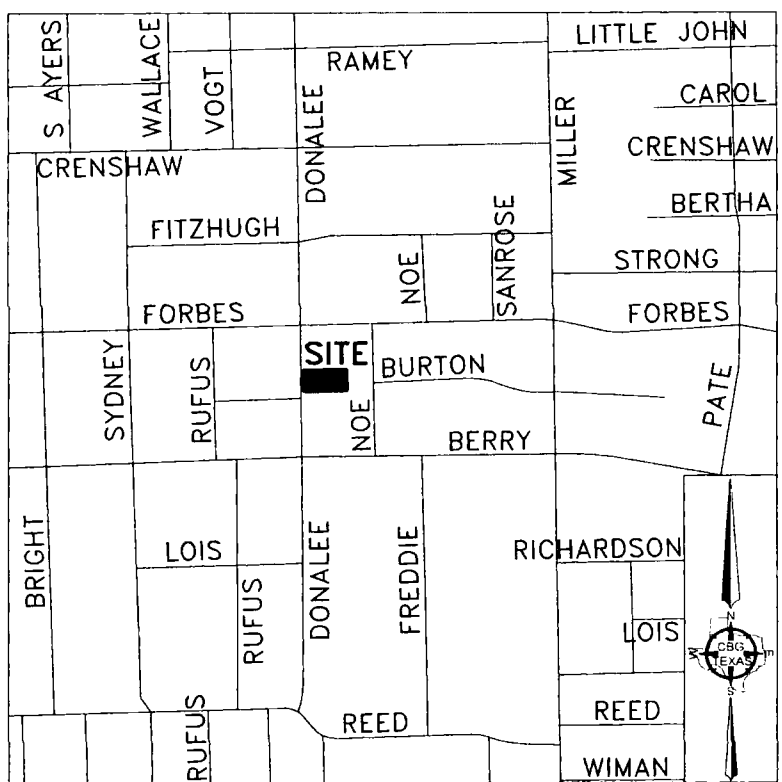
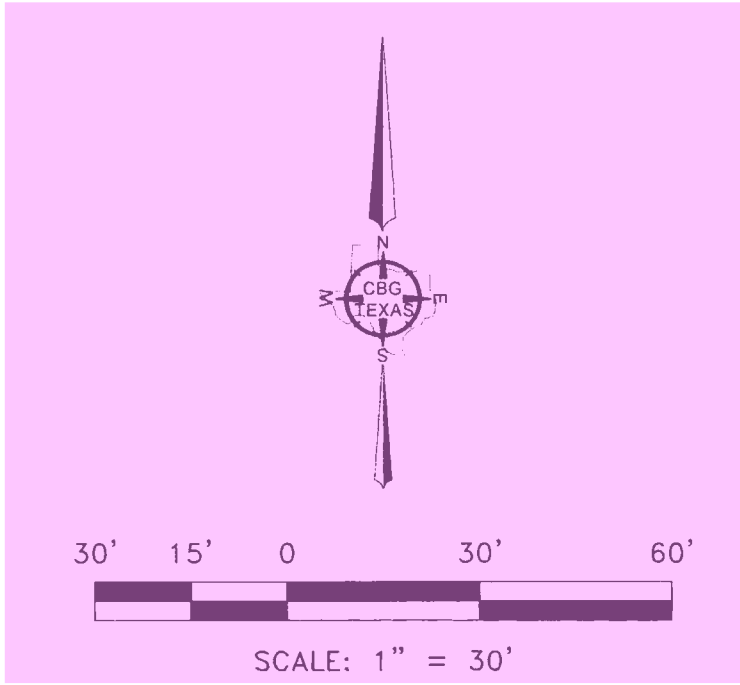




VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Alpha Group Real Estate LLC is the owner of a 0.53 acre tract of land situated in the Robert R Ramey Survey, Abstract Number 1342, City of Fort Worth, Tarrant County, Texas, same being a portion of Lot 2, Block 2, Noe Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 623, Page 39, Deed Records, Tarrant County, Texas, and a portion of Lots 5-A and 5-B, Block 2, Noe Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-1, Page 89, Deed Records, Tarrant County, Texas, same being a tract of that tract of land conveyed to Alpha Group Real Estate LLC by Warranty Deed recorded in Instrument Number D224193441, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the East right-of-way line of Donalee Street (a variable width right-of-way), from which a 1/2-inch iron rod found bears South 87 degrees 50 minutes 53 seconds East, a distance of 4.42 feet for witness;

THENCE North 89 degrees 43 minutes 29 seconds East, along the South line of Lot 1-A, Block 2, Noe Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded Volume 388-142, Page 58, Plat Records, Tarrant County, Texas, a distance of 217.00 feet to a point for corner, said corner being along the South line of Lot 6-D, Block 2, Noe Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-K, Page 553, Plat Records, Tarrant County, Texas, same being the Northwest corner of a tract of land conveyed to V. J. Lewis DeClouette, by deed recorded in Instrument Number D208446445, Official Public Records, Tarrant County, Texas, from which a fence post found bears South 39 degrees 43 minutes 03 seconds West, a distance of 1.26 feet for witness;

THENCE South 00 degree 16 minutes 31 seconds East, along the West line of said DeClouette tract, a distance of 105.00 feet to point for corner, said corner being the Southwest corner of a tract of land conveyed to Rodrigo Vazquez-Hernandez and Adriana Ayala Vazquez, by deed recorded in Instrument Number D208446445, Official Public Records, Tarrant County, Texas, same being along the North line of Lot 5-C, Block 2, Noe Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-1, Page 89, Deed Records, Tarrant County, Texas, from which a fence post found bears North 82 degrees 22 minutes 57 seconds West, a distance of 1.21 feet for witness;

THENCE South 89 degrees 43 minutes 29 seconds West, along the North line of said 5-C, a distance of 217.00 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Fredrick Mitchell, a single person, by deed recorded in Instrument Number D216038342, Official Public Records, Tarrant County, Texas, same being along the East right-of-way line of said Donalee Street, from which a 1/2-inch iron rod found bears North 89 degrees 27 minutes 34 seconds East, a distance of 4.53 feet for witness;

THENCE North 00 degree 16 minutes 31 seconds West, along the East right-of-way line of said Donalee Street, a distance of 105.00 feet to the POINT OF BEGINNING and containing 22,785.00 square feet and or 0.53 acres of land.

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 of any time of procuring the permission of anyone.

Sidewalks:

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

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

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over an existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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 necessary 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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0310L, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Land Use Table

LOT TYPE: Residential
TOTAL NUMBER: 2
NET SITE AREA: 0.52 Acres / 22,312.56 Square Feet
GROSS SITE AREA: 0.53 Acres / 22,785.00 Square Feet

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Alpha Group Real Estate LLC, does hereby adopt this plat as **LOTS 2-A & 2-B, BLOCK 2, NOE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 8th day of August, 2025.

By: Alejandra Salazar
Alpha Group Real Estate LLC (Owner)
Alejandra Salazar (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Alejandra Salazar, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of August, 2025.

Lisa Hyter
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connally
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

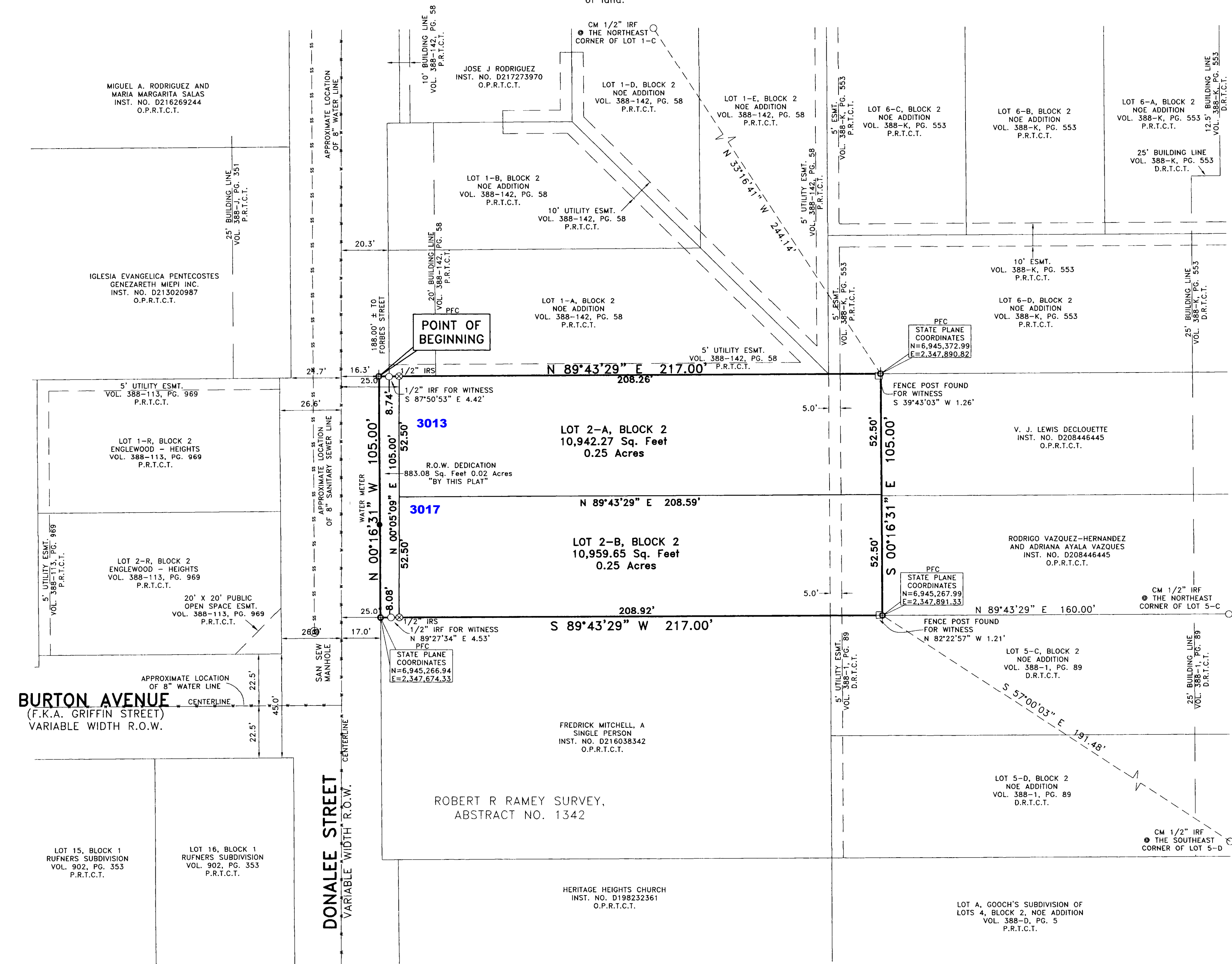
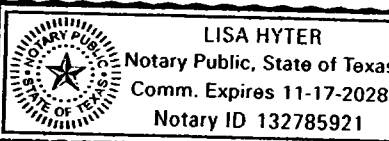


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of August, 2025.

Lisa Hyter
Notary Public in and for the State of Texas



GENERAL NOTES
1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NO. 4202.
2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
3) THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM A PORTION OF THREE LOTS.
4) 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.
5) Private P.R.V(s) will be required; Water Pressure exceeds 80 P.S.I.

LEGEND

CM
IRF
IRS
PFC
R.O.W.
BL
APPROX.
SQ.
INST. NO.
VOL., PG.
O.P.R.T.C.T.
D.R.T.C.T.
P.R.T.C.T.
CONTROL MONUMENT
1/2 INCH IRON ROD FOUND
1/2 INCH IRON ROD SET WITH YELLOW CAP
STAMPED "CBC SURVEYING"
POINT FOR CORNER
RIGHT-OF-WAY
BUILDING LINE
APPROXIMATE
SQUARE
INSTRUMENT NUMBER
VOLUME, PAGE
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DEED RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS

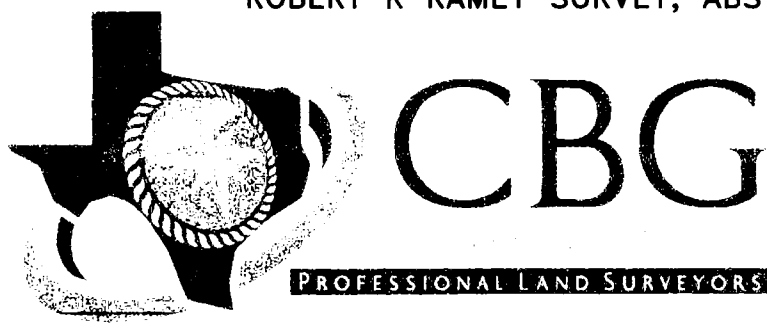
FS-25-063



OWNER: ALPHA GROUP REAL ESTATES LLC
AGENT: ALEJANDRA SALAZAR

12217 FM 2728
TERRELL, TEXAS 75161
PHONE: 817-986-4821
EMAIL: ALEJANDRASALAZAR26@YAHOO.COM

CASE NUMBER: FS-25-063



SCALE: 1"=30' / DATE: 08/06/2025 / JOB NO. 2416988-02 / DRAWN BY: JLA
DATE OF PERPETRATION: 02/19/2025

Document No. _____ Date _____

FINAL SHORT PLAT
LOTS 2-A & 2-B, BLOCK 2
NOE ADDITION
22,785.00 SQ. FT. 0.53 ACRES
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 2, NOE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 623, PAGE 39, D.R.T.C.T. AND A PORTION OF LOTS 5-A AND 5-B, BLOCK 2, NOE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 388-1, PAGE 89, D.R.T.C.T. ROBERT R RAMEY SURVEY, ABSTRACT NUMBER 1342

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