

PROPERTY DESCRIPTION

BEING a 0.932 acre tract of land in the William Anderson Survey, Abstract Number 22, situated in the City of Fort Worth, Tarrant County, Texas, being all of Lot 7, Block 3, Bell Industrial District, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 4179, Page 147, Plat Records, Tarrant County, Texas, and in deed to Anthony P. Leone, recorded in Volume 564, Page 48, Deed Records, Tarrant County, Texas and all of Lot 8, Block 3, of said Bell Industrial District, and in deed to Raider Portfolio, LLC, recorded in Instrument Number D224102320, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the bearings as they appear in Volume

BEGINNING at a 1/2" iron rod found in the east Right of Way line of Bell Drive, a 60 foot public Right of Way, for the northwest corner of Lot 8-A, Block 3 Bell Industrial District, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume. 388-134, Page. 42, Plat Records, Tarrant County, Texas, also being the southwest corner of said Lot 8;

THENCE North 00°30'28" West, continuing along said east Right of Way line and a west line of said Lot 8, a distance of 112.25 Feet to a 1/2" iron rod found in the south Right of Way line of a T.E.S.C.O. Transmission easement, as described in a deed to Texas Electric Service Company, recorded in Volume 3791, Page 613, Deed Records, Tarrant County, Texas, for the most westerly northwest corner of said Lot 8;

THENCE North 80°26'19" East, departing said east Right of Way line and said west line, and continuing along said south Right of Way line, a distance of 299.77 Feet to a 1/2" iron rod found in the west Right of Way line of S. Raider Drive, a 50 foot public Right of Way;

THENCE South 00°27'39" East, departing said north line and said south Right of Way line and continuing along said west Right of Way line, pass a Mag Nail found for the common corner of said Lot 7, Block 3 and said Lot 8, Block 3, at a distance of 92.00 feet, in all a total distance of 162.00 Feet to a 1/2" iron rod found;

(40,583 sq. ft.), more or less.

COUNTY OF TARRANT)(

WITNESS MY HAND THIS the 26 day of June

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Anthony P. Leone, 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 consideration therein expressed.

Shomas Allat Le
Notary Public in Tarrant County, Texas My commission expires: August 22, 2027

THOMAS T. WEST, JR My Notary ID # 134520883 Expires August 22, 2027

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Raider Portfolio, LLC., does hereby adopt this replat of LOTS 8R-1 and 8R-2, BLOCK 3, Bell Industrial District, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and

STATE OF TEXAS

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Stephen Graham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he

My commission expires: August 22, 2027

Secretary

FORTWORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

Dalton Harrell for Don Boren

Plat Approval Date : 07/03/2025

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THOMAS T. WEST, JR Expires August 22, 2027



4179, Page 147, Plat Records, Tarrant County, Texas. Said 0.932 acres being described by metes and bounds as follows:

THENCE South 89°59'29" West, continuing along said west Right of Way line and continuing along the north line of said Lot 8A, Block 3 and the south line of said Lot 8, Block 3, a distance of 295.91 Feet to the POINT OF BEGINNING and containing a computed area of 0.932 Acres.

STATE OF TEXAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Anthony P. Leone, does hereby adopt this replat of LOT 7R-1, BLOCK 3, Bell Industrial District, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

STATE OF TEXAS)(COUNTY OF TARRANT)(

WITNESS MY HAND THIS the 23 day of JUNE

COUNTY OF TARRANT (

executed the same for the purposes and consideration therein expressed.

THOMAS T. WEST, JR
My Notary ID # 134520883

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..

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.

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

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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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, or any other utility easement of any type.

No construction shall be allowed within the floodplain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Oil or Gas Well Proximity to Buildings

Buildings, not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by the City Council variance) from an existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

Oil or Gas Low and High Pressure Pipelines The following information will be required:

1. The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

2. The type, pressure rating, and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

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.

Residential Driveway Access Limitation

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

a. Rear entry access shall be provided from an abutting side or rear alley or

b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an

This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a Final Plat.

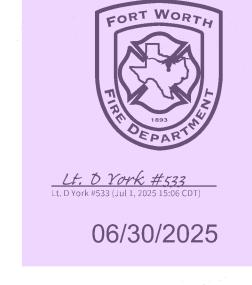
FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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.

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

FS-25-097



FINAL PLAT LOTS 7R-1, 8R-1 AND 8R-2, BLOCK 3. **BELL INDUSTRIAL DISTRICT**

BEING A REPLAT OF LOT 7 AND LOT 8, BLOCK 3, BELL INDUSTRIAL DISTRICT AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 4179, PAGE 147 PLAT RECORDS, TARRANT COUNTY, TEXAS

JUNE 23, 2025

PLAT CASE FS-25-097 WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SHITE 107

TBPELS FIRM REG. NO. 10138500 JOB NO. 23.130

PLAT RECORDED IN DOCUMENT NUMBER DATE

OWNER: ANTHONY P. LEONE 4903 Rio Vista Drive Granbury, TX. 76049

STEPHEN GRAHAM ADDDRESS: 9444 Highedge Driv Dallas, Texas 75238 PHONE: (214) 695-9047 EMAIL: stephen@simpledevelo

SURVEYOR: WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYOR: 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116 (817) 560-2916 TBLS FIRM REG. No. 10138500

FORT WORTH , TEXAS 76116 (817) 560-2916