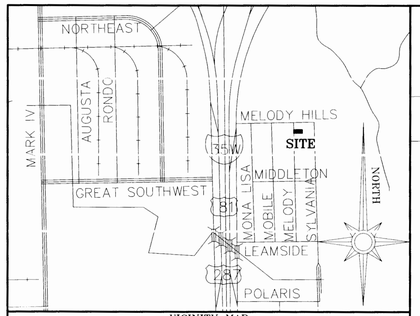
FS-25-104



VICINITY MAP
NOT TO SCALE

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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.

Parkway Permit:

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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".

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 or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

P.R.V. NOTE:

PRIVATE P.R.V.'s WILL BE REQUIRED: WATER PRESSURE EXCEEDS 80 P.S.I.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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.

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.

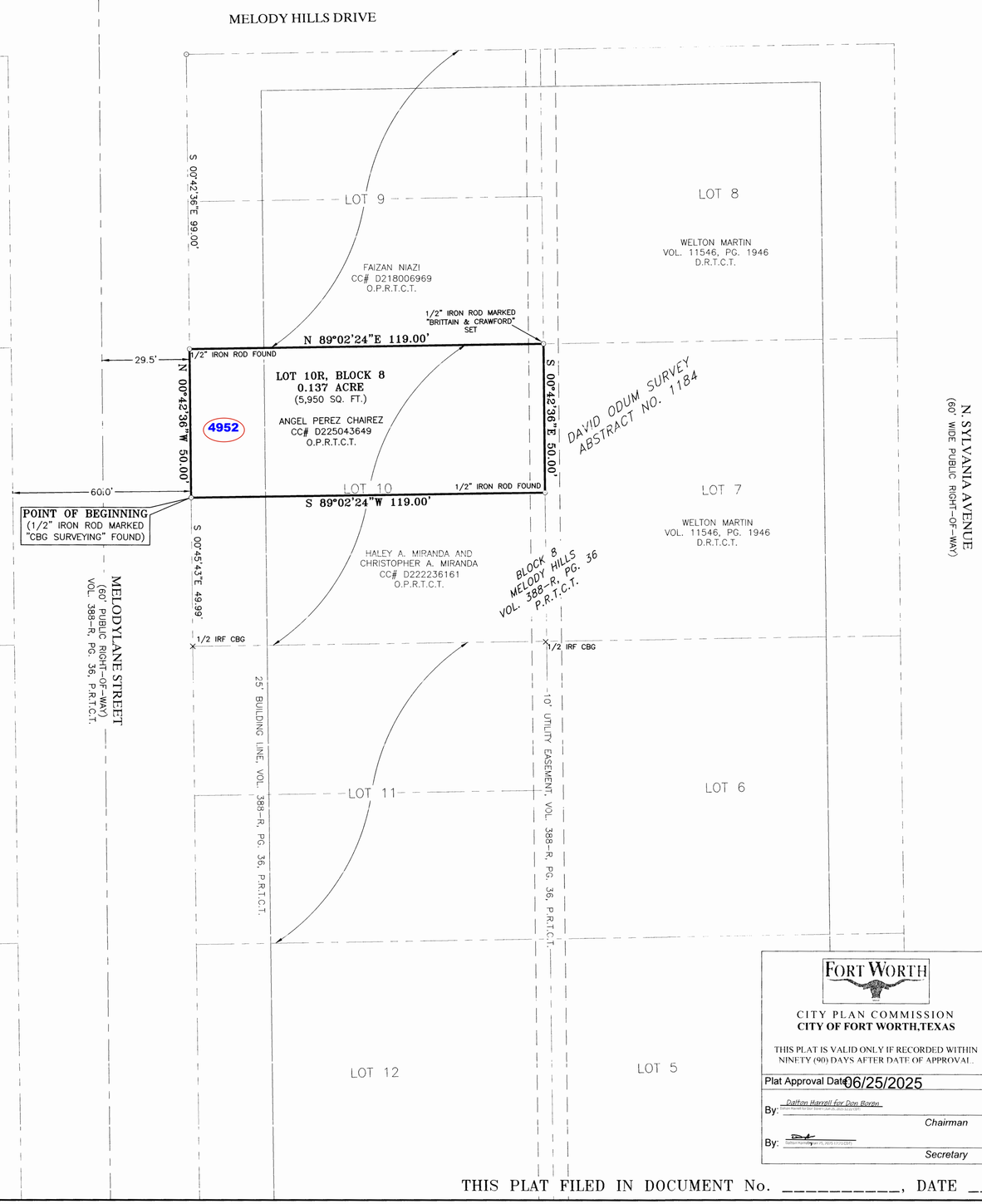
FLOOD NOTE:

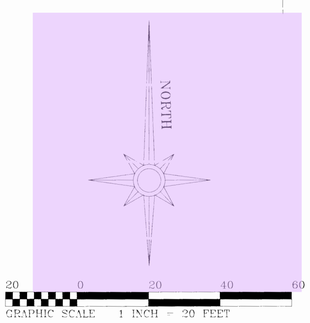
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0185L, MAP REVISED MARCH 21, 2019.

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.

BLOCK 6
MELODY HILLS
VOL. 388-R, PG. 36
P.R.T.C.T.





OWNER:
ANGEL PEREZ CHAIREZ
1256 E. ROBERTA STREET
FORT WORTH, TEXAS 76104
PHONE: (817) 363-0706
EMAIL: Angelpperez78812@gmail.com
CONTACT: **ANGEL PEREZ CHAIREZ**, OWNER

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL. (817) 926-5211
FAX (817) 926-5347
P.O. BOX 11374 • 3308 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: BRITTAIN@BRITTAINCRAWFORD.COM
WEBSITE: WWW.BRITTAINCRAWFORD.COM
FIRM CERTIFICATION# 10193900

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **ANGEL PEREZ CHAIREZ**, is the sole owner of 0.137 acres of land situated in the DAVID ODUM SURVEY, Abstract No. 1184, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No's. D225043649, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.137 acres of land situated in the DAVID ODUM SURVEY, Abstract No. 1184, Fort Worth, Tarrant County, Texas, and being the North half of Lot 10, Block 8, MELODY HILLS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-R, Page 36, of the Plat Records of Tarrant County, Texas. Said 0.137 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "CBG SURVEYING" found in the West boundary line of said Lot 10, and lying N 00° 45' 43" W 49.99 feet, from a ½" iron rod marked "CBG SURVEYING" found at the Southwest corner of said Lot 10, and said POINT OF BEGINNING also lying in the East right-of-way line of Melodylane Street (a 60 foot wide public right-of-way);

THENCE N 00° 42' 36" W 50.00 feet, along the West boundary line of said Lot 10 and the East right-of-way line of Melodylane Street, to a ½" iron rod found at the Northwest corner of said Lot 10 and the Southwest corner of Lot 9, of said Melody Hills Addition;

THENCE N 89° 02' 24" E 119.00 feet, along the North boundary line of said Lot 10 and the South boundary line of Lot 9, to a ½" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 10 and the Southeast corner of Lot 9, and said point also being the Northwest corner of Lot 7, of said Melody Hills Addition;

THENCE S 00° 42' 36" E 50.00 feet, along the East boundary line of said Lot 10 and the West boundary line of Lot 7, to a ½" iron rod found;

THENCE S 89° 02' 24" W 119.00 feet, severing said Lot 10, Melody Hills Addition, to the POINT OF BEGINNING containing 0.137 acre (5,950 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ANGEL PEREZ CHAIREZ**, does hereby designate the foregoing property as **LOT 10R, BLOCK 8, MELODY HILLS,** an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 20th day of May, 2025.

Angel Perez Chairez
ANGEL PEREZ CHAIREZ, owner

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 **ANGEL PEREZ CHAIREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 20th day of May, 2025.

Notary Public in and for the State of Texas

My commission expires 09/27, 2027

JAMIE C DEWEESE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/27/27
NOTARY ID 134576822

SURVEYOR'S CERTIFICATE

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

STATE OF TEXAS
REGISTERED
CHRIS L. BLEVINS
5792
PROFESSIONAL
LAND SURVEYOR

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: 06/25/2025

By: Dalton Harrell for Don Boren
Chairman

By: Secretary

FORT WORTH FIRE DEPARTMENT

LT. Thornton
06/23/2025

FINAL PLAT
OF
LOT 10R, BLOCK 8
MELODY HILLS

BEING A REPLAT OF LOT 10, MELODY HILLS AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BY THE PLAT RECORDED IN VOLUME 388-R, PAGE 36, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

PREPARED: APRIL 2025
0.137 ACRE GROSS, 1 LOTS

FS-25-104

THIS PLAT FILED IN DOCUMENT No. _____, DATE _____.

SIN FIN #XXX