

STATE OF TEXAS  
OWNERS DEDICATION AND ACKNOWLEDGEMENT  
COUNTY OF DENTON

We, the undersigned, Juan Perez, Maria H. Perez, Ramon Perez, Marria C. Perez, owners of the land shown on this plat within the area described by metes and bounds as follows:

Legal Description: Being Lot 54 of "Songbird Addition", an Addition to Denton County, Texas, as recorded in Cabinet H, Page 83, Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT, SAID POINT BEING A 2" METAL POST FOR THE SW CORNER OF THIS TRACT, BEING THE SE CORNER OF LAND OF JEFFREY & CALLIE MONROE, 2019-151837, DRDCT, (LOT 53), AND BEING IN THE NORTH LINE OF SONGBIRD LANE, A 60 FOOT RIGHT-OF-WAY;

THENCE NORTH 1° 15' 50" EAST, BY THE EAST LINE OF SAID JEFFREY & CALLIE MONROE, FOR A DISTANCE OF 626.01 FEET TO A 4" METAL POST;

THENCE SOUTH 88° 44' 10" EAST, BY THE SOUTH LINE OF REUBEN & LINNIE BENAVIDES, 2021-219150, DRDCT, (LOT 51B), FOR A DISTANCE OF 245.37 FEET TO A 12" RR TIE;

THENCE NORTH 1° 15' 50" EAST, BY THE EAST LINE OF SAID REUBEN & LINNIE BENAVIDES, FOR A DISTANCE OF 60.71 FEET TO A 4" METAL POST;

THENCE SOUTH 88° 46' 52" EAST, BY THE SOUTH LINE OF LAND OF DENTON COUNTY LAND & CATTLE LP, 2020-156676, DRDCT, FOR A DISTANCE OF 79.30 FEET, TO A 4" METAL POST;

THENCE SOUTH 1° 15' 50" WEST, BY THE WEST LINE OF MICHAEL & CAROLYN NUSS, INSTRUMENT 98-008871, DRDCT, LOT 55, PASSING A 4" METAL POST AT 676.78 FEET AND CONTINUING FOR A TOTAL OF 686.78 FEET TO A POINT IN THE NORTH LINE OF SONGBIRD LANE;

THENCE NORTH 88° 44' 10" WEST, BY THE NORTH LINE OF SONGBIRD LANE, FOR A DISTANCE OF 324.57 FEET TO THE 2" METAL POST AT THE POINT OF BEGINNING, SAID PARCEL BEING 208062 SQFT OR 4.776 ACRES MORE OR LESS.

AND DESIGNATED HEREIN AS "LOTS 54-R1 AND 54-R2, SONGBIRD ADDITION", AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAYS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Witness my hand this 27 day of Feb., 2026

Juan Perez, Owner

Witness my hand this 27 day of Feb., 2026

Maria H. Perez, Owner

Witness my hand this 27 day of Feb., 2026

Ramon Perez, Owner

Witness my hand this 27 day of Feb., 2026

Marria C. Perez, Owner

STATE OF TEXAS  
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Juan Perez, owner, 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 consideration therein expressed.

Given under my hand and seal of office, this 27 day of Feb., 2026

Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ramon Perez, owner, 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 consideration therein expressed.

Given under my hand and seal of office, this 27 day of Feb., 2026

Notary Public in and for the State of Texas



STATE OF TEXAS  
CERTIFICATE OF SURVEYOR  
COUNTY OF DENTON  
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
R.F. DeFalco  
Richard DeFalco R.P.L.L. #6014 Date 02/22/2026



Rick DeFalco - Surveyor  
201 Carolyn Drive  
Hurst, TX. 76054  
817-428-0155  
Date: 05/31/2025  
Updated: 07/14/2025  
Updated: 09/01/2025  
Updated: 09/29/2025  
Updated: 10/24/2025  
Updated: 12/23/2025  
Updated: 01/14/2026

R.F. DeFalco

WATER AND SEWER IMPACT FEE NOTE:  
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.

Water is to be served by private well water, and the CCN provider is Aqua Water Supply Co. Sanitary sewer is to be served by private individual disposal system, and to be handled by facilities approved by the Denton County Public Health

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

UTILITY EASEMENT:

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 this 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.

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 of any type.

PRIVATE MAINTENANCE NOTE:

The City of Fort Worth shall not be held responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open space and drainage facilities, and said owners agree to indemnify and hold harmless the City of Fort Worth, Texas, from claims, damages, and losses arising out of, or from, performance of the obligations of said owners in this paragraph.

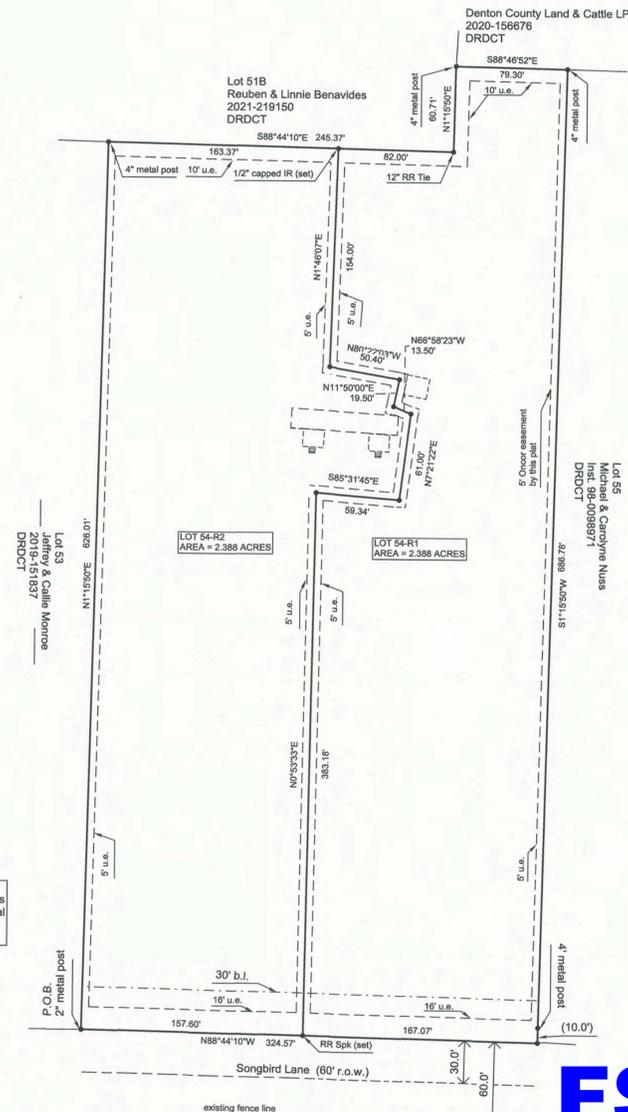
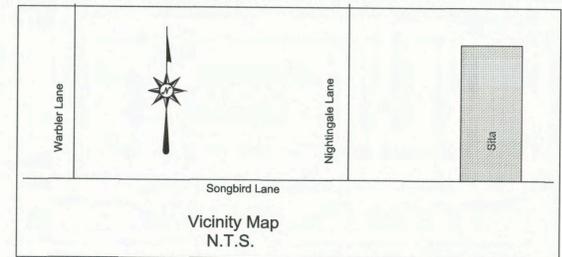
Covenants or Restrictions are unaltered. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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

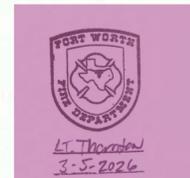
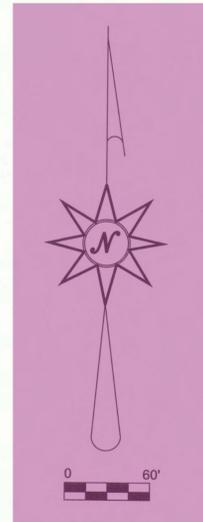
Selling a portion of any lot in this addition by metes and bounds is a violation of State law and City ordinance and is subject to penalties imposed by law.

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.

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: 3-5-2026  
By: [Signature] Chairman  
By: [Signature] Secretary



DEVELOPMENT YIELD:  
Gross site area = 4.776 acres  
Number of lots = 2 Residential  
Lot 54-R1 = 2.388 acres  
Lot 54-R2 = 2.388 acres



**FS-25-153**

**DENTON COUNTY PLAT**

Lot 9  
Betzyda Davalos  
2020-67533  
DRDCT  
Filed for Record in the Official Records Of: Denton County On: 3/9/2026 9:28:51 AM in the PLAT Records SONGBIRD ADDN Doc Number: 2026-91 Amount: 50.00 Order#: 20260309000142 By: WD

Lot 8  
Bionew Dallas Realty LLC  
2023-12760  
DRDCT

OWNERS:  
Juan & Maria H. Perez  
Ramon & Maria C. Perez  
682-309-4726  
mariahp96@gmail.com  
105 Waggoman Rd  
Blue Mound 76131

Final Plat of  
SONGBIRD ADDITION  
Lots 54-R1 & 54-R2, Addition to Denton County, Texas,  
as recorded in Cabinet H, Page 83  
Plat Records of Denton County, Texas  
Two single-family lots

Case No. FS-25-153

According to the FIRM map #48121C0470G, dated 04/18/2011, this property is not located in a special flood hazard area. It is located in zone "X".