STATE OF TEXAS
COUNTY OF TARRANT

Being a portion of Lots 1, 2 and 3, Block 1, of H. S. Westbrook Addition, an addition to the city of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 643, Page 494, Deed Records, Tarrant County, Texas, being all that certain tract of land conveyed in deed to Baet-E Group, as recorded in Instrument No. D223047162, 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 set with cap stamped "PREMIER SURVEYING" at the southeast corner of said Baet-E Group tract, said iron rod being the intersection of the west line of N. Chandler Drive and the north line of Bird Street;

Thence North 89° 22' 00" West, a distance of 88.00 feet along said north line to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Baet-E Group tract and the southeast corner of that certain tract of land conveyed in deed to Than Van Tran and wife, Aivy Thi Tran, as recorded in Volume 9173, Page 71, aforesaid Deed Records;

Thence North, a distance of 144.50 feet along the common line of said Baet-E Group and Tran tracts to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northwest corner of said Baet-E Group tract and the northeast corner of said Tran tract, said iron rod being on the south line of that certain tract of land conveyed in deed to Raymond Thompson and Kiersten Thompson, as recorded in Instrument No. D217285540, said Official Public Records, being on the common line of aforesaid Lot 3 and Lot 4, aforesaid Block;

Thence South 89° 22' 00" East, a distance of 88.00 feet along said common line and along the common line of said Baet-E Group and Thompson tracts to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northeast corner of said Lot 3 and said Baet-E Group tract and the southeast corner of said Lot 4 and said Thompson tract, said iron rod being on the aforesaid west line of N. Chandler Drive;

Thence South, a distance of 144.50 feet along said west line to the Point of Beginning and containing 12,716 square feet or 0.292 of one acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, **MALIK BALLOUT**, on behalf of **BAET-E GROUP**, owner, does hereby adopt this plat designating the hereinabove described property as

LOTS 1R AND 2R, BLOCK 1, H. S. WESTBROOK ADDITION, A RESUBDIVISION OF A PORTION OF LOTS 1, 2 AND 3, BLOCK 1, OF H. S. WESTBROOK ADDITION,

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the city of Fort Worth, Texas.

Witness, my hand, this the 4 day of November, 2026.

MALIK BALLOUT, on behalf of **BAET-E GROUP**

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 **MALIK BALLOUT**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of **MALIK BALLOUT**, on behalf of **BAET-E GROUP**, for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of November, 2026

~~Notary~~ Public in and for the State of Texas
My commission expires 11/16/2026.

RUBEN RESENDIZ
My Notary ID # 134067481
Expires November 16, 2026

SURVEYOR'S CERTIFICATE

That I, David Apple, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

11/03/2024

David Apple, R.P.L.S.
Texas Registration No. 5932
Premier Surveying LLC
5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093

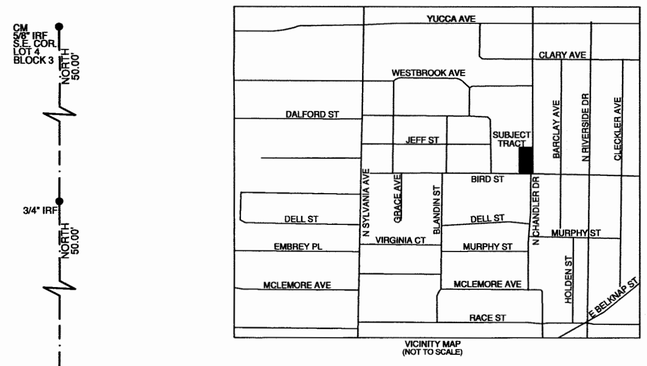
STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:
1) The bearings for this survey are based on plat recorded in Volume 204-A, Page 145, Plat Records, Tarrant County, Texas.
2) Selling a portion of this addition by metes and bounds is a violation of State platting statues and is subject to fines and withholding of utilities and building permits.
3) The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48439C0195 L, dated March 21, 2019.
4) All lots in this subdivision are subject to the building and use restrictions, covenants, and conditions recorded in Deed Records of Tarrant County, Texas.
5) This plat does not alter or remove existing deed restrictions, if any, on this property.
6) Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
7) Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
8) Tarrant County does not enforce subdivision deed restrictions.
9) Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site-sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that is has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.
10) Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.
11) The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.
12) 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.
13) Private P.R.V(s) will be required; water pressure exceeds 80 P.S.I.
14) 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.
-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, maintainance, or efficiency of its respective systems on any of the easements shown on the plat 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.
15) 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 on 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 issues, or the connection date to the municipal water and/or wastewater system.

FORT WORTH FIRE DEPARTMENT 1893

Eng D Hood 11/16/2026
Eng D Hood 11/16/2026 (Nov 16, 2026 08:40:06 CST)

FS-25-187



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: 11/16/2026
By: Caroline Craez (Nov 16, 2026 08:43:21 CST) Chairman
By: Secretary

LAND USE TABLE GROSS & NET ACREAGE 12,716 SQ. FT.; 0.292 AC.	This plat recorded in Document Number _____, dated _____. The purpose of this plat is to create two lots out of portions of three previously platted lots.
PROPERTY IS ZONED A-5 ONE-FAMILY DISTRICT	SURVEYOR: PREMIER SURVEYING, LLC DAVID APPLE, RPLS 5700 W. PLANO PARKWAY, SUITE 1200 PLANO, TEXAS 75093 PHONE: 972-612-3601 FAX: 855-892-0468 OWNER: BAET-E GROUP - MALIK BALLOUT 1890 MAPLE AVE EVANSTON, IL 60201 PHONE: (224) 420-1277

CASE NO. FS-25-187

FINAL PLAT
LOTS 1R AND 2R, BLOCK 1
H. S. WESTBROOK ADDITION, A
RESUBDIVISION OF A PORTION OF
LOTS 1, 2 AND 3, BLOCK 1,
OF H. S. WESTBROOK ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
2 LOTS
PREPARED: JUNE, 2025

BEING A 0.292 ACRE TRACT OF LAND SITUATED IN THE ATKIN MCLEMORE SURVEY, ABSTRACT NO. 1056, TARRANT COUNTY, TEXAS