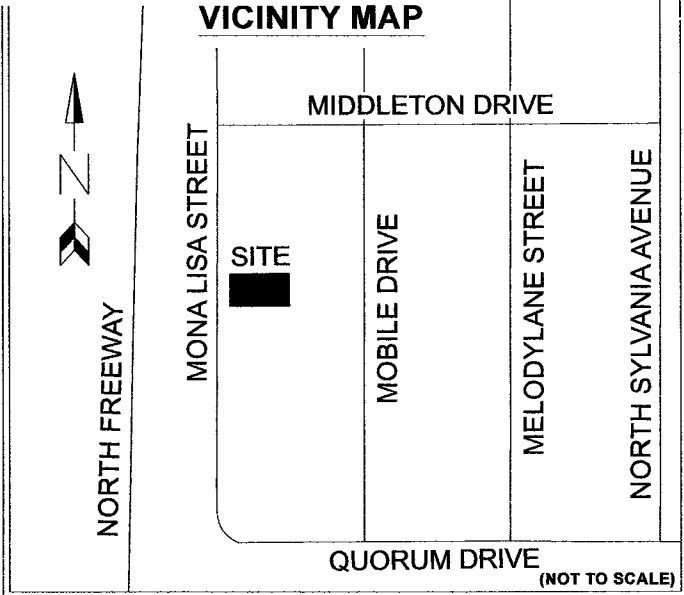




LEGEND	
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
SQ. FT.	SQUARE FEET
BL.	BUILDING LINE
ESMT.	EASEMENT
FKA	FORMERLY KNOWN AS

FS-25-205

D. ODUM SURVEY
ABSTRACT NO. 1184

HANUMANJI HOSPITALITY, INC.
INST. NO. D208408242
O.P.R.T.C.T.

MONA LISA STREET
60' R.O.W.

MOBILE DRIVE
(FKA MONTEREY STREET)
60' R.O.W.

CENTERLINE

CENTERLINE

- SURVEYOR'S NOTES**
- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM A PORTION OF TWO PLATTED LOTS.
 - THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0185L DATED 3/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS.
 - SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 - 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.
 - PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LAND USE TABLE:
GROSS ACREAGE: 0.183 ACRES
NET ACREAGE: 0.183 ACRES
R.O.W. DEDICATION: 0.000 ACRES
LOT USE TYPE: RESIDENTIAL

CASE NO. FS-25-205

DATE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Francisco Ramirez is the owner of a 7980 square foot tract of land situated in the D. Odum Survey, Abstract Number 1184, Tarrant County, Texas, same being a portion of Lots 11 and 12, Block 3, Melody Hills, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-R, Page 36, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Francisco Ramirez by General Warranty Deed recorded in Instrument Number D225081736, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a post found for corner lying in the East right-of-way line of Mona Lisa Street (a 60 foot right-of-way), at the Southwest corner of that tract of land conveyed to Vicki White Middleton by Warranty Deed recorded in Instrument Number D208143495, Official Public Records, Tarrant County, Texas,

THENCE North 89 degrees 10 minutes 51 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Southeast corner of said Middleton tract, the Southwest corner of Tract 8 conveyed to Christopher Griffin by General Warranty Deed recorded in Instrument Number D22263527, Official Public Records, Tarrant County, Texas, and the Northwest corner of that tract of land conveyed to Manuel Flores and Wife, Concepcion Flores in Warranty Deed recorded in Volume 9227, Page 1305, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 21 seconds East, a distance of 66.50 feet to a 1/2 inch iron rod yellow-capped iron rod stamped "BURNS SURVEYING" set for corner at the Southwest corner of said Flores tract, the Northwest corner of that tract of land conveyed to Javier Nova in Warranty Deed recorded in Instrument Number D206157405, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 10 minutes 51 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod yellow-capped iron rod stamped "BURNS SURVEYING" set for corner in the aforesaid East right-of-way line of Mona Lisa Street (a 60 foot right-of-way), at the Northwest corner of said Ozuna tract;

THENCE North 00 degrees 37 minutes 21 seconds West, along aforesaid East right-of-way line of Mona Lisa Street (a 60 foot right-of-way), a distance of 66.50 feet to the POINT OF BEGINNING and containing 7,980 square feet or 0.183 of an acre of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Francisco Ramirez, do hereby adopt this plat designating the herein-described property as LOT 11-R-1, BLOCK 3, MELODY HILLS, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

Witness my hand at Rockwall, Texas, This 2nd day of October, 2025.

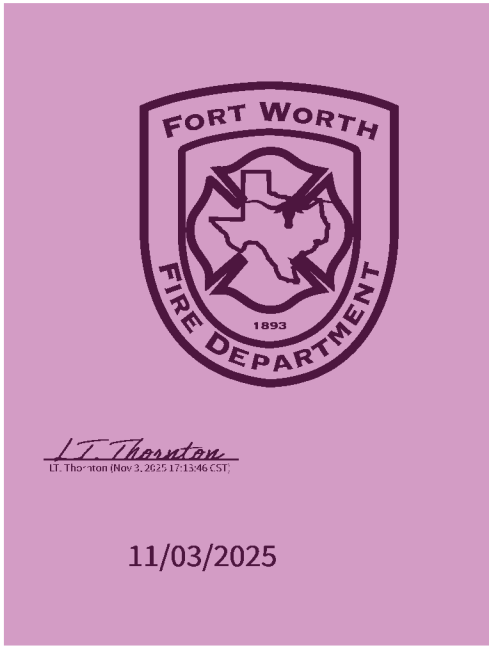
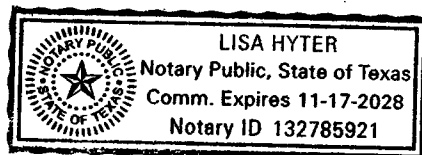
Francisco Ramirez
Name: Francisco Ramirez
Title: Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Francisco Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 2nd day of October, 2025.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires:



PROPERTY ADDRESS:
4828 MONA LISA STREET,
FORT WORTH, TX 76137
OWNER: FRANCISCO RAMIREZ
ADDRESS: 2513 NORTHWEST LORAIN STREET,
FORT WORTH, TEXAS 76106
PHONE: 817-770-7389
EMAIL: RAMIREZ.FRANCISCO3@GMAIL.COM

BURNS
SURVEYING & REALTY

PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE ROCKWALL, TEXAS 75032
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 -
WEBSITE - WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202504575
PREPARATION DATE: 07/24/2025 DRAWN BY: AE

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.

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, cable or other utility easement of any type.

Covenants or Restrictions Are Un-affected

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 I 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 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.

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.

Parkway Permits

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.

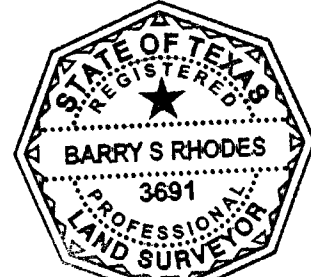
SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 1 day of October, 2025.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

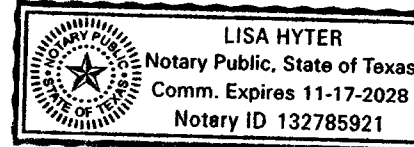


STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1 day of October, 2025.

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires:



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 : 11/05/2025

By: Barry S. Rhodes Chairman

By: Lisa Hyter Secretary

REPLAT
LOTS 11-R-1, BLOCK 3
MELODY HILLS

BEING A 0.183 ACRE REPLAT OF A PORTION OF LOTS 11 AND 12, BLOCK 3, OF MELODY HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
RECORDED IN PLAT BOOK 388-R, PAGE 36, P.R.T.C.T.