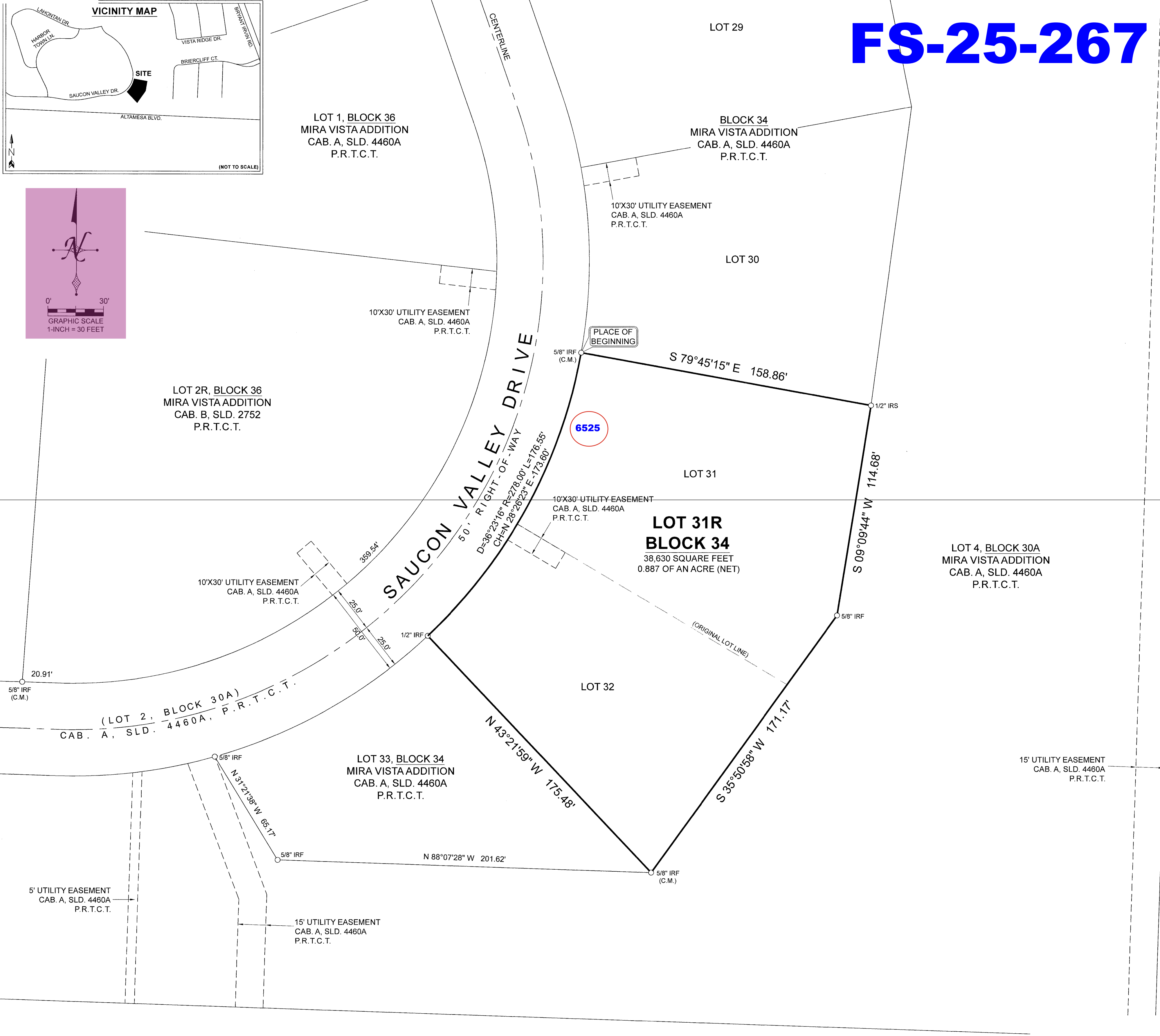
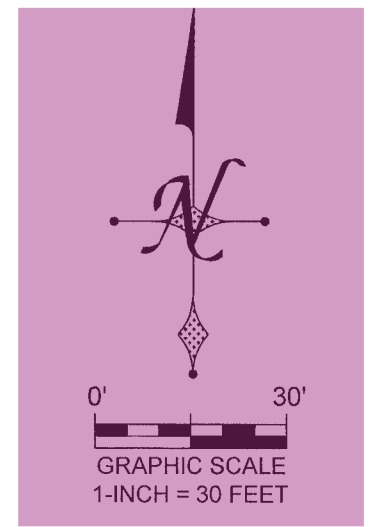
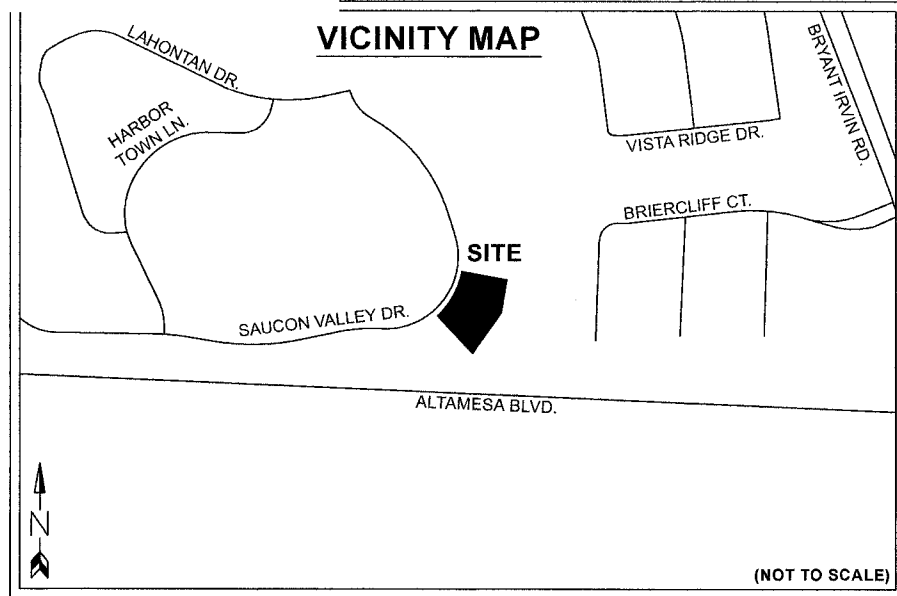




SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48438C0295K, DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM TWO (2) EXISTING PLATTED LOTS.

(FORMERLY DIRKS ROAD)
60' DEDICATED CAB. A, SLD. 4460A, P.R.T.C.T.
ALTAMESA BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY

FS-25-267

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS M7 Family Living Trust is the sole owner of Lots 31 and 32, Block 34, of Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to M7 Family Living Trust, recorded in Instrument No.D225046387, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the Southeast line of Saucon Valley Drive, a 50' right-of-way, also known as Lot 2, Block 30A, of said Mira Vista Addition, at the Southwest corner of Lot 30, of said Block 34, and being the Northwest corner of said Lot 31;

THENCE South 79 deg. 45 min. 15 sec. East, a distance of 158.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the West line of Lot 4, Block 30A, of said Mira Vista Addition, at the common Easterly corner of said Lots 30 and 31, Block 34;

THENCE South 09 deg. 09 min. 44 sec. West, along said West line, a distance of 114.68 feet to a 5/8 inch iron rod found for corner.

THENCE South 35 deg. 50 min. 58 sec. West, along said West line, a distance of 171.17 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 33, of said Block 34, and being the South corner of said Lot 32;

THENCE North 43 deg. 21 min. 59 sec. West, a distance of 175.48 feet to a 1/2 inch iron rod found in the said Southeast line of Saucon Valley Drive, at the common Northerly corner of said Lots 32 and 33, Block 34, and being at the beginning of a non-tangent curve to the left, having a central angle of 36 deg. 23 min. 16 sec., a radius of 278.00 feet, and a chord bearing and distance of North 28 deg. 26 min. 23 sec. East, 173.60';

THENCE Northeasterly, along said Southeast line and said curve to the left, an arc distance of 176.55 feet to the PLACE OF BEGINNING and containing 38,630 square feet or 0.887 of an acre of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That M7 Family Living Trust, does hereby adopt this plat designating the herein-described property as **LOT 31R, BLOCK 34, MIRA VISTA ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Fort Worth Texas, This 16 day of JANUARY 2026

Bill Mecke
Name: Bill Mecke (William C. "Bill" Mecke)
Title: Trustee

Sherri Mecke
Name: Sherri Mecke
Title: Trustee

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 Bill Mecke (William C. "Bill" Mecke), 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 Fort Worth Texas, This 16 day of JANUARY 2026

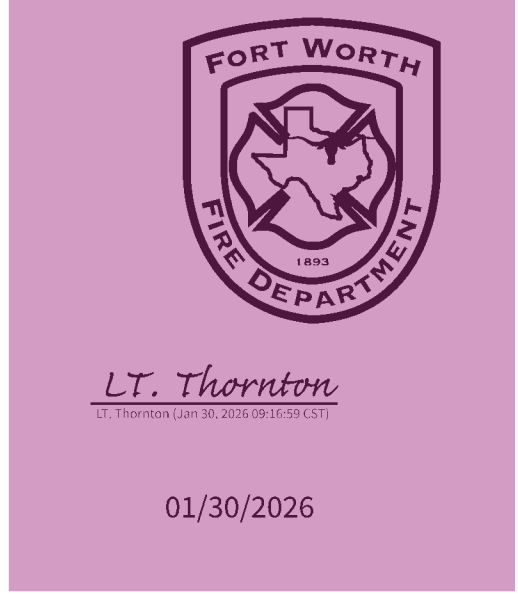
[Signature]
Notary Public in and for the State of Texas
My commission expires: 07-10-2021

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 Sherri Mecke, 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 Fort Worth Texas, This 16 day of JANUARY 2026

[Signature]
Notary Public in and for the State of Texas
My commission expires: 07-10-2021

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
31R	0.887	0.887	0	RESIDENTIAL



CASE NO. FS-25-267
THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____

PROPERTY ADDRESS: 6525 & 6529 SAUCON VALLEY DRIVE, FORT WORTH, TEXAS 76132
OWNER: M7 FAMILY TRUST
ADDRESS: 6525 SAUCON VALLEY DRIVE, FORT WORTH, TEXAS 76132
PHONE: 817-732-2654

LEGEND	
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

BURNS
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 328-1090
JOB NO.: 202506665 PREPARATION DATE: 08/08/2025 DRAWN BY: TD

PLAT NOTES

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 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 of 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.

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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

SIDEWALK AND STREETLIGHT
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0295K, dated 09/25/2009, Zone X.

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.

PRIVATE MAINTENANCE
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 area, 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.

PARKWAY PERMIT
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.

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

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.

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 9th day of JANUARY 2026

[Signature]
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 9th day of JANUARY 2026

[Signature]
Notary Public in and for the State of Texas
My commission expires: _____

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

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: 01/30/2026

By: Caroline Granz Chairman

By: [Signature] Secretary

FINAL PLAT
MIRA VISTA ADDITION
LOT 31R, BLOCK 34
BEING A REPLAT OF LOTS 32 AND 33, BLOCK 34, MIRA VISTA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN CABINET A, SLIDE 4460A, P.R.T.C.T.