

FS-25-301

CONSTRUCTION PROHIBITED OVER EASEMENTS  
"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

COVENANTS OR RESTRICTIONS ARE UN-ALTERED  
"THIS REPLAY 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."

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."

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."

PRIVATE MAINTENANCE  
"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, BOTTED 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."

FLOOD PLAIN  
"NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48433C0285 L, MAP EFFECTIVE MARCH 21, 2019."

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 PARK IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH."

WATER/WASTEWATER 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 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."

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 THE RESPECTIVE SYSTEMS. THE OWNERS OF THE PROPERTY SHALL NOT OBSTRUCT THE UTILITY'S 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."

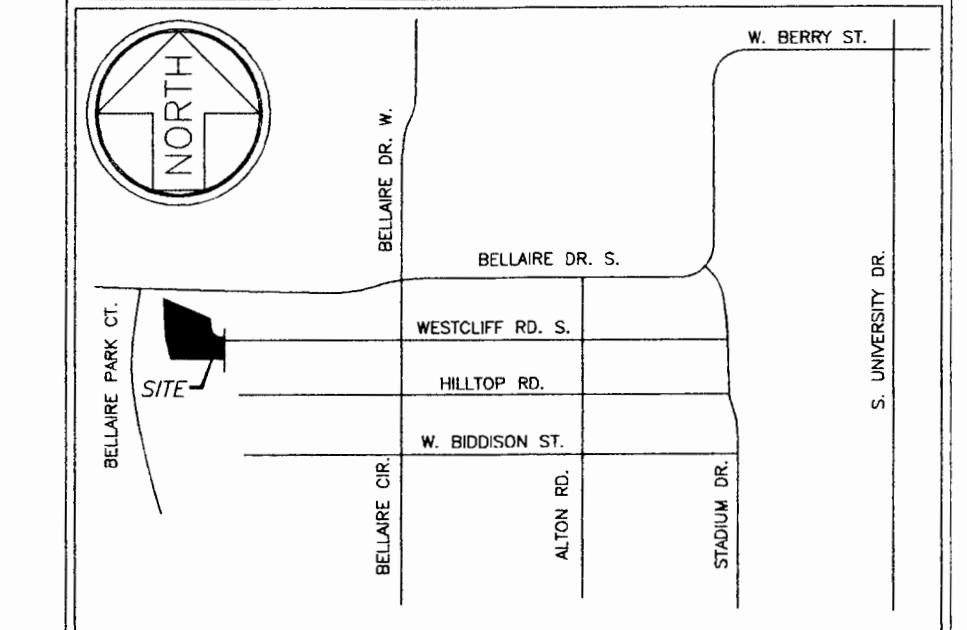
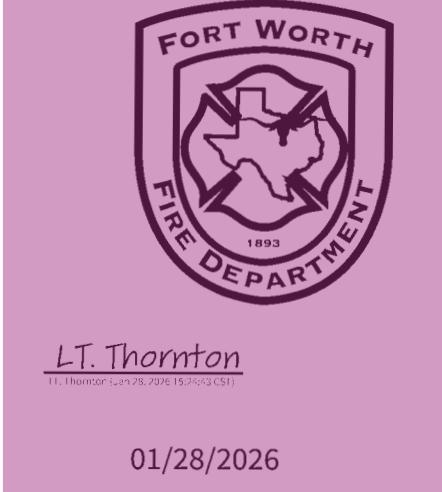
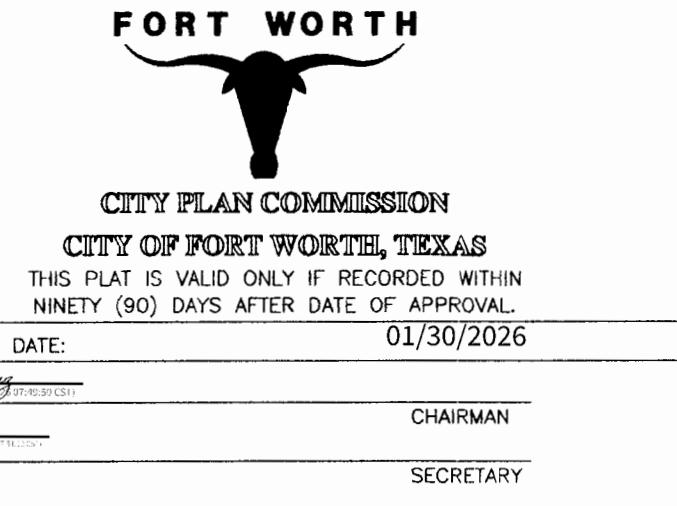
SITE DRAINAGE STUDY  
"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A GRADE PLAN. THE OWNER OF THE PROPERTY MUST KEEP THE DRAINAGE PLATE 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."

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."

FLOOD PLAIN/DRAINAGE MAINTENANCE  
"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVESED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR PROTECTION OF THE DRAINAGEWAYS. OWNERS OF PROPERTY OWNED OR KEPT ADJACENT TO DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION, WHICH CANNOT BE PREVENTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT."

FLOODPLAIN RESTRICTION  
"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE PRV'S REQUIRED  
"PRIVATE PRV'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I."



BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF WESTCLIFF ROAD SOUTH ACCORDING TO DEED RECORDED IN CLERK'S FILE NO. D223082188, O.P.R.T.C.  
IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.  
P.O. Box 6160 Fort Worth Texas 76115  
(817) 920-7600  
T.B.P.L.S. FIRM No. 10111800  
CLS JOB No. 23-0070  
G.F. No. NONE

\* N O T E \*  
ALL SUBJECT PROPERTY, BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, STEPHEN J. LLEWELLYN, INDIVIDUALLY AND AS TRUSTEE OF THE LLEWELLYN REVOCABLE MANAGEMENT TRUST DATED DECEMBER 20, 2023 and SHANNON S. LLEWELLYN are the sole owners of the following described property to-wit:

BEING a tract of land located in the B. B. B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 216, City of Fort Worth, Tarrant County, Texas, being a portion of Lots 3 and 4, Mount Vernon Place, an addition to the City of Fort Worth, Texas and all of Lot 5-R, Mount Vernon Place, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 1383, Page 48 of the Plat Records of Tarrant County, Texas and the plat recorded in Volume 6552, Page 171 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of said Lot 5-R, being the Northeast corner of that certain tract of land described in deed to David M. Shaw and Jennifer D. Shaw, recorded in Volume 6552, Page 171 of the Deed Records of Tarrant County, Texas and lying in the West right-of-way line of Westcliff Road South (a 25-foot wide right-of-way);

THENCE S 89° 53' 10" W, 207.93 feet along the common boundary line between said Lot 5-R and said Shaw Tract to a 1/2-inch iron rod found with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of said Lot 5-R, being the Southeast corner of Lot J-2-R, Block 1, McCarthy Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-103, Page 458 of the Plat Records of Tarrant County, Texas;

THENCE N 11° 30' 32" W, 92.00 feet along the common boundary line between said Lot 5-R and said Lot J-2-R to a 5/8-inch iron rod found at the Northwest corner of said Lot 5-R, being the Southwest corner of said Llewellyn Tract recorded in Clerk's File No. D22308030;

THENCE N 03° 12' 37" W, of 99.64 feet passing a 1/2-inch iron rod found and continuing in all a total distance of 148.72 feet along the West boundary line of said Llewellyn Tract with the East boundary line of said McCarthy Addition to a 1/2-inch iron rod found at the Southwest corner of Lot 3-R, Mount Vernon Place, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-9, Page 283 of the Plat Records of Tarrant County, Texas, from which a 1/2-inch iron rod found bears S 66° 33' 30" E, 0.35 feet;

THENCE S 66° 33' 30" E, 199.22 feet along the common boundary line between said Llewellyn Tract and said Lot 3-R to a 1/2-inch iron rod found at the Southeast corner of said Lot 3-R, lying in the West right-of-way line of said Westcliff Road South;

THENCE along the said West right-of-way line of Westcliff Road South as follows:

S 01° 08' 50" E, 29.82 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Left;

SOUTHEASTERLY, at 48.68 feet passing a 3/4-inch iron rod found at the Southeast corner of aforesaid Llewellyn Tract, being the most Northerly Northeast corner of aforesaid Lot 5-R and continuing in all a total distance of 54.18 feet along said Curve to the Left, having a radius of 45.00 feet, a central angle of 68° 59' 22" and a chord bearing S 35° 38' 32" E, 50.97 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

S 01° 00' 05" E, 2.72 feet to an "X" cut in concrete found;

S 89° 54' 05" E, 20.00 feet to an "X" cut in concrete found;

S 01° 00' 05" E, 85.00 feet to the PLACE OF BEGINNING, containing 0.894 acre to the threue (38,959 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT STEPHEN J. LLEWELLYN, INDIVIDUALLY AND AS TRUSTEE OF THE LLEWELLYN REVOCABLE MANAGEMENT TRUST DATED DECEMBER 20, 2023 and SHANNON S. LLEWELLYN, do hereby adopt this plat designating the hereinabove described real property as LOT 5-R-A, MOUNT VERNON PLACE, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this the 23 day of January, 2026.

*Stephen J. Llewellyn*  
STEPHEN J. LLEWELLYN, INDIVIDUALLY  
AND AS TRUSTEE OF THE LLEWELLYN REVOCABLE  
MANAGEMENT TRUST DATED DECEMBER 20, 2023

*Shannon S. Llewellyn*  
SHANNON S. LLEWELLYN

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned authority, on this day personally appeared STEPHEN J. LLEWELLYN, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23<sup>rd</sup> day of January, 2026.

*Amber Mondragon*  
AMBER MONDRAGON  
NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, the undersigned authority, on this day personally appeared SHANNON S. LLEWELLYN, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23<sup>rd</sup> day of January, 2026.

*Amber Mondragon*  
AMBER MONDRAGON  
NOTARY PUBLIC  
STATE OF TEXAS

THE REASON FOR THIS REPLAY IS TO  
COMBINE ALL OF THE OWNER'S  
PROPERTY INTO ONE LOT FOR  
FUTURE CONSTRUCTION

FINAL PLAT

### LOT 5-R-A MOUNT VERNON PLACE

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
BEING 0.894 ACRE OF LAND LOCATED IN THE

B. B. B. & C. RAILROAD COMPANY SURVEY, ABSTRACT No. 216  
A PORTION OF LOTS 3 AND 4, MOUNT VERNON PLACE, AN ADDITION TO

THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED  
IN VOLUME 1383, PAGE 48 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

AND ALL OF LOT 5-R, MOUNT VERNON PLACE, AN ADDITION TO  
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED  
IN CLERK'S FILE NO. D223222060 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

OWNER:  
STEPHEN J. LLEWELLYN  
8394 FULLERTON STREET  
LANTANA, TEXAS 76226  
(469) 920-7600  
e-mail: sliewe9393@aol.com

SURVEYOR:  
COOMBS LAND SURVEYING, INC.  
P.O. BOX 6160  
FORT WORTH, TEXAS 76115  
CONTACT: RON COOMBS, R.P.L.S.  
(817) 920-7600  
e-mail: ron.coombs@sbcbglobal.net

30 0 30 60 90

GRAPHIC SCALE - FEET  
SCALE: 1" = 30'

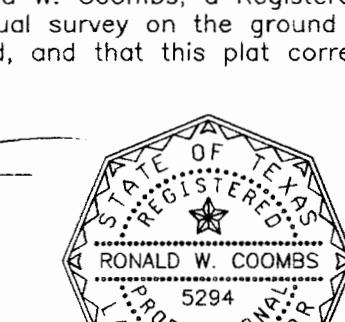
FS-25-301

JANUARY 21, 2026

* LINE TABLE *			
L1	S 01°00'05" E 2.72'		
L2	S 89°54'05" E 20.00'		

* CURVE TABLE *			
C1	45.00'	54.18'	68° 59'22"

CH.BEARING
S 35° 38'32" E



LAND USE TABLE			
LOT	ACREAGE	SQUARE FOOTAGE	USE
5-R-A	0.894	38,959	RESIDENTIAL

THIS PLAT RECORDED IN INSTRUMENT # DATE 1 LOT 0.894 ACRE