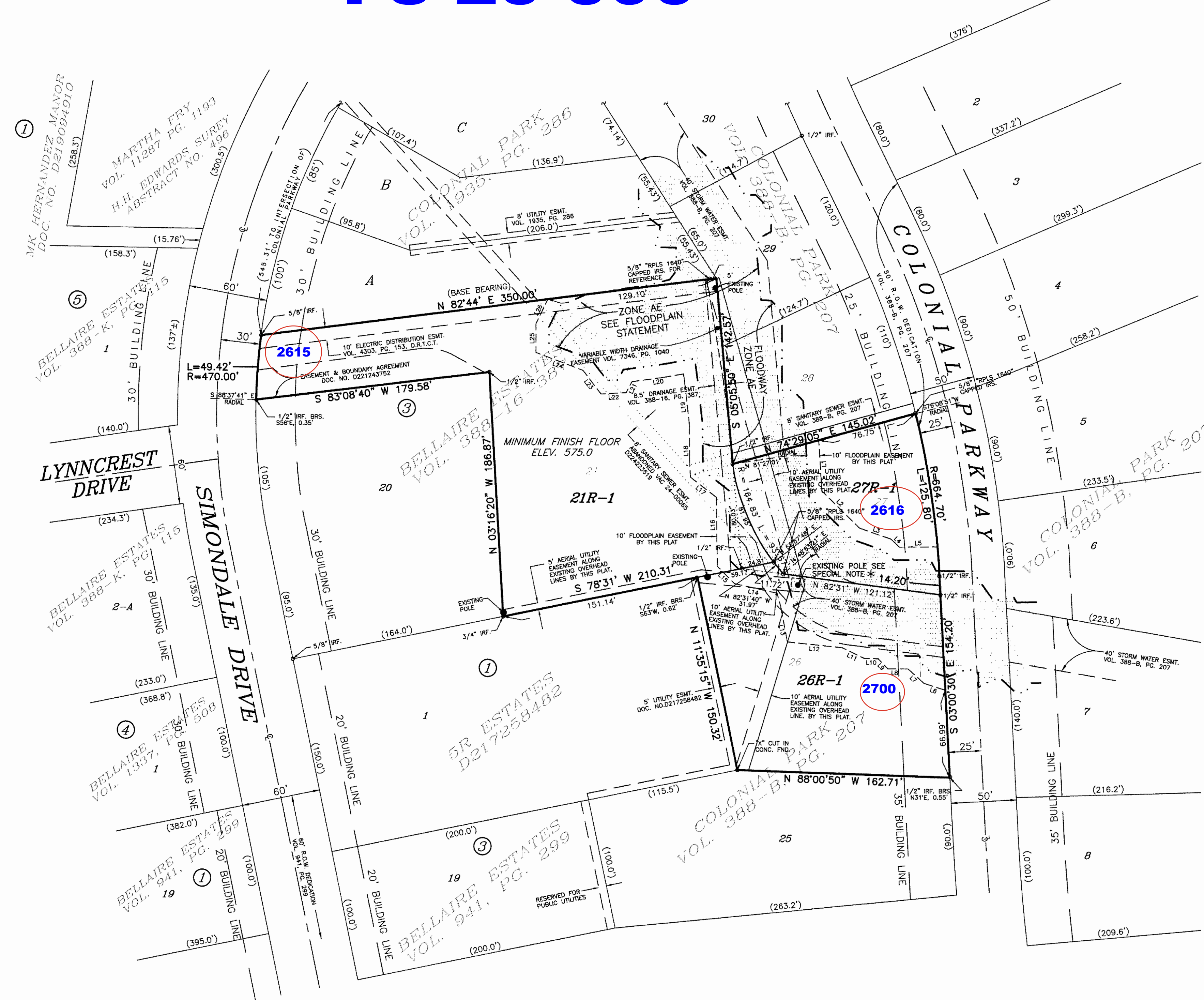
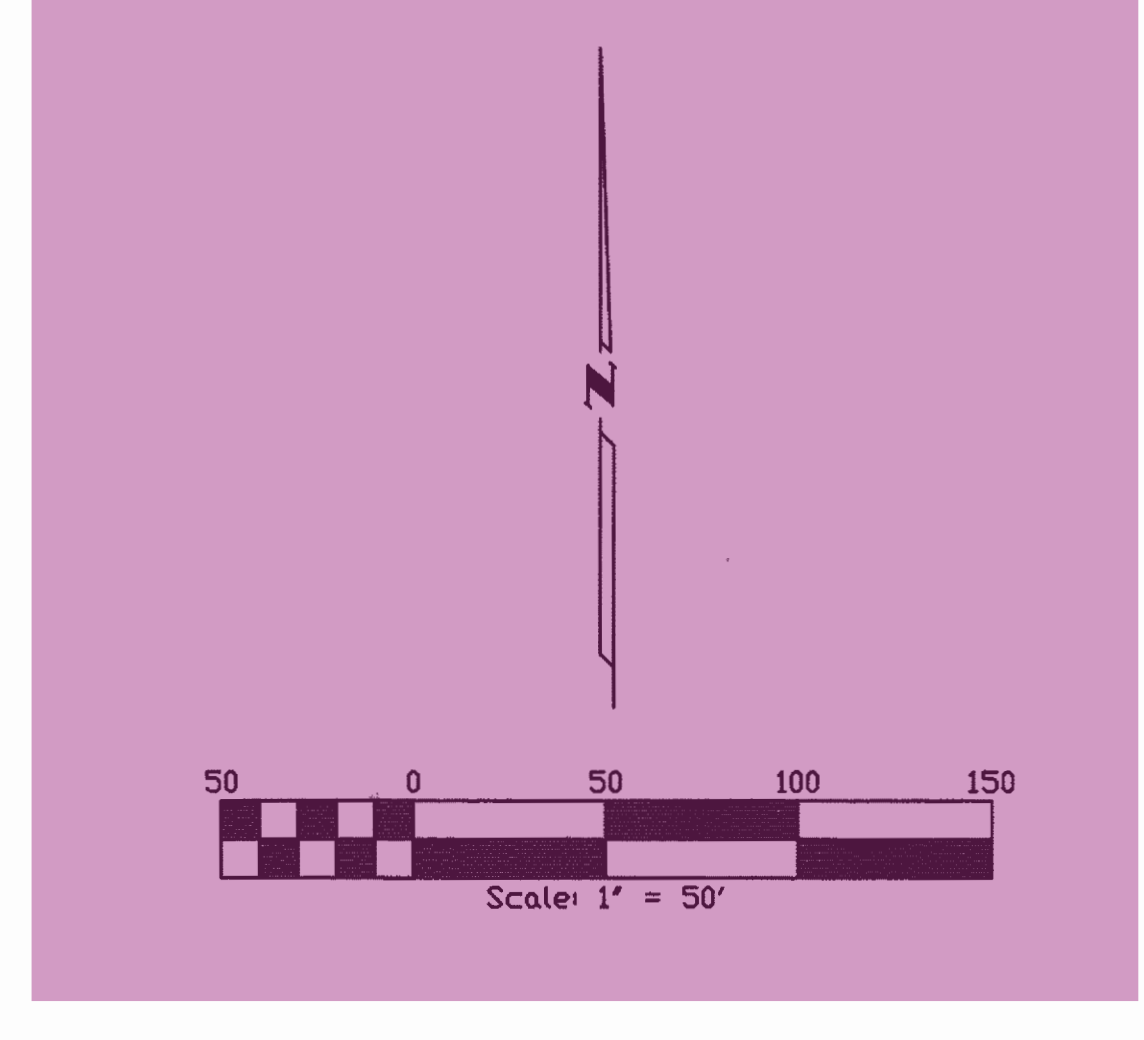
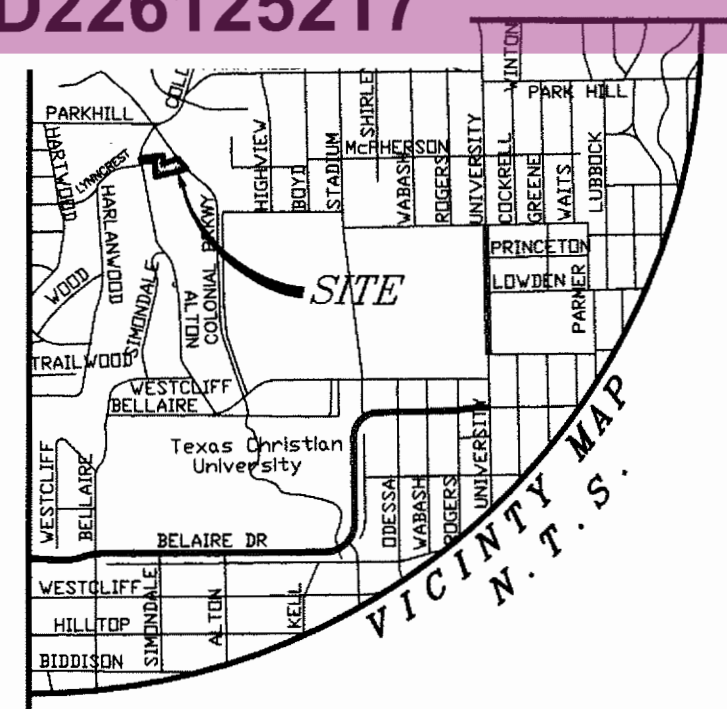


FS-25-306



LOT AREAS

1.1858 ACRES/50,786 SF.	LOT 21R-1
0.5920 ACRES/25,786 SF.	LOT 26R-1
0.3562 ACRES/15,516 SF.	LOT 27R-1
2.1141 ACRES/92,087 SF.	TOTAL

FLOODPLAIN EASEMENT TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 33°29'04"	189.97
L2	S 45°33'09"	40.30
L3	S 79°30'25"	25.40
L4	S 46°33'09"	8.79
L5	N 89°42'34"	19.24
L6	N 72°01'54"	17.13
L7	N 47°53'30"	16.40
L8	N 89°48'47"	15.57
L9	N 45°03'36"	10.92
L10	N 89°32'30"	10.37
L11	N 44°06'07"	18.89
L12	N 84°08'17"	22.20
L13	N 10°02'23"	38.16
L14	N 77°30'30"	23.26
L15	N 45°01'01"	18.78
L16	N 00°49'30"	12.40
L17	N 51°49'23"	24.93
L18	N 01°09'00"	40.14
L19	N 00°38'38"	19.00
L20	S 81°21'25"	49.78
L21	S 27°31'14"	6.47
L22	S 90°49'16"	19.24
L23	N 37°13'30"	22.73
L24	N 69°14'34"	28.89
L25	N 00°13'38"	21.81
L26	N 25°44'29"	21.08

SPECIAL NOTE *
10'X10' ONCOR ELECTRIC UTILITY EASEMENT (BY THIS PLAT)

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 06/25/2026

By: *Caroline Cranz* Chairman
By: *James H. Kauffman* Secretary

OWNERS AT TIME OF PLATING
CLAY ALEXANDER CAMMACK
KATHLEEN ELISE CAMMACK
3132 WILD PALM DRIVE
FORT WORTH, TEXAS 76109
DEBORAH W. BANKS
2700 COLONIAL PARKWAY
FORT WORTH, TEXAS 76109
JAMES H. KAUFFMAN
DEBORAH KAUFFMAN
2616 COLONIAL PARKWAY
FORT WORTH, TEXAS 76109

PLAT OF
LOT 21R-1, BLOCK 3, BELLAIRE ESTATES AND
LOT 26R-1 AND LOT 27R-1, COLONIAL PARK

Additions in the City of Fort Worth,
Tarrant County, Texas,
being a revision of Lot 21, Block 3, Bellaire Estates, according to the plat recorded in Volume 388-19, Page 387, Tarrant County, Texas, and Lots 26 and 27, Colonial Park, according to the plat recorded in Volume 388-B Page 207, Tarrant County Plat Records.

FS-25-306

FORT WORTH
PLAT DEPARTMENT

L.T. Thornton

06/25/2026

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BELLAIRE ESTATES RECORDED IN VOLUME 388-19, PAGE 387, TARRANT COUNTY PLAT RECORDS.
 2. DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.

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.

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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

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."

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 this plat, and they shall have the right at all times to ingress and egress upon said easements for the purposes 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.

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, shall 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.

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.

Covenants or Restrictions are Un-altered

This Plat 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.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, 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.

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.

Floodplain Statement

The subject property by scaled location lies within Zone AE subject to the 100 year flood and Zone X (shaded) area determined to be within the area of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and within Zone X (unshaded) outside the 2% annual chance flood as depicted by Flood Insurance Rate Map No. 48435C0305 L, revised March 21, 2019.

Flood Plain/Drainage-Way: 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 traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways 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 drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Compiled from records and surveys made on the ground under my supervision.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225



Gerald A. Curtis
22 April 2026
Gerald A. Curtis, RPLS
Texas Registration No. 1640

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

THE STATE OF TEXAS

§
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT §

THAT, Clay Alexander Cammack and Kathleen Elise Camack, being the owners of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of LOT 21, BLOCK 3, BELLAIRE ESTATES, as shown on plat thereof recorded in Volume 388-16, Page 387, of the Tarrant County Plat Records;

AND,

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all that certain tract of land described in deed from James K. Kauffman and Deborah Kauffman to Clay Alexander Cammack and Kathleen Elise Cammack, recorded as Clerk's File No. D226012074, more completely described as follows:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being a portion of LOT 27, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 207, of the Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly southwest corner of said Lot 27 and the southeast corner of Lot 21, Block 3, Bellaire Estates, as shown on plat thereof recorded in Volume 388-19, Page 387, of said Deed Records, at an angle point in the northerly line of Lot 26 of said Colonial Park;

THENCE North 5 degrees, 05 minutes, 50 seconds West with the common line between Lots 27 and 21, 80.03 feet to an "RPLS 1640" capped 5/8" iron rod set for the common corner between said Lot 27 and Lot 28 in said Colonial Park, said point being the northmost point of the herein described parcel and the beginning point of a curve whose center bears North 81 degrees, 27 minutes, 01 second East, 164.83 feet;

THENCE southerly along the west wall of concrete drainage channel defined by said curve, a distance of 81.95 feet to an "RPLS 1640" capped 5/8" iron rod set in the common line between said Lot 27 and said Lot 21;

THENCE South 78 degrees, 31 minutes West with the common line between said Lots 26 and 27, 24.81 feet to the PLACE OF BEGINNING, and containing 712 square feet (0.0163 Acre).

DO HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as their plan for revising same, to be known as LOT 21R-1, BLOCK 3, BELLAIRE ESTATES ADDITION, and do hereby dedicate to the use of the public the easements noted "...by this plat..."



L.T. Thornum
06/25/2026

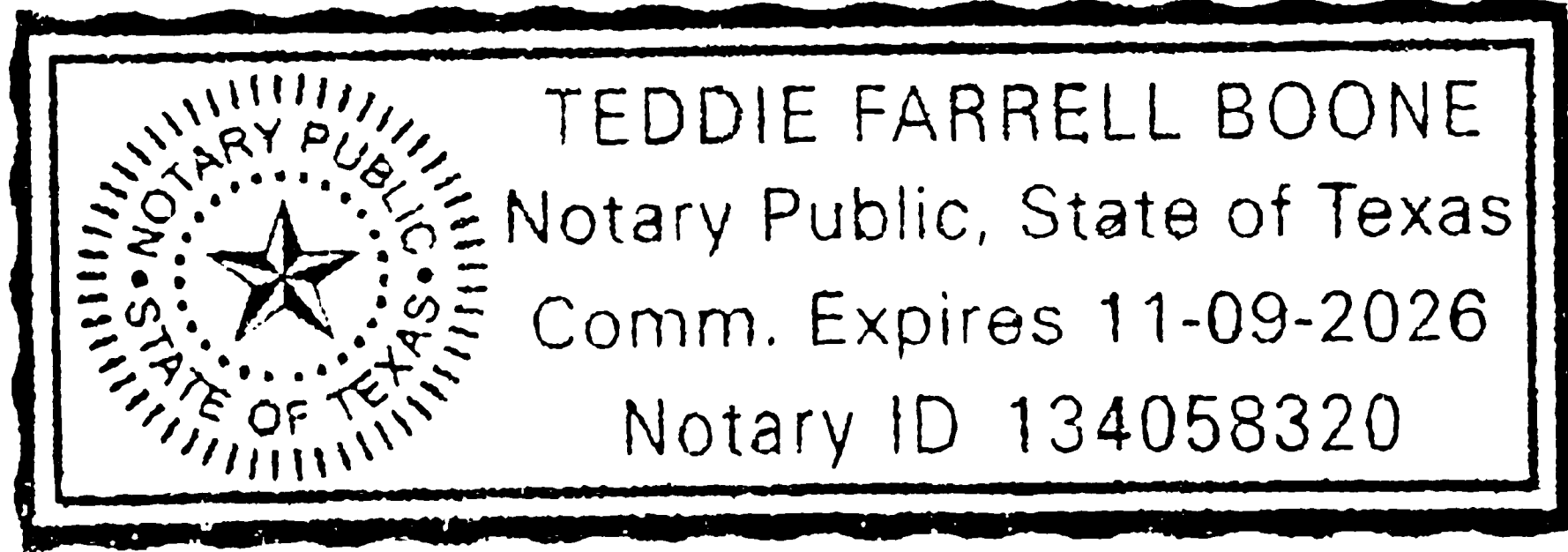
Clay Alexander Cammack

Kathleen Elise Cammack

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument acknowledged before me on May 16, 2026, by
Clay Alexander Cammack and Kathleen Elise Cammack



Teddie Boone

Notary Public, State of Texas

My commission expires 11-9-2026



L.T. Thompson
06/25/2026

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF TARRANT §

THAT, James H. Kauffman and Deborah Kauffman, being the owners of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of LOT 27, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 207, of the Tarrant County Plat Records, SAVE AND EXCEPT THE FOLLOWING PARCELS described in deeds from James H. and Deborah Kauffman to Clay Alexander Cammack and Kathleen Elise Cammack recorded as Clerk's File No. D226012074, and to Deborah W. Banks recorded as Clerk's File No. D226034241, each more completely described as follows:

(Kauffman to Cammack)

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being a portion of LOT 27, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 207, of the Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly southwest corner of said Lot 27 and the southeast corner of Lot 21, Block 3, Bellaire Estates, as shown on plat thereof recorded in Volume 388-19, Page 387, of said Deed Records, at an angle point in the northerly line of Lot 26 of said Colonial Park;

THENCE North 5 degrees, 05 minutes, 50 seconds West with the common line between Lots 27 and 21, 80.03 feet to an RPLS 1640" capped 5/8" iron rod set for the common corner between said Lot 27 and Lot 28 in said Colonial Park, said point being the northmost point of the herein described parcel and the beginning point of a curve whose center bears North 81 degrees, 27 minutes, 01 second East, 164.83 feet;

THENCE southerly along the west wall of concrete drainage channel defined by said curve, a distance of 81.95 feet to an "RPLS 1640" capped 5/8" iron rod set in the common line between said Lot 27 and said Lot 21;

THENCE South 78 degrees, 31 minutes West with the common line between said Lots 26 and 27, 24.81 feet to the PLACE OF BEGINNING, and containing 712 square feet (0.0163 Acre).

AND, (Kauffman to Banks)

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being a portion of LOT 27, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 207, of the Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly southwest corner of said Lot 27 and the southeast corner of Lot 21, Block 3, Bellaire Estates, as shown on plat thereof recorded in Volume 388-19, Page 387, of said Deed Records, at an angle point in the northerly line of Lot 26 of said Colonial Park;

THENCE North 78 degrees, 31 minutes East with a common line between said Lots 27 and 26, 24.81 feet to an "RPLS 1640" capped 5/8" iron rod set for the beginning of a curve whose center bears North 52 degrees, 57 minutes 48 seconds East, 164.83 feet;

THENCE southerly with said curve, and along the west wall of a concrete drainage channel, a distance of 11.72 feet to an "RPLS 1640" set in a common line between said Lots 27 and 26;



L.T. Thoreson
06/25/2026

4 OF 6

THENCE North 82 degrees, 31 minutes, 40 seconds West with said common line between said Lots 27 and 26, 31.97 feet to the PLACE OF BEGINNING, and containing 128 square feet (0.0029 acre).

DO HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as their plan for revising same, to be known as LOT 27R-1, COLONIAL PARK, and do hereby dedicate to the use of the public the easements noted "...by this plat..."

James H. Kauffman
James H. Kauffman

Deborah Kauffman
Deborah Kauffman

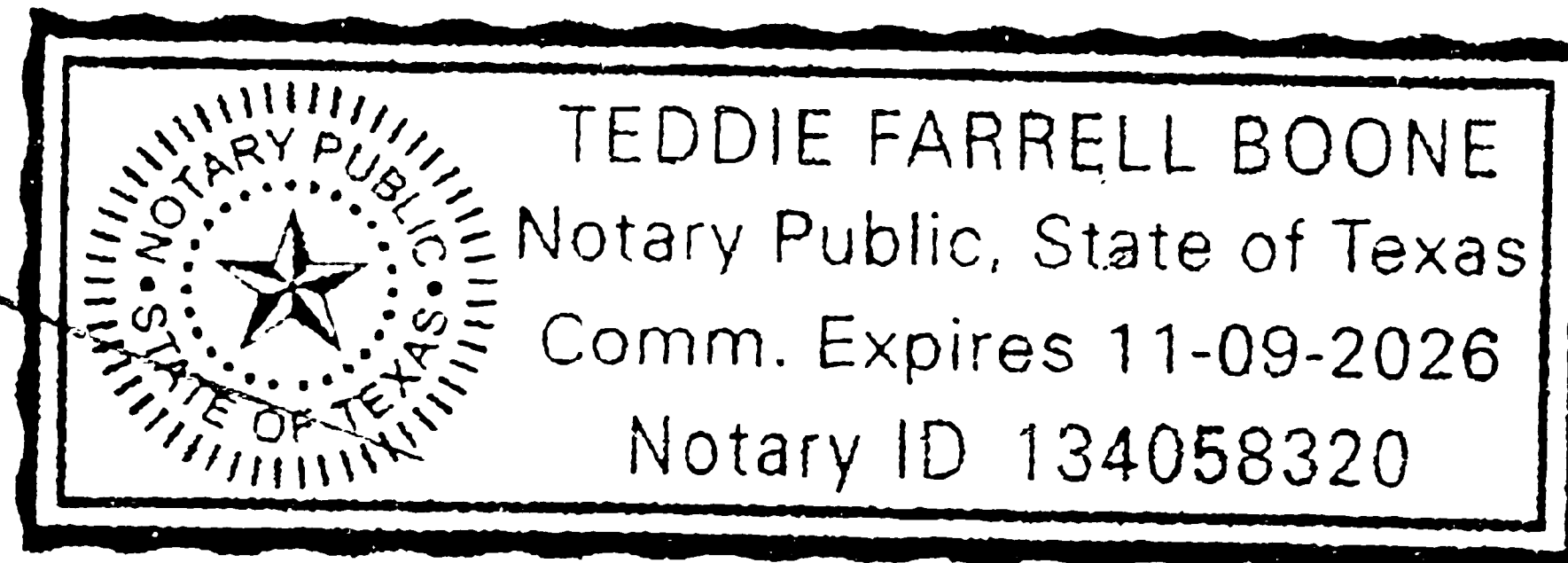
THE STATE OF TEXAS §

COUNTY OF ~~BELL~~ Tarrant §

This instrument acknowledged before me on May 15th, 2026,
2026, by:
James H. Kauffman and Deborah Kauffman

Teddie Farrell Boone

Notary Public, State of Texas



11-9-2026
My commission expires



L.T. Thornton

06/25/2026

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

THAT, Deborah W. Banks, being the owner of the following described property, to wit:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of LOT 26, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 20, of the Tarrant County, Plat Records.

AND,

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being all of that certain parcel described in deed from James H. and Deborah Kauffman to Deborah W. Banks recorded as Clerk's File No. D226034241, and said parcel being more completely described as follows:

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being a portion of LOT 27, COLONIAL PARK, as shown on plat thereof recorded in Volume 388-B, Page 207, of the Tarrant County Plat Records, and said portion being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly southwest corner of said Lot 27 and the southeast corner of Lot 21, Block 3, Bellaire Estates, as shown on plat thereof recorded in Volume 388-19, Page 387, of said Deed Records, at an angle point in the northerly line of Lot 26 of said Colonial Park;

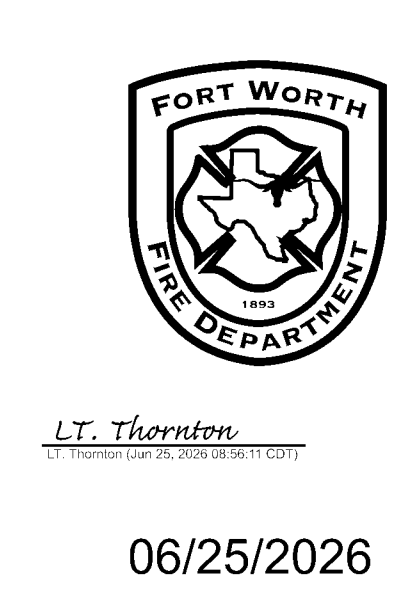
THENCE North 78 degrees, 31 minutes East with a common line between said Lots 27 and 26, 24.81 feet to an "RPLS 1640" capped 5/8" iron rod set for the beginning of a curve whose center bears North 52 degrees, 57 minutes 48 seconds East, 164.83 feet;

THENCE southerly with said curve, and along the west wall of a concrete drainage channel, a distance of 11.72 feet to an "RPLS 1640" set in a common line between said Lots 27 and 26;

THENCE North 82 degrees, 31 minutes, 40 seconds West with said common line between said Lots 27 and 26, 31.97 feet to the PLACE OF BEGINNING, and containing 128 square feet (0.0029 acre).

DOES HEREBY ADOPT THE PLAT ACCOMPANYING HERewith as her plan for revising same, to be known as LOT 26R-1, COLONIAL PARK, and does hereby dedicate to the use of the public the easements noted "...by this plat..."

Deborah W. Banks
Deborah W. Banks

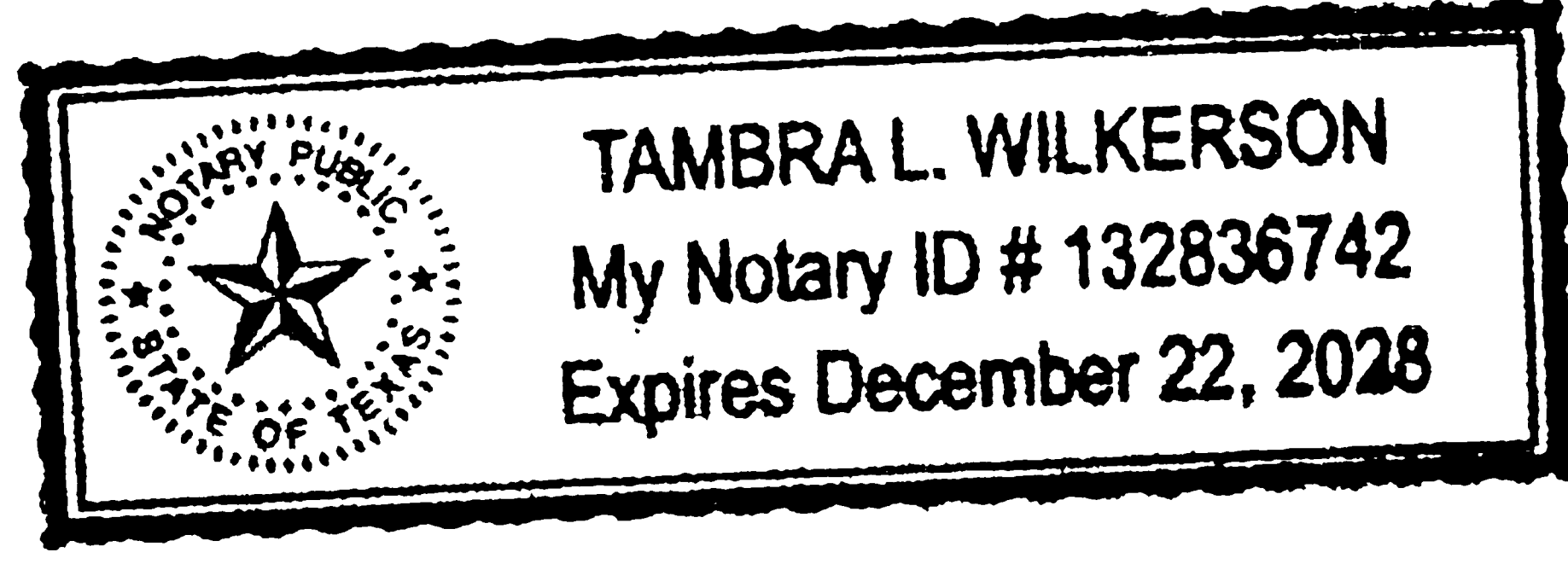


THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument acknowledged before me on May 5, 2026,
by- Deborah W. Banks

Tambra L. Wilkerson

Notary Public, State of Texas
My commission expires



6 OF 6