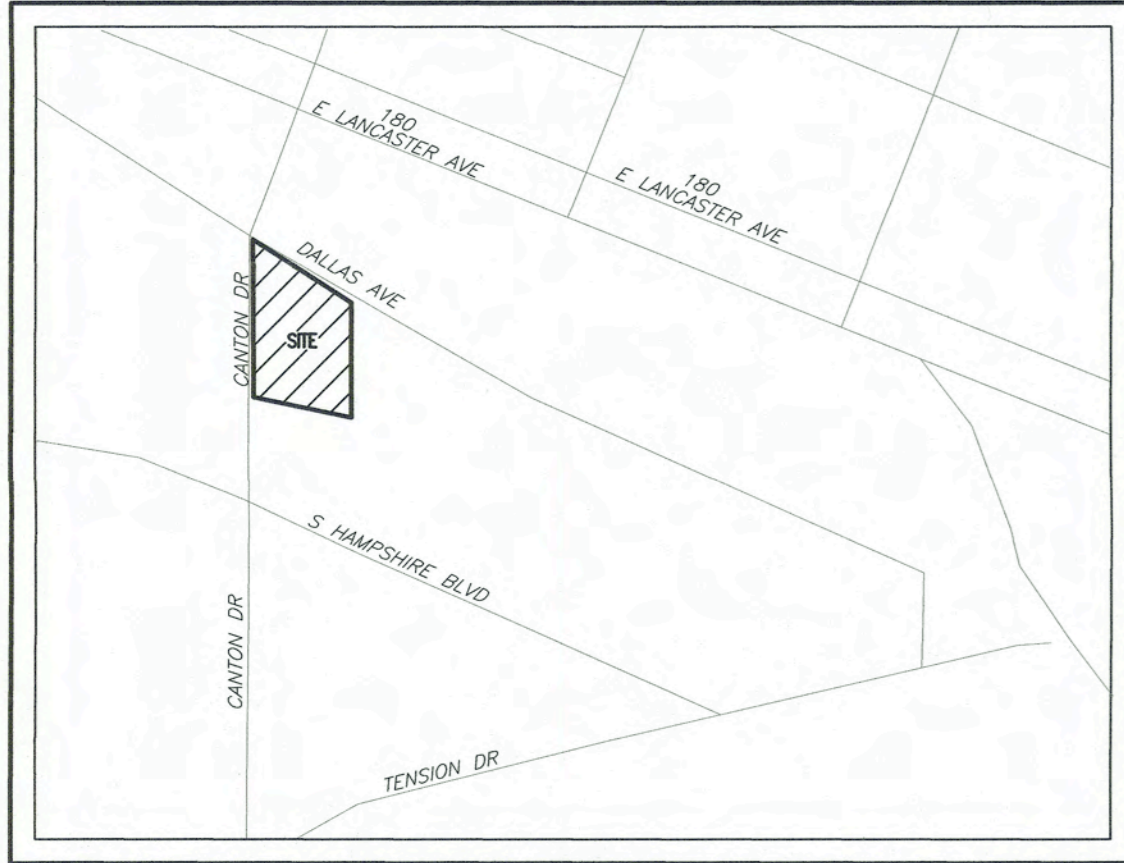
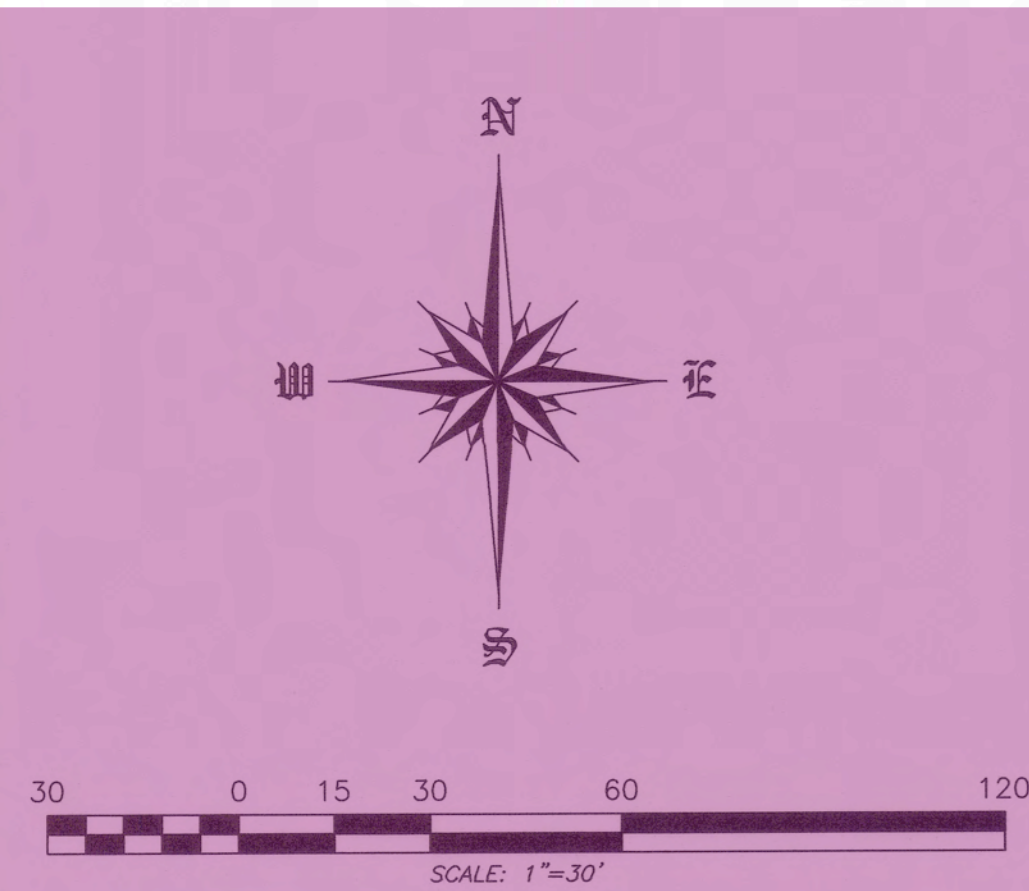


FS-26-046



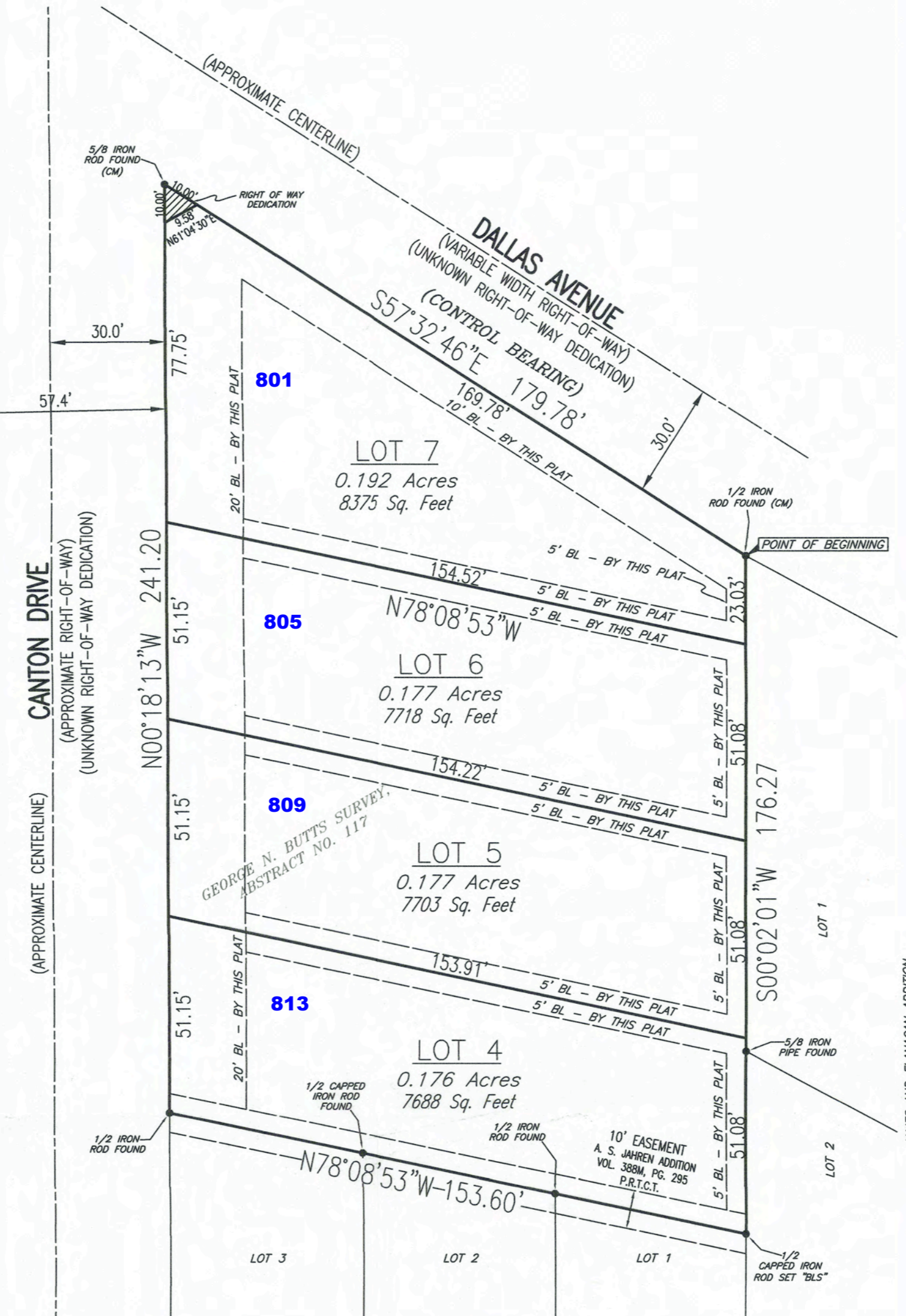
LOCATION MAP
(NOT TO SCALE)



PLAT NOTES:

- 1. WATER/WASTEWATER IMPACT FEES**
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER & WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATE DATE OF THIS PLAT APPLICATION. BASED UPON SCHEDULE 1 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 COLLECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 2. 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, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- 3. 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 APPROVED 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 OF THE COLLECTED IS DETERMINED UNDER SECTION 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- 4. 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 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.
- 5. 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 ENGINEERED PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATIONS RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- 6. PRIVATE COMMON AREAS AND FACILITIES**
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/ EXERCISE/ BUILDINGS AND FACILITIES.
THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
- 7. BUILDING PERMITS**
NO BUILDING PERMIT 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.
- 8. 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.
- 9. SIDEWALKS AND STREETLIGHTS**
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
- 10. PARKWAY IMPROVEMENTS**
SUCH AS A CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

- 11. BUILDING CONSTRUCTION DISTANCE**
LIMITATION TO AN OIL OR GAS WELL BORE PURSUANT TO THE CITY OF FORT WORTH CITY CODE. NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF ANY OIL OR GAS WELL SHALL BE RECONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
- 12. PUBLIC OPEN SPACE EASEMENT**
NO STRUCTURE, OBJECT, OR PLANT OF ANYTYPE MAY OBSTRUCT VISION FROM THE HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENTS SHOWN ON THIS PLAT. EXCEEDS 80 P.S.I.
- 13. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE**
EXCEEDS 80 P.S.I.
- 14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" UNSHADED,**
AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE APE. MAP NO. 48439C0285 L, MAP REVISED MARCH 21, 2019.
- 15. CORNER MONUMENTATION:**
UPON COMPLETION OF THIS PLAT, 1/2 INCH IRON RODS WITH CAPS STAMPED "BLS" SHALL BE SET AT ALL LOT CORNERS.
- 16. BEARINGS AND COORDINATES ARE GRID BASED ON THE**
"TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202" AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0001389443695.
- 17. STREET/ALLEY INTERSECTION CORNER CLIP**
A TRIANGULAR RIGHT-OF-WAY DEDICATION (CORNER CLIP) MEASURING TEN FEET BY TEN FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED ON CORNER LOTS AT THE INTERSECTION OF TWO STREETS OR INTERSECTION OF A STREET AND AN ALLEY. CH. 31-106(C)(9)
- 18. ZONING & LAND USE**
ONE-FAMILY (A-5) DISTRICT
*SEE CHAPTER 6, DEVELOPMENT STANDARDS, § 6.101(D), YARDS FOR FRONT YARD SETBACK REQUIREMENTS.
**MAY BE SUBJECT TO PROJECTED FRONT YARD (§ 6.101(F)).
LOT AREA 5,000 SQUARE FEET MINIMUM SEE CHAPTER 6, DEVELOPMENT STANDARDS, § 6.501 LOT AREA NOT SERVED BY SANITARY SEWER AND CHAPTER 7, NONCONFORMITIES, § 7.106 NONCONFORMING LOT OF RECORD
LOT COVERAGE 50% MAXIMUM
HEIGHT 35 FEET MAXIMUM (SEE CHAPTER 6, DEVELOPMENT STANDARDS, § 6.100, HEIGHT)



OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FORT WORTH
WHEREAS, MS VENTURES, LLC, ARE THE OWNERS OF LOT A, IN A. S. JAHREN ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AS RECORDED IN VOLUME 388-M, PAGE 295 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; ALSO BEING THE SAME PROPERTY DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED TO MS VENTURES, LLC RECORDED IN INSTRUMENT NO. D22123309 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT A, AND BEING IN THE SOUTH RIGHT-OF-WAY OF DALLAS AVENUE;
THENCE SOUTH 00 DEGREES 02 MINUTES 01 SECONDS WEST, PASSING A 5/8 INCH IRON PIPE FOUND, CONTINUING A DISTANCE OF 178.27 FEET TO 1/2 INCH IRON ROD STAMPED "BLS" AND BEING SOUTHWEST CORNER OF SAID LOT A;
THENCE NORTH 78 DEGREES 08 MINUTES 53 SECONDS WEST, A DISTANCE OF 153.60 FEET, TO A 1/2 INCH IRON ROD FOUND, AND BEING THE SOUTHWEST CORNER OF SAID LOT A AND LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF CANTON DRIVE;
THENCE NORTH 00 DEGREES 18 MINUTES 13 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY OF CANTON DRIVE, A DISTANCE OF 241.20 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 57 DEGREES 32 MINUTES 46 SECONDS EAST, WITH SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, AND THE NORTH LINE OF SAID LOT A, A DISTANCE OF 178.78 FEET TO THE POINT OF BEGINNING CONTAINING 0.723 ACRES MORE OR LESS.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
THAT, MS VENTURES, LLC, ACTING BY THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 4 THRU 7, A. S. JAHREN ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN HEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN HEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF PROPERTY IN SAID ADDITION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.
WITNESS MY HAND THIS 7 DAY OF MAY 2026.
GRANTOR:
MS VENTURES, LLC
BY: Charles Mansour
ITS: OWNER
STATE OF TEXAS
COUNTY OF TARRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MAY 2026.
BY Charles Mansour, HEAD OF OPERATIONS, MS VENTURES, LLC, A LIMITED LIABILITY COMPANY.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: SOELLE KARAM
MY COMMISSION EXPIRES: 01/28/2028

SURVEYOR'S CERTIFICATE
THAT I, RICKY L. GENTRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
Ricky L. Gentry
RICKY L. GENTRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5519
DATED: 4/30/2026

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RESIDENTIAL	4	0.176	7,688
RESIDENTIAL	5	0.177	7,703
RESIDENTIAL	6	0.177	7,718
RESIDENTIAL	7	0.192	8,375
TOTAL	4	0.723	31,484

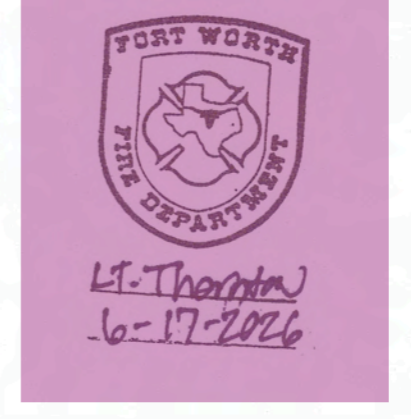
FINAL PLAT
LOTS 4 THRU 7,
A. S. JAHREN ADDITION, FIRST FILING
BEING A REPLAT OF
ALL OF LOT A,
A. S. JAHREN ADDITION, FIRST FILING
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 388-M, PAGE 295 P.R.T.C.T.
GEORGE N. BUTTS SURVEY, ABSTRACT NO. 117,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
D228117812
PLAT
Pages: 2
Fees: \$68.00
Margaret N. Nelson
MARY LOUISE NICHOLSON
COUNTY CLERK

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 APPROVED DATE: 6/17/2026
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

SURVEYOR
BARROW LAND SURVEYING, INC.
3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
(817) 961-0082
CONTACT: RICKY L. GENTRY, R.P.L.S.

OWNER / DEVELOPER
MS VENTURES, LLC
440 LOUISIANA STREET, SUIT 1100
HOUSTON, TEXAS 77002
PHONE: (713) 410-0830
CONTACT: CHARLES MANSOUR



THE PURPOSE OF THIS REPLAT IS CREATE LOTS 4, 5, 6, 7 FROM LOT A

NOTE:
COVENANTS OR RESTRICTIONS ARE UN-ALTERED.
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD"
LOT COVERAGE 50% MAXIMUM. NOR DOES IT AMEND
OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS

CASE NUMBER: FS-26-046

THIS PLAT WAS RECORDED IN DOCUMENT No. _____ DATE: _____

SURVEY DATE: 01/14/26
SCALE: 1" = 30'
DRAWN BY: TWB
BLS JOB # 577809
JOB # ASJ-4-7
FIRM REGISTRATION NO. 10183700

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
FCP = FENCE CORNER POST
RF = IRON ROD FOUND
RS = IRON ROD SET
IR = IRON ROD
TCPR = TARRANT COUNTY CLERK
PRCT = PLAT RECORDS
TARRANT COUNTY, TEXAS

BARROW
LAND SURVEYING
Platting / Planning / Residential / Commercial
3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086