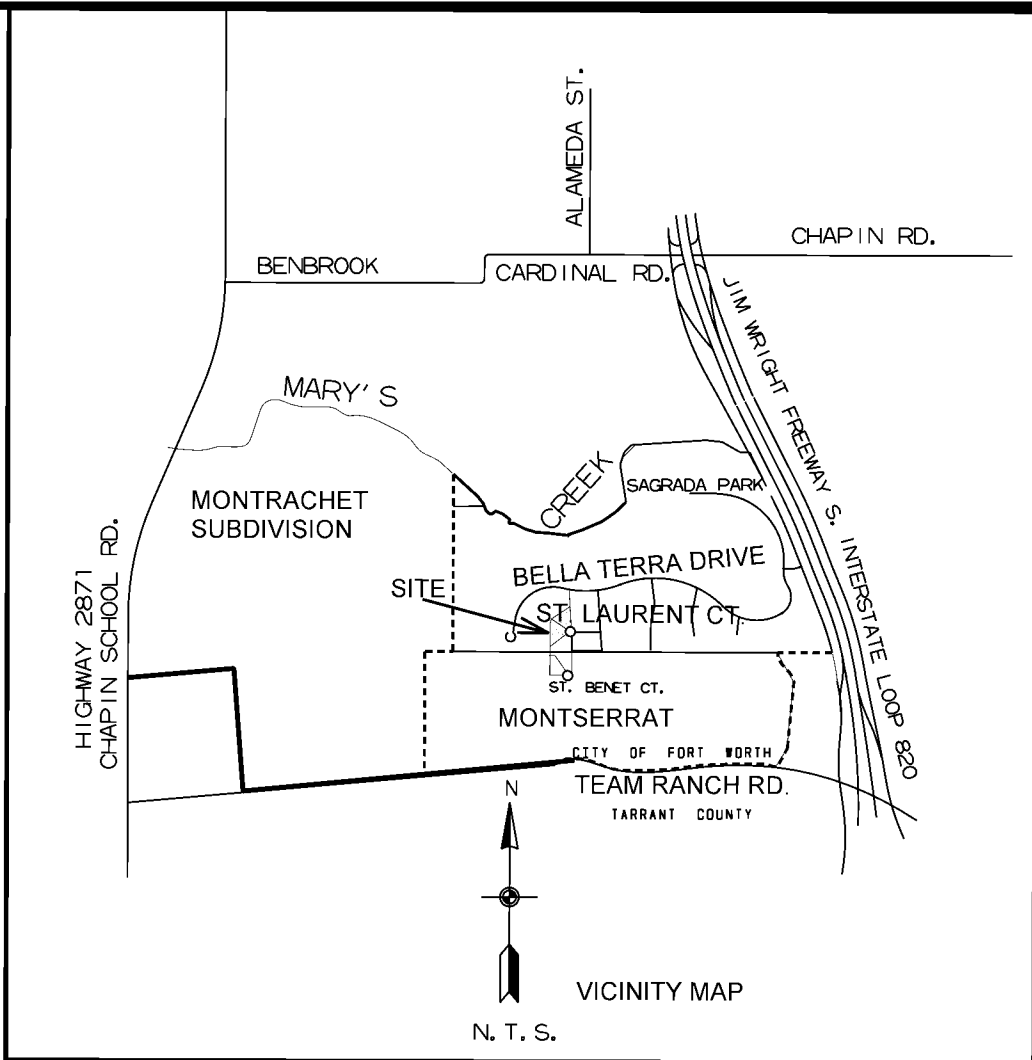




BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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.

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".

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 1 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 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 WITH THE NECESSITY AT ANY TIME OF PRODURING 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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.

MAINTENANCE: FLOOD -PLAIN / DRAINAGE WAY

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 THESE 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.

CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN April, 2026 AND THAT ALL CORNERS ARE AS SHOWN.

EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: 06/25/26



OWNERS'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, SYED NAYYAR SHAH AND WIFE SHEHLA SHAH ARE THE OWNERS OF LOT A3-R, BLOCK 2, MONTSERRAT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER D219258286, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AS CONVEYED TO SYED NAYYAR SHAH AND WIFE SHEHLA SHAH BY DEED RECORDED IN INSTRUMENT NO. D221074582, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT "X" CUT FOUND FOR THE THOUTEAST CORNER OF SAID LOT A3-R, AND THE NORTH CORNER OF LOT A2-R, BLOCK 2, OF SAID MONTSERRAT ADDITION, IN THE WESTERLY RIGHT OF WAY LINE OF ST. LAURENT COURT (50' R.O.W., LOT 1, BLOCK 100, PRIVATE STREET AS RECORDED IN CABINET A, SLIDE 9237, (P.R.T.C.T.);

THENCE SOUTH 57 DEGREES 59 MINUTES 51 SECONDS WEST, 256.70 FEET WITH THE COMMON LINE OF SAID LOT A2-R AND A3-R, TO 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT A3-R AND THE NORTHWEST CORNER OF SAID A2-R;

THENCE NORTH 00 DEGREES 11 MINUTES 53 SECONDS EAST, 258.70 FEET WITH THE WEST LINE OF SAID LOT A3-R, AND THE EAST LINE TO LOTS A-9, A-8, AND A-7, OF BLOCK 2, MONTSERRAT ADDITION AS RECORDED IN CABINET A, SLIDE 9612, OF SAID PLAT RECORDS TO 1/2 INCH IRON ROD FOUND FOR A COMMON CORNER OF LOTS A-7, A-6, AND A3-R;

THENCE NORTH 32 DEGREES 46 MINUTES 18 SECONDS EAST, 69.11 FEET TO A FENCE POST FOR THE COMMON CORNER OF LOT A-6, A-5, OF SAID BLOCK 2, AND SAID LOT A3-R;

THENCE NORTH 73 DEGREES 32 MINUTES 35 SECONDS EAST, 260.56 FEET WITH THE NORTH LINE OF SAID LOT A3-R, AND THE SOUTH LINE OF LOTA-5, AND A-4, OF SAID BLOCK 2, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT A3-R, IN THE WEST LINE OF LOT 19, BLOCK 2, MONTSERRAT ADDITION AS RECORDED IN CABINET A, SLIDE 9237, OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 24 MINUTES 03 SECONDS EAST, 187.65 FEET WITH THE COMMON LINE OF SAID LOT A3-R AND SAID LOT 19, AND LOT 20, OF SAID BLOCK 2, TO "X" CUT FOUND FOR THE SOUTHEAST MOST NORTHERLY CORNER OF SAID LOT3-A-R AND THE SOUTHWEST CORNER OF SAID LOT 20, IN THE NORTH RIGHT OF WAY LINE OF SAID ST. LAURENT COURT AND THE BEGINNING OF CURVE TO THE LEFT;

THENCE 137.91 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 158 DEGREES 02 MINUTES 00 SECONDS WITH A RADIUS OF 50.00 FEET, A TANGENT LENGTH OF 257.62 FEET AND A CHORD WHICH BEARS SOUTH 47 DEGREES 00 MINUTES 46 SECONDS WEST, 98.17 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 69,697 SQUARE FEET OR 1.600 ACRE OF LAND, MORE OR LESS.

OWNERS'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT SYED NAYYAR SHAH AND WIFE SHEHLA SHAH ARE THE OWNERS OF HEREIN DESCRIBED LOT AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS LOT A3-R-1, & A3-R-2, BLOCK 2, MONTSERRAT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Executed this 25th day of JUNE, 2026.

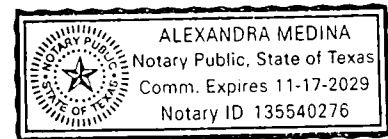
BY: Syed Nayyar Shah
Shehla Shah

STATE OF TEXAS
COUNTY OF TARRANT

Before me, Alexandra Medina, a Notary Public in and for the State of Texas, on this day personally appeared Syed Nayyar Shah 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 the purpose and consideration therein expressed.

Given under my hand and seal of office this 25th day of June, 2026.

Alexandra Medina
Notary Public in and for the State
My Commission Expires 11-17-2029

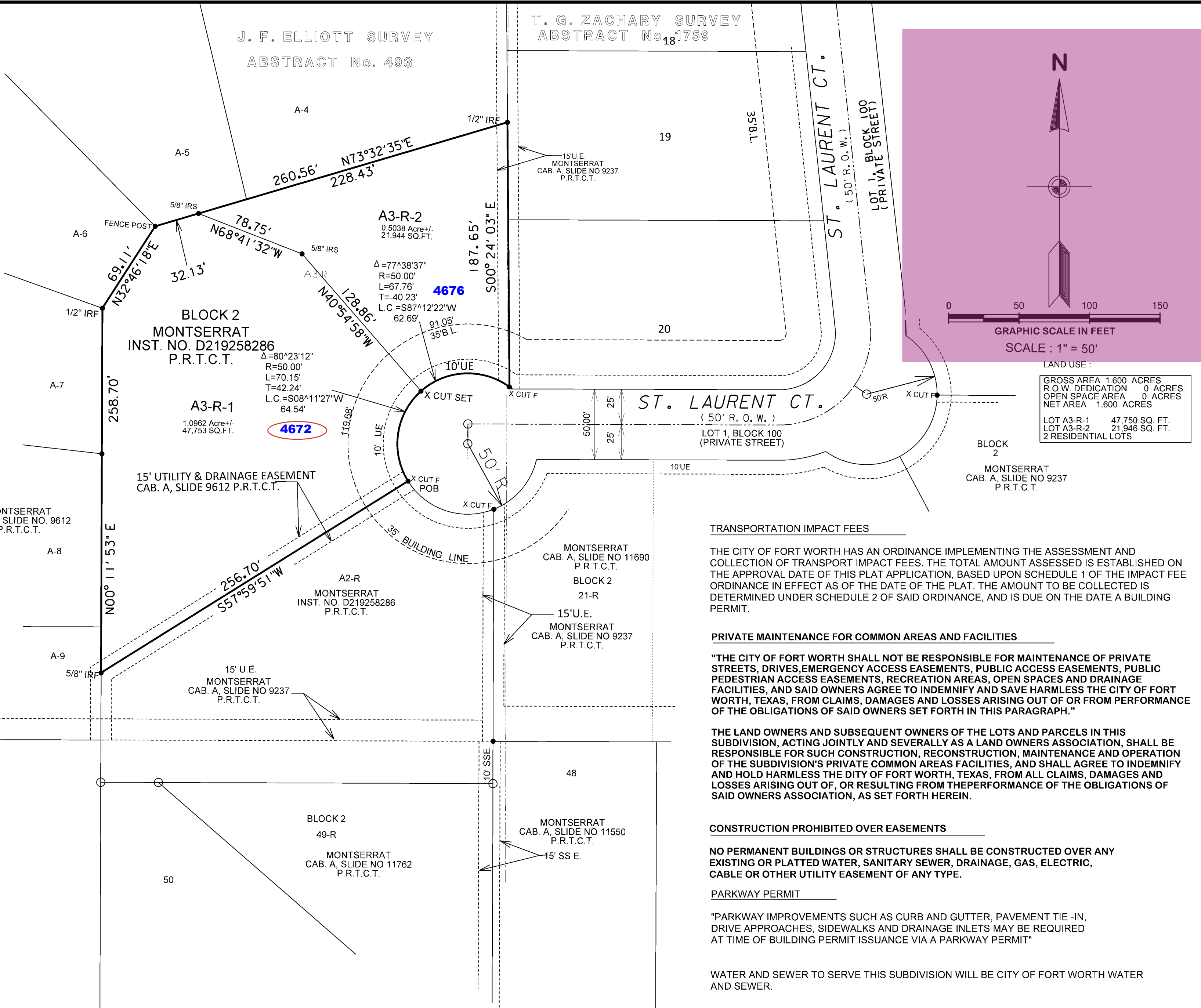
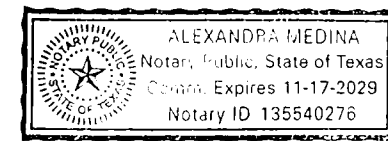


STATE OF TEXAS
COUNTY OF TARRANT

Before me, Alexandra Medina, a Notary Public in and for the State of Texas, on this day personally appeared Shehla Shah 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 the purpose and consideration therein expressed.

Given under my hand and seal of office this 25th day of June, 2026.

Alexandra Medina
Notary Public in and for the State
My Commission Expires 11-17-2029



TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT 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.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

"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."

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 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.

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.

PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT"

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to lie in Zone Zone X (0.2 percent annual chance flood hazard) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0280K, effective on 09/25/ 2009.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after the date of approval.
Plat Approval Date: 07/17/2026
BY: Caroline Cranz
Stephen Murray
CHAIRMAN
SECRETARY

OWNER/DEVELOPER

Syed Shah and Shehla Shah
4672 Saint Laurent Court
Fort Worth, TX 76126
shahhcnt@gmail.com

SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

FINAL PLAT

LOT A3-R-1, AND LOT A3-R-2, BLOCK 2
MONTSERRAT ADDITION

BEING A REPLAT OF LOT A3-R, BLOCK 2
MONTSERRAT ADDITION
TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUMENT NO. D219258286
PLAT RECORDS, TARRANT COUNTY, TEXAS

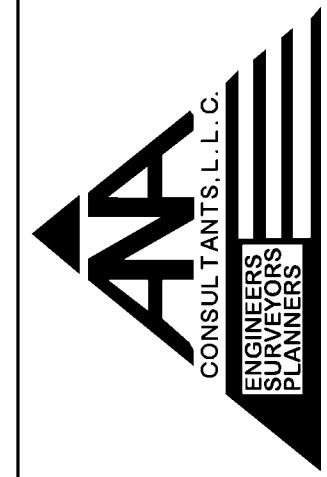
PREPARED MARCH 2026

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
260150	APA	EKK	03-25-2026

SHEET 1 OF 1

FINAL PLAT FOR
LOT A3-R,
MONTSERRAT ADDITION

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955



FS-26-087