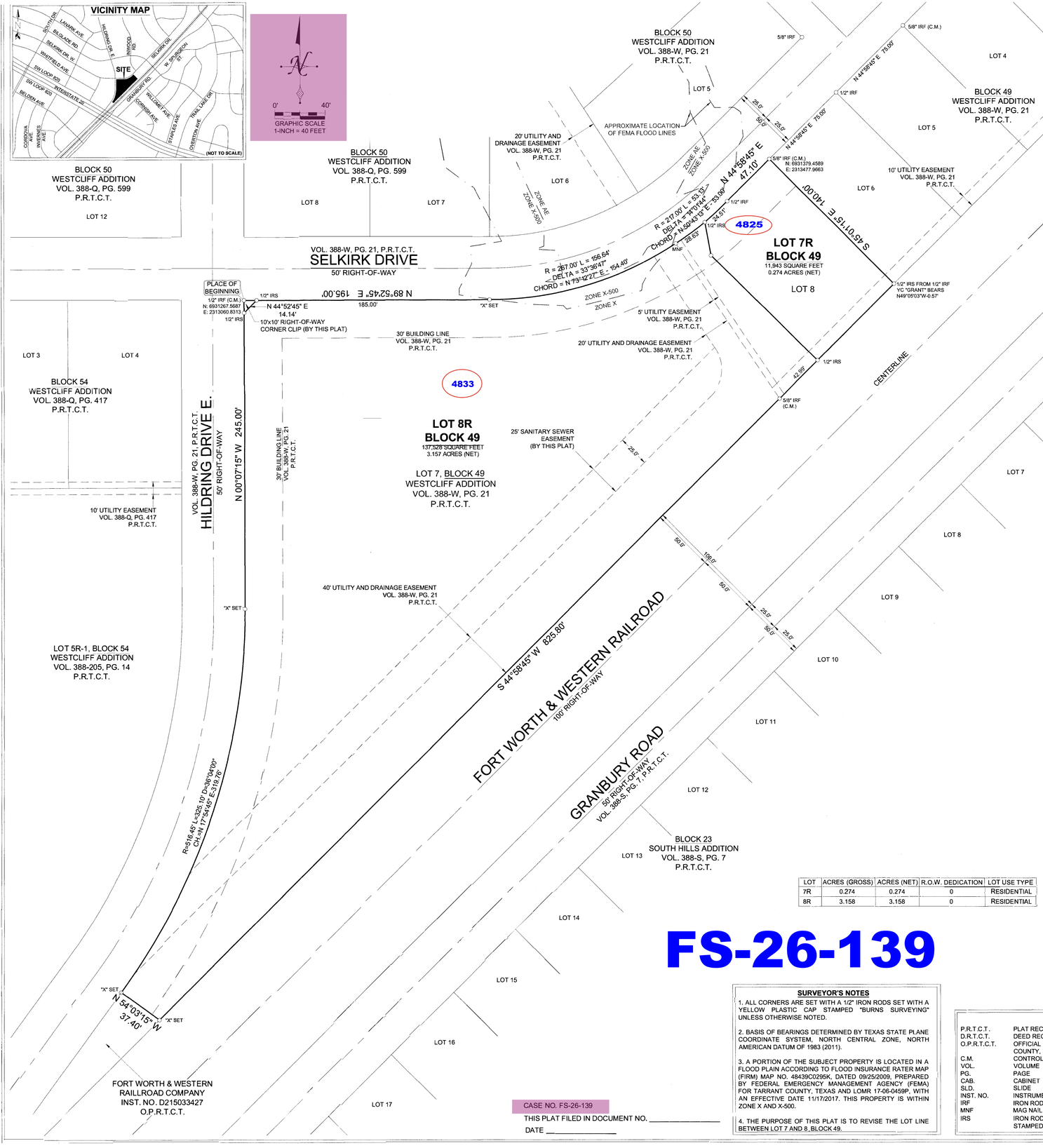


LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
7R	0.274	0.274	0	RESIDENTIAL
8R	3.158	3.158	0	RESIDENTIAL

FS-26-139

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. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0295K, DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS AND LOMR 17-06-0459P, WITH AN EFFECTIVE DATE 11/17/2017. THIS PROPERTY IS WITHIN ZONE X AND X-500.

4. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINE BETWEEN LOT 7 AND 8 ,BLOCK 49.

CASE NO. FS-26-139

THIS PLAT FILED IN DOCUMENT NO. _____

DATE _____

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
MNF	MAG NAIL FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Hubert Godby, Timothy Johnson, and James Hardy, Trustees of Southcliff Baptist Church of Fort Worth, Inc., are the sole owners of Lots 7 and 8, Block 49, of Westcliff Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-W, Page 21, Plat Records, Tarrant County, Texas, and being the same tracts of land described in deeds to Scott Baird, A.R. Bell, Bill Ramage, Gordon Swift, and Albert White, Trustees of Southcliff Baptist Church of Fort Worth, Inc. recorded in Instrument No. D206260110, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the intersection of the South line of Selkirk Drive, a 50 foot right-of-way, with the East line of Hildering Drive, a 50 foot right-of-way, at the Northwest corner of said Lot 8, Block 49;

THENCE North 89 deg. 52 min. 45 sec. East, along said South line of Selkirk Drive, a distance of 195.00 feet to an "X" set for corner at the beginning of a curve to the left, having a central angle of 33 deg. 36 min. 47 sec., a radius of 267.00 feet and a chord bearing and distance of North 73 deg. 12 min. 27 sec. East, 154.40 feet;

THENCE Northeasterly, along said curve to the left and said South line of Selkirk Drive, an arc distance of 156.64 feet to a Mag nail found at the common Northerly corner of said Lots 7 and 8, Block 49, and being at the beginning of a curve to the left, having a central angle of 14 deg. 01 min. 44 sec., a radius of 217.00 feet, and a chord bearing and distance of North 50 deg. 43 min. 13 sec. East, 53.00 feet;

THENCE Northeasterly, along said curve to the left and said South line of Selkirk Drive, an arc distance of 53.13 feet to a 1/2 inch iron rod found for corner in the Southeast line of said Selkirk Drive;

THENCE North 44 deg. 58 min. 45 sec. East, along said Southeast line of Selkirk Drive, a distance of 47.10 feet to a 5/8 inch iron rod found at the West corner of Lot 6, of said Block 49, same being the North corner of said Lot 8, Block 49;

THENCE South 45 deg. 01 min. 15 sec. East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set from which bears a 1/2 inch iron rod with a yellow plastic cap stamped "GRANT" found, North 49 deg. 05 min. 03 sec. West, 0.57 feet, in the Northwest line of Fort Worth & Western Railroad, a 100 foot railroad right-of-way, at the common Southerly corner of said Lots 6 and 7, Block 49;

THENCE South 44 deg. 58 min. 45 sec. West, along said Northwest liner of Fort Worth & Western Railroad, a distance of 825.80 feet to an "X" set at the South corner of said Lot 8. Block 49;

THENCE North 54 deg. 03 min. 15 sec. West, a distance of 37.40 feet to an "X" set in the Southeast line of said Hildering Drive, at the Southwest corner of said Lot 8, Block 49, and being at the beginning non-tangent curve to the left, having a central angle of 36 deg. 04 min. 00 sec., a radius of 516.45 feet, and a chord bearing and distance of North 17 deg. 54 min. 45 sec. East, 319.76 feet;

THENCE Northeasterly, along said Southeast line and said curve to the left, an arc distance of 325.10 feet to an "X" set for corner in the East line of said Hildeing Drive;

THENCE North 00 deg. 07 min. 15 sec. West, along said East line of Hildering Drive, a distance of 245.00 feet to the PLACE OF BEGINNING and containing 149,521 square feet or 3.433 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Hubert Godby, Timothy Johnson, and James Hardy, Trustees of Southcliff Baptist Church of Fort Worth, Inc., does hereby adopt this plat designating the herein-described property as **LOTS 7R & 8R, BLOCK 49, WESTCLIFF 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 7th day of October, 2026

Hubert Godby
Name: Hubert Godby
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 Hubert Godby, 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 7th day of October, 2026

Shawn Johnson Lynch
Notary Public in and for the State of Texas
My commission expires: 06-09-2029

SHAWN JOHNSON LYNCH
Notary Public, State of Texas
Comm. Expires 06-09-2029
Notary ID 132647000

Witness my hand at Fort Worth, Texas, This 7th day of October, 2026

Name: Timothy Johnson
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 Timothy Johnson 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 7th day of October, 2026

Shawn Johnson Lynch
Notary Public in and for the State of Texas
My commission expires: 06-09-2029

SHAWN JOHNSON LYNCH
Notary Public, State of Texas
Comm. Expires 06-09-2029
Notary ID 132647000

Witness my hand at Fort Worth, Texas, This 7th day of October, 2026

James Hardy
Name: James Hardy
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 James Hardy, 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 7th day of October, 2026

Shawn Johnson Lynch
Notary Public in and for the State of Texas
My commission expires: 06-09-2029

SHAWN JOHNSON LYNCH
Notary Public, State of Texas
Comm. Expires 06-09-2029
Notary ID 132647000

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 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 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.

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 the 2nd day of October, 2026

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
REGISTERED
BARRY S RHODES
3691
PROFESSIONAL
LAND SURVEYOR

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 2nd day of October, 2026

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires 1-17-2028

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: 11/13/2026

By: Caroline Cranz Chairman

By: Stephen Murray Secretary

FORT WORTH FIRE DEPARTMENT

Eng D Hood 11/13/2026
Eng D Hood 11/13/2026 (Nov 13, 2026 13:28:36 CST)

PROPERTY ADDRESS: 4825 SLKIRK DRIVE, FORT WORTH, TEXAS 76109
OWNER: SOUTHCLIFF BAPTIST CHURCH OF FORT WORTH INC.
ADDRESS: 4100 SW LOOP 820, FORT WORTH, TEXAS 76109
PHONE: 817-924-2241

BURNS SURVEYING

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) 326-1090

JOB NO.: 202601950-01 PREPARATION DATE: 05/12/2026 DRAWN BY: TD

FINAL PLAT
WESTCLIFF ADDITION
LOTS 7R & 8R, BLOCK 49

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 49,
WESTCLIFF ADDITION, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 388-W, PAGE 21, P.R.T.C.T.