State of Texas
County of Tarrant

Whereas Eliseo Nava, being the sole owner of that certain 0.137 acre tract of land out of the D. Odum Survey, Abstract No. 1184, Tarrant County, Texas; being a replat of the north half of Lot 15, Block 8, Melody Hills, according to the plat recorded in Volume 388-R, Page 36, Plat Records, Tarrant County, Texas (P.R.T.C.T.), also being all of that certain tract described in Clerk's File No. D226005230, Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set 1/2" capped iron rod stamped "TEXAS SURVEYING INC." in the east right-of-way of Melodylane Street (60 feet wide) at the westerly common corner of Lots 14 and 15 in said Block 8, in the west line of said Block 8, at the westerly common corner of a certain tract conveyed to Marquez in D221143707, R.P.R.T.C.T., and said Nava tract, for the northwest and beginning corner of this tract; WHENCE a found 1/2" capped iron rod bears N 18°09' E, 0.73 feet;

THENCE N 89°09'23" E, 119.00 feet, to a found 60D nail at the common corner of Lots 15, 14, 2 and 3 in said Block 8, at the common corner of said Marquez and Nava tracts, a certain tract conveyed to Ramirez & Valdez in D220055581, R.P.R.T.C.T., and a certain tract of land conveyed to Valdez in D217021004, R.P.R.T.C.T., for the northeast corner of this tract;

THENCE S 00°35'37" E, 50.00 feet, to a found 1/2" capped iron rod at the common line of Lots 15 and 2 in said Block 8, at the common corner of said Valdez and Nava tracts, a certain tract conveyed to Lopez in D220055582, R.P.R.T.C.T., and a certain tract of land conveyed to Kidwill in D214268158, R.P.R.T.C.T., for the southeast corner of this tract; WHENCE a found 1/2" iron pipe in the east line of said of Lot 2 and Block 8, and at the easterly common corner of said Valdez and Lopez tracts, bears N 89°09'23" E, 119.00 feet;

THENCE S 89°09'23" W, 119.00 feet, to a point in fence in the east right-of-way of said Melodylane Street, in the west line of said Lot 15 and said Block 8, at the westerly common corner of said Nava and Kidwill tracts, for the southwest corner of this tract; WHENCE a found 1/2" capped iron rod bears N 18°39' E, 0.28 feet;

THENCE N 00°35'37" W, 50.00 feet, to the POINT OF BEGINNING, and containing 0.137 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying & Engineering, Inc.
104 S. Walnut St, Weatherford, TX 76086
weatherford@txs-e.com - 817-594-0400
Project ID: 260202-RP
Field Date: May 14, 2026
Revised Date: August 6, 2026

STATE OF TEXAS
REGISTERED
ZACHARIAH R. SAVORY
5966
PROFESSIONAL
LAND SURVEYOR

Surveyor's Notes:

1) Currently this tract appears to be located within the following area(s):

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain

According to Flood Insurance Rate Map (FIRM) No. 48439C0185L, dated March 21, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

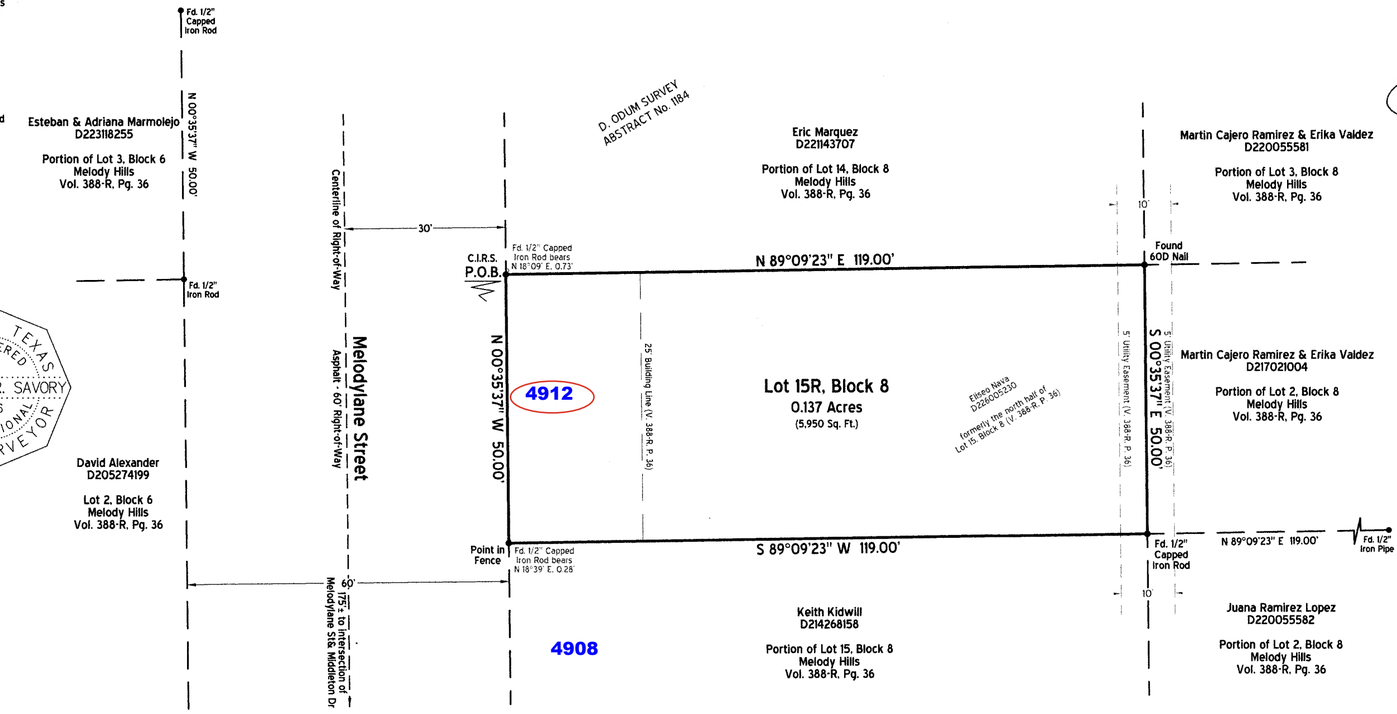
2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

3) Underground utilities were not located during this survey. Call Texas811 and/or Utility Providers before excavation or construction.

4) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

5) No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

6) C.I.R.S. = set 1/2" capped iron rod, with plastic cap stamped "TEXAS SURVEYING INC."



Now, Therefore, Know All Men By These Presents:

That Eliseo Nava, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as **Lot 15R, Block 8, Melody Hills, an addition to the City of Fort Worth, Tarrant County, Texas**; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon.

Witness, my hand, this the 23 day of September, 2026.

By:

Eliseo Nava
Eliseo Nava (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Eliseo Nava, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 23 day of September 2026.

Jaime Godi
Notary Public in and for the State of Texas

JAIME GODI
Notary Public, State of Texas
Comm. Expires 11-02-2027
Notary ID 134630773

City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat. 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 ways 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 their respective systems without the necessity at any time of procuring the permission of anyone.

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 amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

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 approved 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 or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:
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.

Parkway Improvements:
Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

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 be limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems 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.

Water:
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

FORT WORTH FIRE DEPARTMENT 1893

Eng D Hood 11/2/2026
Eng D Hood 11/2/2026 (Nov 2, 2026 13:25:31 CST)

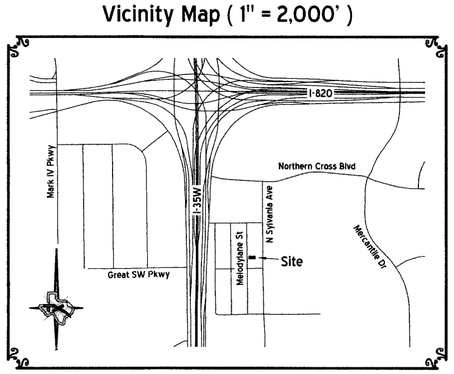
FS-26-140

Surveyor:
Zachariah R. Savory, R.P.L.S.
Texas Surveying & Engineering, Inc.
104 S Walnut St
Weatherford, TX 76086
weatherford@txs-e.com
817-594-0400

Owner(s):
Eliseo Nava
11832 Frazier Ln
Crowley, TX 76036

1" = 20'
0 20 40 60

Vicinity Map (1" = 2,000')



City of Fort Worth Case No. FS-26-140

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: 11/02/2026

Caroline Cranz
Caroline Cranz (Nov 2, 2026 13:32:52 CST)
CHAIRMAN

Stephen Murray (Nov 2, 2026 13:33:09 CST)
SECRETARY

Land Use Table	
Total Gross Acreage:	0.137 Acres
Number of Residential Lots:	1
Residential Acreage:	0.137 Acres

This Plat Recorded in

Doc. No. _____

Date _____

Final Plat
Lot 15R, Block 8
Melody Hills
an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 0.137 acre replat of the north half of Lot 15R, Block 8, Melody Hills, according to the plat recorded in Volume 388-R, Page 36, Plat Records, Tarrant County, Texas

August 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586