PROJECT LOCATION

Vicinity Map - Not to Scale
Google Maps ™

LEGEND

- CIRF.....5/8-inch Capped Iron Rod Found Marked "DUNAWAY ASSOC"
- CIRF(I).....5/8-inch Capped Iron Rod Found (Illegible)
- CIRF(P).....5/8-inch Capped Iron Rod Found Marked "PELOTON"
- CIRF(R).....1/2-inch Capped Iron Rod Found Marked "RPLS 5310"
- IRF.....Iron Rod Found
- IRF(B).....5/8-inch Capped Iron Rod Found Marked "BHB INC"

DRTCT.....Deed Records, Tarrant County, Texas
PRTCT.....Plat Records, Tarrant County, Texas

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 to the municipal water and/or wastewater system.

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.

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"
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards

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 of 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.

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.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, HOA Lots, 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 which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

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 a parkway permit.

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.

PUBLIC OPEN SPACE RESTRICTIONS
No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

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

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are 5/8-inch capped iron rods marked "BHB INC" set unless otherwise noted.
3. The use of the "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. Sewer to be served by private individual disposal system.

FLOOD ZONE NOTE

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0060K, Map Revised September 25, 2009.

FS-26-197

BOUNDARY

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	006°47'36"	147.13'	17.44'	S88°21'59"W	17.43'
C2	030°50'29"	139.13'	74.89'	S69°32'56"W	73.99'

Line Table

Line #	Direction	Length
L1	N00°17'39"E	71.05'

EASEMENT

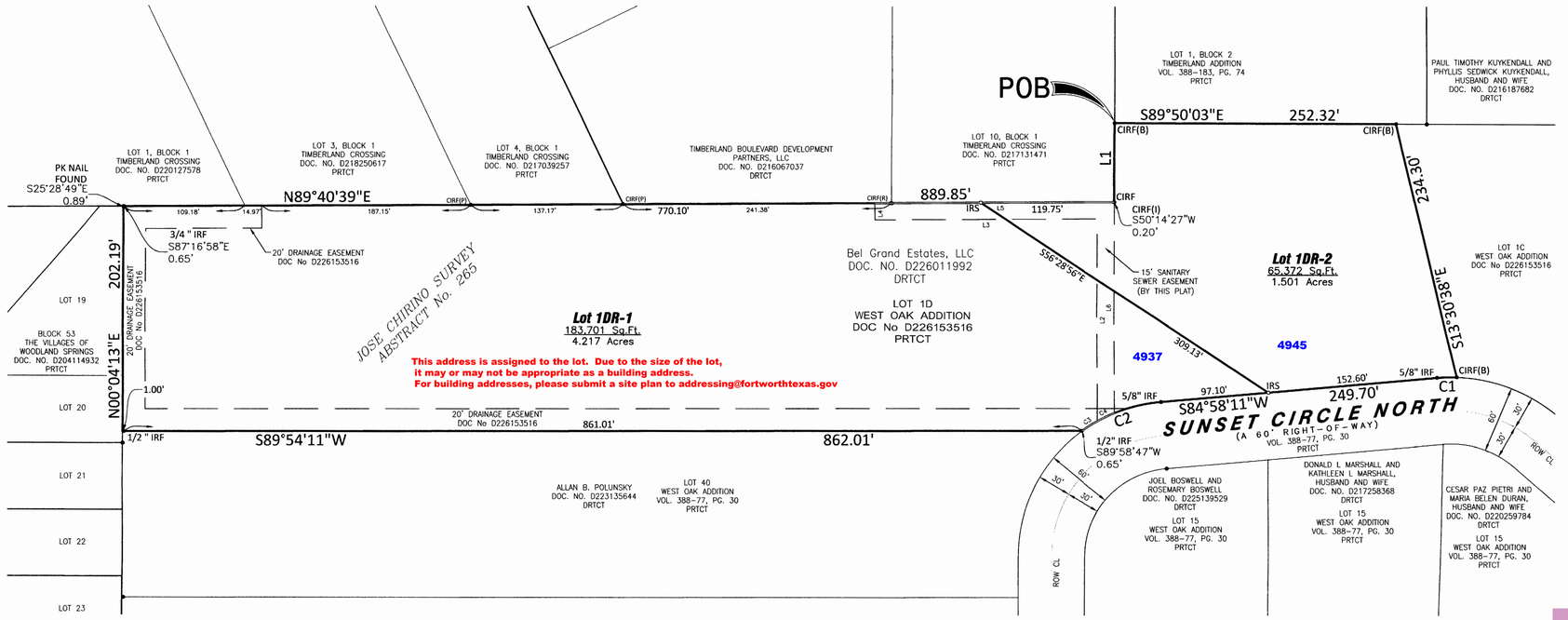
Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C3	006°33'27"	139.13'	15.92'	S57°24'25"W	15.91'
C4	006°51'52"	139.13'	16.67'	S64°07'05"W	16.66'

Line Table

Line #	Direction	Length
L2	N00°05'49"W	182.08'
L3	S89°40'39"W	199.98'
L4	N00°19'21"W	15.00'
L5	N89°40'39"E	215.04'
L6	S00°05'49"E	189.90'

N
W E
S
60 30 0 60 120
GRAPHIC SCALE: 1" = 60 Feet



OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

BEING a tract of land situated in the Jose Chirino Survey, Abstract Number 265, City of Fort Worth, Tarrant County, Texas, and being a part of a tract of land as described by deed to Bel Grand Estates LLC, as recorded in Document Number D226011992, Deed Records, Tarrant County, Texas (DRTCT), and being all of Lot 1D of West Oak Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in D226153516, Plat Records, Tarrant County, Texas, (PRTCT) and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 5/8 inch iron rod found marked "BHB INC" for the most northerly northwest corner of said Lot 1D and the southwest corner of Lot 1, Block 2 of Timberland Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-183, Page 74, (PRTCT), said point also being in the east line of Lot 10, Block 1 of Timberland Crossing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in D217131471, (PRTCT);

THENCE South 89°50'03" East, with the north line of said Lot 1D and the south line of said Lot 1, Block 2, a distance of 252.32 feet to 5/8 inch iron rod found marked "BHB INC" for the northeast corner of said Lot 1D and being the northwest corner of Lot 1B of said West Oak Addition;

THENCE South 13°30'38" East, with the east line of said Lot 1D and the west line of said Lot 1C, a distance of 234.30 feet to a 5/8 inch capped iron rod found marked "BHB INC" for the southeast corner of the said Lot 1D and the southwest corner of said Lot 1C, said point also being in the north right-of-way line of Sunset Circle North (a 60-foot right-of-way) and being at the beginning of a non-tangent curve to the left having a radius of 147.13 feet;

THENCE along said curve to the left, the south line of said Lot 1D and the north right-of-way line of said Sunset Circle North, having a central angle of 06°47'36", with a chord which bears South 88°21'59" West, a distance of 17.43 feet, having an arc length of 17.43 feet to a 5/8 inch iron rod found for corner;

THENCE South 84°58'11" West, continuing with the south line of said Lot 1D and the north right-of-way line of said Sunset Circle North, a distance of 249.70 feet to a 5/8 inch iron rod found for corner, at the beginning of a curve to the left having a radius of 139.13 feet;

THENCE continuing with the south line of said Lot 1D and the north right-of-way line of said Sunset Circle North and along a curve to the left having a central angle of 30°50'29", with a chord which bears South 69°32'56" West, a distance of 73.99 feet, having an arc length of 74.89 feet to a point for the northeast corner of a tract of land as described by deed to Allan B. Polunsky as recorded in Document Number D223135644, DRTCT from which a 1/2 inch iron rod found bears South 89°58'47" West, a distance of 0.65 feet;

THENCE South 89°54'11" West, with the south line of said Lot 1D and the north line of said Polunsky tract, passing at a distance of 861.01 feet, a 1/2 inch iron rod found for corner, a total distance of 862.01 feet to a point for the southwest corner of the said Lot 1D and the northwest corner of the said Polunsky tract, and being in the east line of Lot 20, Block 53, The Villages of Woodland Springs, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D204114932, PRTCT;

THENCE North 00°04'13" East, with the west line of said Lot 1D and the east line of said Block 53, a distance of 202.19 feet to a point for the northwest corner of said Lot 1D and the northeast corner of Lot 19 of said Block 53, said point being in the south line of Lot 1, Block 1, Timberland Crossing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D220127578, PRTCT from which a found 3/4-inch iron rod bears South 87°16'58" East, a distance of 0.65 feet, and from which a found PK Nail in a wood fence post bears South 25°28'49" East, a distance of 0.89 feet;

THENCE North 89°40'39" East, with the north line of said Lot 1D and the south line of said Lot 1, Block 1, Timberland Crossing, passing at a distance of 109.18 feet, a point for the southeast corner of said Lot 1, Timberland Crossing, same being the southwest corner of Lot 3, Block 1, Timberland Crossing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D218250617, PRTCT, and now continuing with the north line of said Lot 1D tract and the south line of said Lot 3, passing at a distance of 311.30 feet, a 5/8 inch capped iron rod found marked "PELOTON" for the southeast corner of said Lot 3, same being the southwest corner of Lot 4, Block 1, Timberland Crossing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Document Number D217039257, PRTCT, and now continuing with the north line of said Lot 1D and the south line of said Lot 4, passing at a distance of 448.47 feet to a 5/8 inch capped iron rod found marked "PELOTON" for the southeast corner of said Lot 4, same being the southwest corner of a remainder tract of land as described by deed to Timberland Boulevard Development Partners, LLC, as recorded in Document Number D216067037, DRTCT, and now continuing with the north line of said Lot 1D and the south line of said Timberland Boulevard tract, passing at a distance of 689.84 feet, a found 1/2-inch capped iron rod marked "RPLS 5310" for the southeast corner of the said Timberland Boulevard tract, same being the southwest corner of said Lot 10, Block 1, and now continuing with the north line of said Lot 1D and the south line of said Lot 10, a total distance of 889.85 feet to a 5/8 inch capped iron rod found marked "DUNAWAY ASSOC" for the southeast corner of said Lot 10 and an interior corner of said Lot 1D;

THENCE North 00°17'39" East, with a west line of said Lot 1D and the east line of said Lot 10, a distance of 71.05 feet to the POINT OF BEGINNING and containing 249,073 feet or 5.718 acres of land.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Bel Grand Estates, LLC, owner does hereby adopt this final plat designating the above described property as **LOTS 1DR-1 & 1DR-2 of WEST OAK ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and rights-of-way as shown.

Witness, my hand this the 16th day of November 2026.

Bel Grand Estates, LLC

By: Bernard Epansi Lefang
NAME: Bernard Epansi Lefang,
TITLE: Managing Member

STATE OF TEXAS §
COUNTY OF Tarrant §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Bernard Lefang known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of November 2026.

Notary Public

STEVEN HA
Notary ID #135547233
My Commission Expires
February 3, 2030

SURVEYOR'S CERTIFICATION

I, Crystal Robertson, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

Crystal Robertson
State of Texas Registered Professional Land Surveyor
No. 5447

STATE OF TEXAS REGISTERED CRYSTAL ROBERTSON 5447 PROFESSIONAL LAND SURVEYOR

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: 11/20/2026

By: Caroline Crane (Caroline Crane (Nov 20, 2026 08:13:56 CST))

By: Stephen Murray (Nov 20, 2026 08:17:22 CST)

FORT WORTH FIRE DEPARTMENT
Eng D Hood 11/19/2026
Eng D Hood (Nov 19, 2026 14:11 CST)

FINAL PLAT

LOTS 1DR-1 & 1DR-2

BEING A REPLAT OF LOT 1D OF WEST OAK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER D226153516, PRTCT

WEST OAK ADDITION

BEING 5.718 ACRES OF LAND SITUATED WITHIN JOSE CHIRINO SURVEY, ABSTRACT NO. 265 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OCTOBER 2026

BAIRD, HAMPTON & BROWN
engineering and surveying

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TBPELS Firm #44, #10011302

OWNER:
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Trophy Club, TX 76262
Contact: Bernard E Lefang, PhD

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