

Dedication

State of Texas)
County of Tarrant)

WHEREAS, Albert Pagan, of A.R.Q. Construction, Owner of Lot 7, Block 16, Bella Flora as conveyed by Instrument Number D216009755 and Ruth McElvain, Owner of Lot 8, Block 16, Bella Flora, as conveyed by Instrument Number D215049655, Bella Flora, Owners of the herein described property to wit:

Being 3.07 acres of land situated in the D.T. Finley Survey, Abstract No 1950, Tarrant County, Texas, and also being that certain tract of land recorded in County Clerk's Instrument Number D214065163 Plat Records, Tarrant County, Texas, Said 3.07 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "R.P.L.S. 5084" in the westerly right of way line of Bella Vineyard Drive (a 60 foot Private Right-of-Way), at the northeasterly corner of said Lot 8, Block 16, BELLA FLORA, an addition according to the Plat recorded in County Clerk's File Number D214065163;

THENCE S 47°55'39" W, along the easterly line of said Lot 8, a distance of 416.23 feet to a 1/2" iron rod found;

THENCE along the southerly line of said Lot 8, Block 16, N 47°12'55" W, a distance of 100.82 feet to a 1/2" iron rod found;

THENCE continuing along the southerly of said Lot 8 and also along the southerly line of said Lot 7, Block 16, N 33°29'44" W, a distance of 300.00' to a 1/2" iron rod found, said iron being the southwest corner of said Lot 7;

THENCE along the westerly line of said Lot 7, N 68°05'04" E, a distance of 410.44' to a point of said westerly right of way line of Bella Vineyard Drive and the beginning of a curve to the left with a radius of 230.00 feet;

THENCE continuing along said right of way and along said curve through a central angle of 23°17'29", a long chord bearing South 33°33'41" East, 92.86' for an arc length of 93.50' to a 1/2" iron rod found;

THENCE continuing along said right of way, South 45°12'25" East, 164.04 feet to the POINT OF BEGINNING and containing 3.07 acres of land.

Do hereby dedicate same to be known as Lots 7R and 8R, Block 16, BELLA FLORA, an addition to Tarrant County, Texas and whose name is subscribed herein, hereby dedicate to the use of the public forever all utility easements as shown on this plat

Witness Our Hands This 16th Day of AUGUST, 2016.

LOT 7R:
[Signature]

Printed Name: A.R.Q. Construction by Albert Pagan

LOT 8R:
[Signature]

Printed Name: Ruth McElvain, Owner

State of Texas)
County of Tarrant)

BEFORE ME, the undersigned authority, on this day personally appeared Albert Pagan, of A.R.Q. Construction, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of same for the purposes and considerations therein stated.

Given under my hand and seal of office this 16th day of AUGUST, 2016.

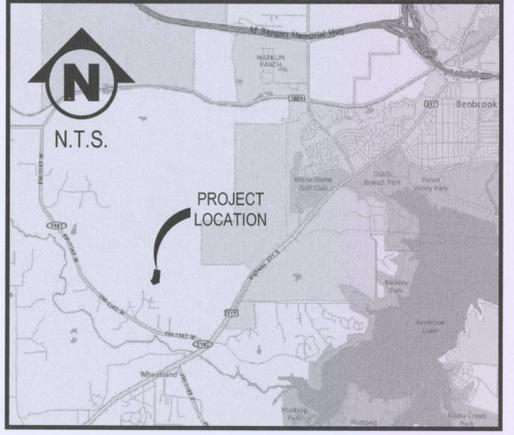
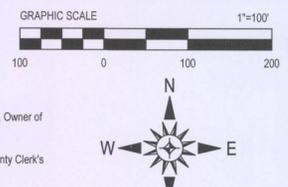
[Signature]
Notary Public, Tarrant County, Texas
CYNTHIA KAY SCOGGIN
My Commission Expires September 5, 2018

State of Texas)
County of Tarrant)

BEFORE ME, the undersigned authority, on this day personally appeared Ruth McElvain, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of same for the purposes and considerations therein stated.

Given under my hand and seal of office this 16th day of AUGUST, 2016.

[Signature]
Notary Public, Tarrant County, Texas
CYNTHIA KAY SCOGGIN
My Commission Expires September 5, 2018



LOCATION MAP
N.T.S.

NOTE:
AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING 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 ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

PRIVATE COMMON AREA AND FACILITIES:
THE CITY OF FORT WORTH AND COUNTY OF TARRANT 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; GREENBELT EASEMENTS; LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE AREAS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A HOME 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 AND COUNTY OF TARRANT, 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.

DRAINAGE NOTE:
ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE.

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484930270K EFFECTIVE DATE: SEPTEMBER 25, 2009 THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED 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.

LAND USE	LOTS	ACRES
TOTAL LAND AREA	2	3.07

GENERAL NOTES:

- 1/2" IRON PINS CAPPED "R.P.L.S. 5084" SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT)
- FRONT BUILDING SETBACK LINE IS 30' PER TARRANT COUNTY SUBDIVISION RULES AND REGULATIONS.
- REFERENCE BEARING PER INSTRUMENT RECORDED IN #D214065163
- CONTROL MONUMENT
- 1.0 ACRE MINIMUM LOT
- 1.0 ACRE MINIMUM NET DRAINAGE EASEMENT
- PRIVATE WATER WELLS AND INDIVIDUAL ON-SITE SEPTIC
- NUMBER OF RESIDENTIAL LOTS = 2
- ALL STREETS ARE 60' R.O.W.'S AND ARE PRIVATE.
- THE BASE BEARING FOR THIS SURVEY ORIGINATED FROM TEXAS NORTH CENTRAL ZONE 4202 NAD 83.

TARRANT COUNTY PLAT

FS-16-050

FINAL PLAT
FOR LOTS 7R AND 8R, BLOCK 16
BEING A
RE-PLAT OF
LOTS 7 AND 8, BLOCK 16
BELLA FLORA

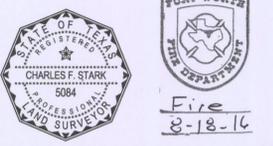
An Addition to Tarrant County, Texas
According to the Plat recorded in County Clerk's File Number D214065163, Plat Records, Tarrant County, Texas

Said Re-Plat Being 3.07 Acres Situated in the D.T. FINLEY SURVEY, ABSTRACT NO. 1950, Tarrant County, Texas
MARCH 2016
REVISED: AUGUST 10, 2016

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: 8/19/2016
By: *[Signature]* CHAIRMAN
By: *[Signature]* SECRETARY

CITY OF FW REF FILE # FP-13-062
CITY OF FW REF FILE # PP-11-030
CITY OF FW FILE # FS-16-050

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS
THIS THE 16th DAY OF September, 2016
By: *[Signature]* COUNTY CLERK
By: *[Signature]* DEPUTY
CO # 123426



I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
[Signature]
Charles F. Stark, RPLS
Texas Registration No. 5084

1	2	3	4
30' BL.	10' U.E.	10' U.E.	30' BL.
PRIVATE ROW & U.E. LOT 16, BLK 16			
30' BL.	10' U.E.	10' U.E.	30' BL.
TYPICAL UTILITY EASEMENTS FOR FRONT OF ALL LOTS (R.L.S.)			

NOTE: LOT 16, BLOCK 19, ARE DESIGNATED AS A PRIVATE ROW AND UTILITY EASEMENT.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

IMPACT FEE
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION (BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

NOTE:
THE PROPERTY OWNERS WITHIN THE SUBDIVISION SHALL BE ON INDIVIDUAL WATER WELL UNLESS AND UNTIL THE PROPERTY IS ANNEXED INTO THE CITY LIMIT AND THE HOMEOWNERS PETITION THE CITY FOR WATER SERVICE UNDER THE CITY'S EXTENSION POLICY REQUIREMENTS. UNTIL FORT WORTH EXTENDS ITS WATER MAINS TO BELLA FLORA EACH HOMEOWNER AGREES TO TAKE ALL NECESSARY STEPS TO INSTALL AND MAINTAIN THEIR INDIVIDUAL WATER WELL IN COMPLIANCE WITH ALL APPLICABLE TNRCC REGULATORY REQUIREMENTS FOR WATER WELLS.

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.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 TRAVELING THEIR PROPERTY CLEAN AND FREE OF DERIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN USANITARY 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 DEFIED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURENCE OF THOSE 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.

PRESSURE REDUCING VALVES
P.R.V.'S REQUIRED. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

OPEN SPACE & DRAINAGE EASEMENTS
ALL OPEN SPACES AND DRAINAGE EASEMENTS ARE "PRIVATE HOME/DEVELOPER OPEN SPACE/DRAINAGE EASEMENT"

THE HOMEOWNERS
SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN USANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS.

DRAINAGEWAY MAINTENANCE
THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS.

Barron-Stark-Swift
Consulting Engineers
Together.

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OWNER 7R:
A.R.Q. CONSTRUCTION
ALBERT PAGAN
12448 BELLA VINEYARD DR
FORT WORTH, TX 76126

OWNER 8R:
RUTH MCELVAIN
12456 BELLA VINEYARD DR
FORT WORTH, TX 76126

FILED FOR RECORD
TARRANT COUNTY, TEXAS PLAT RECORD
COUNTY CLERKS NUMBER D-216208984
DATE 09/08/2016

Bella Flora Phase VI
1 of 1