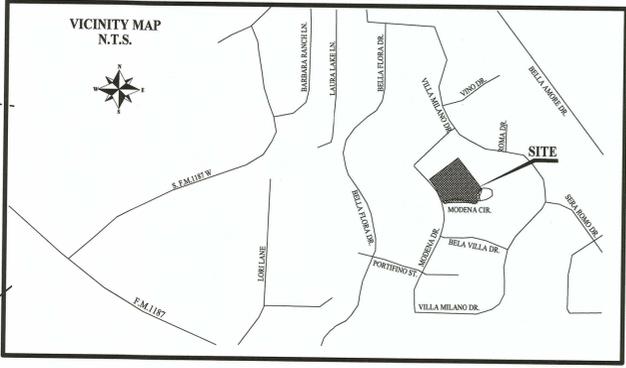


**LEGEND**

- IRON ROD FND.
- "X" IN CONC.
- CAPPED IR. SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELEC. MANHOLE
- SAN. SEW. M.H.
- GAS RISER
- FENCE CORNER
- UNDERG. CABLE
- FIRE HYDRANT

IRF=IRON ROD FOUND  
 1/2" CIR'S= 1/2" IRON ROD WITH PLASTIC CAP  
 STAMPED "RPLS 4818" SET  
 SUE=SEWER & UTILITY EASEMENT  
 B.L.= BUILDING LINE SETBACK  
 P.R.T.C.T.= PLAT RECORDS, TARRANT COUNTY, TEXAS  
 D.R.T.C.T.= DEED RECORDS, TARRANT COUNTY, TEXAS



WHEREAS, Kenneth Jay O'Donnell and Janet R. O'Donnell are the Owners of the herein described property:  
 BEING A 3.698 acre tract of land situated in the S.C. Stockton Survey, Abstract No. 1421, Tarrant County, Texas and being all of the Kenneth Jay O'Donnell and Janet R. O'Donnell as recorded in Instrument Number D221131653, Deed Records, Tarrant County, Texas and being described as follows:  
 LOT 16, BLOCK 7 of The Hills of Bella Flora, an Addition to Tarrant County, Texas, according to the plat thereof recorded as Bella Flora in Instrument Number D213294652 and LOTS 17 and 18, BLOCK 7, according to the plat thereof recorded as Bella Flora, Phase 2 in Instrument Number D209269820 of the Plat Records of Tarrant County, Texas.

BEING a 3.698 acre tract of land in the S.C. Stockton Survey, Abstract Number 1421, situated in Tarrant County, Texas, and being all of those certain tracts of land described as Lot 16, Block 7, The Hills of Bella Flora, an addition to Tarrant County, Texas, recorded in Instrument Number D213294652, Plat Records, Tarrant County, Texas and Lots 17 and 18, Block 7, Bella Flora, Phase Two, an addition to Tarrant County, Texas, recorded in Instrument Number D209269820, Plat Records, Tarrant County, Texas and in deed to Kenneth Jay and Janet R. O'Donnell, recorded in Instrument Number D221131653, Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Cabinet A, Slide 13042, Plat Records, Tarrant County, Texas. Said 3.698 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 2-1/2" iron rod found at the northwest corner of said Lot 16, Block 7, The Hills of Bella Flora, Instrument Number D213294652, and in the westerly right of way line of Modina Drive, a 60' right of way;

THENCE North 52°20'43" East, along the common line of said Lots 15 and 16, Block 7, The Hills of Bella Flora, Instrument Number D213294652 and Lot 14, of said Block 7, The Hills of Bella Flora, Instrument Number D213294652, Plat Records, Tarrant County, Texas, a distance of 378.77 Feet to a 1/2" capped iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 16, Block 7, The Hills of Bella Flora, Instrument Number D213294652 and the most westerly northwest corner of Lot 19, of said Block 7, Bella Flora, Ph.2, Instrument Number D209269820;

THENCE South 37°39'17" East, departing said common line and continuing along the northeast line of said Lot 16, Block 7, The Hills of Bella Flora, Instrument Number D213294652 and said Lot 18, Bella Flora, Phase Two, Instrument Number D209269820 and the southwest line of said Lot 19, Block 7, Bella Flora, Phase Two, Instrument Number D209269820, a distance of 420.91 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northeast corner of said Lot 18, Bella Flora, Phase Two, Instrument Number D209269820 and the southwest corner of said Lot 19, Bella Flora, Phase Two, Instrument Number D209269820 and in the northerly line of Modina Court, a 60' right of way for the point of curvature of a non-tangent curve, concave to the east, having a radius of 110.00 Feet, a central angle of 67°16'13", and a chord of 121.86 Feet bearing South 18°42'36" West;

THENCE southwesterly departing said northeast and southwest lines and continuing along an easterly line of said Lot 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and said northerly right of way line and said curve, a distance of 129.15 Feet to the point of curvature of a reverse curve, concave to the northwest, having a radius of 30.00 Feet a central angle of 107°31'43", and a chord of 48.40 Feet bearing South 38°50'22" West;

THENCE southerly continuing along said easterly line and said northerly right of way line and along said curve, a distance of 56.30 Feet to the point of curvature of a compound curve, concave to the north, having a radius of 463.11 Feet a central angle of 11°31'40", and a chord of 93.02 Feet bearing North 81°37'57" West;

THENCE westerly departing said easterly line and continuing along a south line of said Lot 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and continuing along said northerly right of way line and said curve, a distance of 93.18 Feet to the point of curvature of a reverse curve, concave to the south, having a radius of 369.87 Feet a central angle of 31°22'22", and a chord of 200.00 Feet bearing South 88°26'43" West;

THENCE westerly continuing along said south line of Lot 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and said north right of way line and along said curve, at an arc distance of 66.36 Feet pass a 1/2" iron rod found for the southeast corner of said Lots 17 and 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820, departing said south line of Lot 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and continuing along a south line of said Lot 17, Block 7, Bella Flora, Phase Two, Instrument Number D209269820, for a total arc distance of 202.52 Feet to a 1/2" iron rod found;

THENCE South 72°45'32" West, along said south line of Lot 17, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and said north right of way line, a distance of 31.38 Feet to a 1/2" iron rod found for the southeast corner of a corner clip at the intersection of the said north right of way line of Modina Court and the easterly right of way line of Modina Drive, a 60' right of way;

THENCE North 63°39'14" West, departing said south line of Lot 17, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and continuing along said corner clip, a distance of 14.49 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of said corner clip for the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 710.00 Feet a central angle of 17°11'06", and a chord of 212.16 Feet bearing North 29°03'44" West;

THENCE northerly departing said corner clip and continuing along a southwest line of said Lot 17, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 and said easterly right of way line and along said curve, a distance of 212.95 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE North 37°39'17" West, continuing along said southwest line and said easterly right of way line, a distance of 81.19 Feet to the POINT OF BEGINNING and containing a computed area of 3.698 Acres, more or less.

**Tarrant County Standard Plat Notes**

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- Any 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 adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homesteaders 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 County shall have the right of entry for the purposes of inspecting, maintaining, patrolling, and/or cleaning the drainage ways. The drainage ways are occasionally subject to stormwater overflow damages resulting from the stormwater overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from the performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Landowners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
- Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said subdivision); and any public utility, including the County, shall have the right at all times to ingress and egress to and from 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 of any procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

**NOTES:**

- THE BEARINGS FOR THIS PLAT ARE BASED ON THE BEARINGS AS THEY APPEAR IN CABINET A, SLIDE 13042, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- NO PORTION OF THE PROPERTY DEPICTED IN THIS SURVEY LIES WITHIN AN EXISTING 100 YEAR FLOOD PLAIN, ZONED X WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0270 K, MAP REVISED SEPTEMBER 25, 2009.
- ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION.
- TARRANT COUNTY DOES NOT ENFORCE BUILDING SETBACKS MORE THAN THE COUNTY'S MINIMUM REQUIREMENTS OF 25'.

**STREET CL**

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C6	20°24'49"	680.00'	242.27'	240.99'	N27°26'53"W
C7	31°22'22"	339.87'	186.10'	183.78'	S88°26'43"W
C8	30°22'55"	493.11'	261.48'	258.42'	N88°56'26"E

**CURVE TABLE**

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	67°16'13"	110.00'	129.15'	121.86'	S18°42'36"W
C2	107°31'43"	30.00'	56.30'	48.40'	S38°50'22"W
C3	11°31'40"	463.11'	93.18'	93.02'	N81°37'57"W
C4	31°22'22"	369.87'	202.52'	200.00'	S88°26'43"W
C5	17°11'06"	710.00'	212.95'	212.16'	N29°03'44"W

**LINE TABLE**

Id	Bearing	Distance
L1	S72°45'32"W	31.38'
L2	N63°39'14"W	14.49'

**CITY OF FORT WORTH ETJ NOTES:**

**WATER / WASTERWATER 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."

**PRIVATE WATER AND SEWER**  
 Water to be served by private well water. Sewer to be served by private individual disposal 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.

**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 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 THAT, KENNETH JAY O'DONNELL, does hereby adopt this plat of Lot 16, Block 7, The Hills of Bella Flora, Instrument Number D213294652 and Lots 17 and 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 as Lot 17R, Block 7, as BELLA FLORA, an Addition to Tarrant County, Texas, and does hereby dedicate to the public use forever the easements shown hereon.  
 WITNESS MY HAND THIS 10 day of May, 2024.  
 Owner KENNETH JAY O'DONNELL

STATE OF TEXAS X  
 COUNTY OF TARRANT X  
 Thomas T. West, Jr.  
 Notary Public in Tarrant County, Texas  
 My commission expires: \_\_\_\_\_

**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL  
 Plat Approval Date: May 17, 2024  
 By: *Samuel R. Brown* Chairman  
 By: *Stephany Jordan* Secretary

**SURVEYOR'S CERTIFICATION**  
 STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.  
 Johnny L.L. Williams  
 Registered Professional Land Surveyor  
 Texas Registration No. 4818  
 TPPLS Firm Reg. No. 10138800  
 (817) 569-2916  
 Date: MAY 8, 2024

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 THAT, JANET R. O'DONNELL, does hereby adopt this plat of Lot 16, Block 7, The Hill of Bella Flora, Instrument Number D213294652 and Lots 17 and 18, Block 7, Bella Flora, Phase Two, Instrument Number D209269820 as Lot 17R, Block 7, as BELLA FLORA, an Addition to Tarrant County, Texas, and does hereby dedicate to the public use forever the easements shown hereon.  
 WITNESS MY HAND THIS 10 day of May, 2024.  
 Owner JANET R. O'DONNELL

STATE OF TEXAS X  
 COUNTY OF TARRANT X  
 Thomas T. West, Jr.  
 Notary Public in Tarrant County, Texas  
 My commission expires: \_\_\_\_\_

**COMMISSIONERS COURT**  
 TARRANT COUNTY, TEXAS  
 PLAT APPROVAL DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CLERK OF COMMISSIONERS COURT  
 TRANSPORTATION SERVICES DEPARTMENT  
 NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

**OWNER**  
 KENNETH JAY O'DONNELL  
 JANET R. O'DONNELL  
 12832 MODENA CT.  
 FORT WORTH, TX 76126-4117

**SURVEYOR:**  
 WHITFIELD - HALL SURVEYORS  
 WHITFIELD - HALL SURVEYORS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 TPPLS FIRM REG. NO. 10138800  
 (817) 569-2916

THIS PLAT RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, DATE \_\_\_\_\_, 2024

**FINAL PLAT**  
 OF  
**LOT 17R**  
**BLOCK 7**  
**BELLA FLORA**  
 OUT OF THE  
 S.C. STOCKTON SURVEY  
 ABSTRACT NO. 1421  
 AN ADDITION TO  
 TARRANT COUNTY, TEXAS  
 3.698 ACRES  
 BEING A REPLAT OF LOT 16, BLOCK 7, THE HILLS OF BELLA FLORA, AS RECORDED IN INSTRUMENT NUMBER D213294652 AND LOTS 17 AND 18, BLOCK 7, BELLA FLORA, PHASE TWO, AS RECORDED IN INSTRUMENT NUMBER D221131653, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
 MAY 8, 2024  
 PLAT CASE NO. FS-24-011  
 WHITFIELD - HALL SURVEYORS  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 (817) 569-2916  
 TPPLS FIRM REG. NO. 10138800 JOB NO. 23-135