

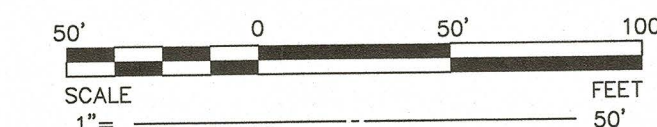


VICINITY MAP
NOT TO SCALE

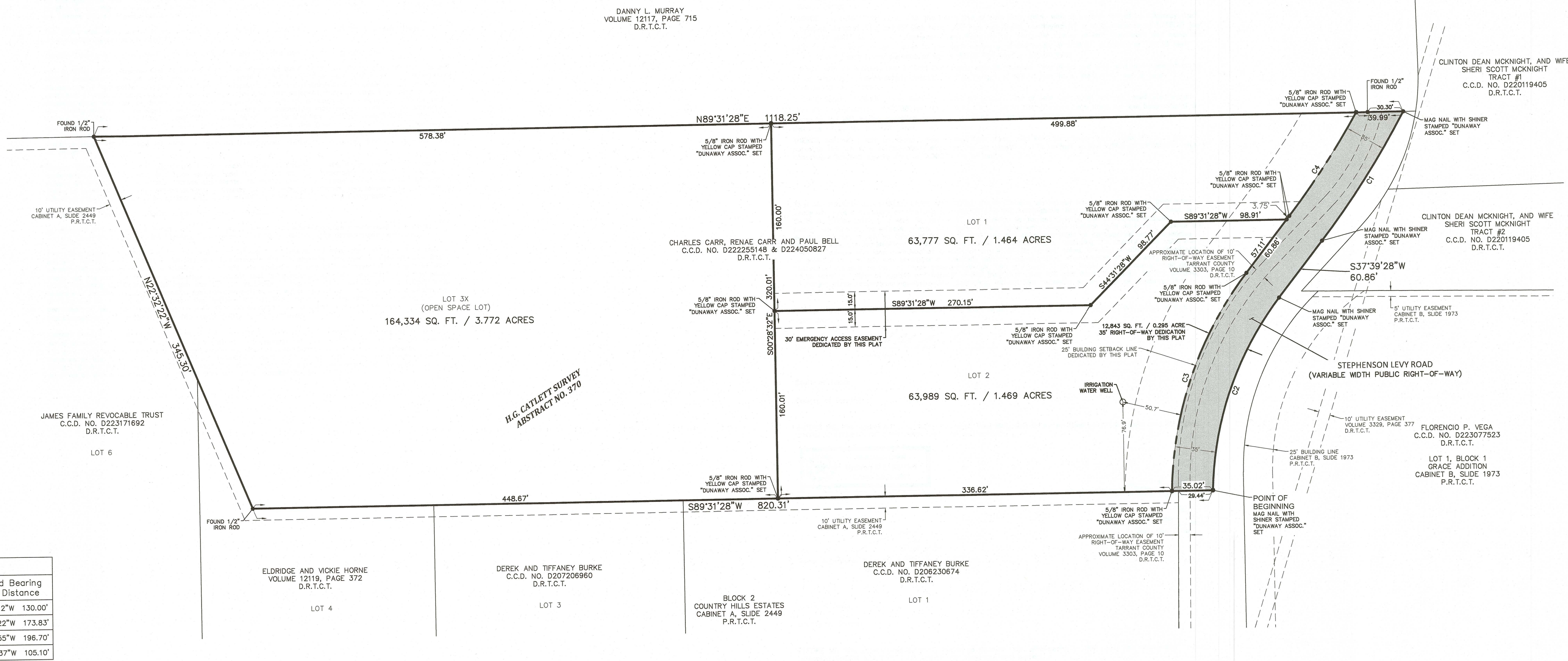
OWNER/DEVELOPER
CHARLES AND RENAE CARR
6084 STEPHENSON LEVY RD
FORT WORTH, TEXAS 76104

OWNER/DEVELOPER
PAUL BELL
3513 WINIFRED DR.
FT. WORTH, TEXAS 76133
817-925-3260 (PHONE)
CONTACT: PAUL BELL
EMAIL: pmbell@flash.net

SURVEYOR
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com



LAND USE TABLE	
Total Gross Acreage	7.000 Ac.
Right-of-Way Dedication	0.295 Ac.
Net Acreage	6.705 Ac.
Number of Residential Lots	2
Number Non-Residential Lots	1
Non-Residential Acreage	3.772 Ac.
Lot 1 Net Acreage	1.464 Ac.
Lot 2 Net Acreage	1.469 Ac.
Lot 3 Net Acreage	3.772 Ac.



Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	009°56'37"	750.00	130.16	S32°41'12"W 130.00'
C2	036°12'16"	279.73	176.76	S19°33'22"W 173.83'
C3	036°25'08"	314.73	200.05	S19°26'55"W 196.70'
C4	008°25'47"	715.00	105.19	S33°26'37"W 105.10'

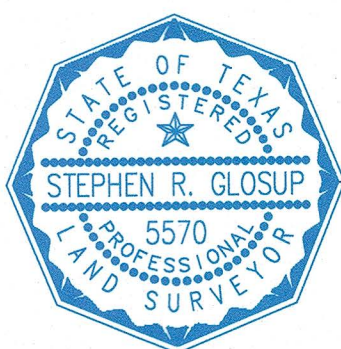
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
= RIGHT-OF-WAY DEDICATION BY THIS PLAT

CERTIFICATION:

That I, Stephen R. Glosup, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Development and Land Use Regulations of Tarrant County.

Stephen R. Glosup, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com

May 30, 2024
Date



COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: June 27, 2024

BY: [Signature]
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.

Final Plat
of
THE BELL & CARR ADDITION
LOTS 1, 2 AND 3X, BLOCK 1

Situated in the H.G. Catlett Survey, Abstract No. 370
Tarrant County, Texas.

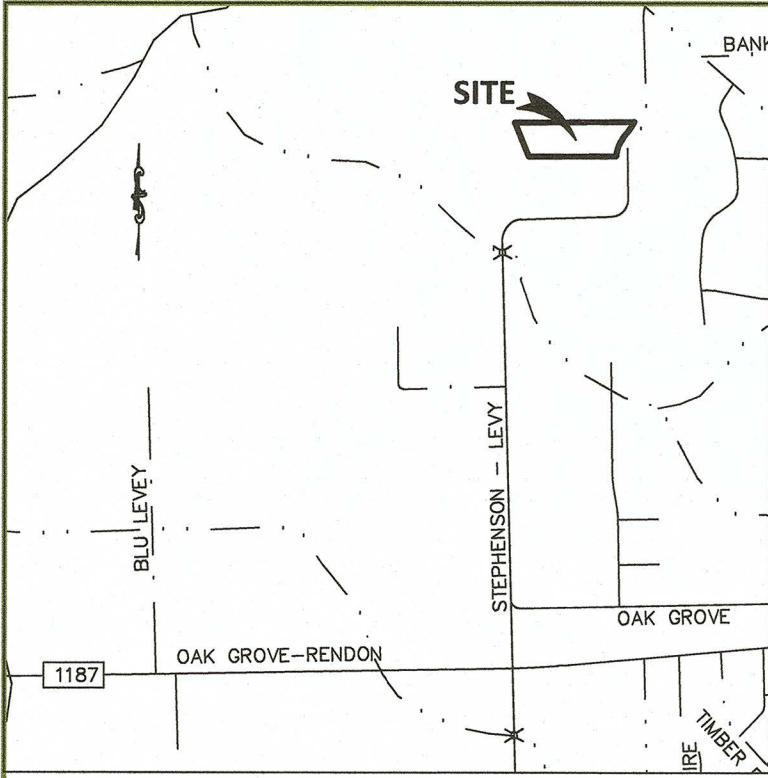
3 Lots 6.705 Acres

TARRANT COUNTY CASE NUMBER: TCP-24-002

This plat was prepared in February, 2024

DATE: APRIL 2, 2024
REVISED DATE: MAY 10, 2024
REVISED DATE: MAY 23, 2024

JOB NO. 8009798.001



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
CHARLES AND RENAE CARR
8084 STEPHENSON LEVY RD
FORT WORTH, TEXAS 76104

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GENERAL NOTES:

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 48439C0285K Map revised date: September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

Water provider for this plat is Bethesda Water Supply Corporation.

Wastewater provider for this plat is privately owned sewage facilities.

Lot 3X is an open space lot and no building permits will be issued.

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 Homeowners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homeowners 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 maintenance work by the property owners. 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 forth 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 property); and any public utility, including the County, shall have the right at all times an 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 at any time of 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.

PROPERTY DESCRIPTION

BEING a tract of land situated in the H.G. Catlett Survey, Abstract Number 370, Tarrant County, Texas, and being all that certain tract of land described by deeds to Charles Carr et al., recorded in County Clerk's Document Numbers D222255148 and D224050827, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "DUNAWAY ASSOC." (hereinafter called "MAG NAIL") set in Stephenson Levy Road (County Road No. 1034), (a variable width right-of-way at this point), the southeast corner of said Carr tract and from which a 1/2" iron rod found bears South 89°37'49" West, a distance of 29.24 feet;

THENCE South 89°31'28" West, departing said Stephenson Levy Road, a passing distance of 29.44 feet to the northeast corner of Lot 1, Block 2, Country Hills Estates, an Addition to Tarrant County according to the plat recorded in Cabinet A, Slide 2449, Plat Records, Tarrant County, Texas, continuing with north line of said Block 2, Country Hills Estates for a total distance of 820.31 feet to 1/2" iron rod found for the southwest corner of said Carr tract and angle point in the north line of Lot 4 of said Block 2, Country Hills Estates;

THENCE North 22°32'22" West, with the west line of said Carr tract, with the northwesterly line of said Lot 4, Block 2, Country Hills Estates, continuing with the northeasterly line of Lot 6, Block 2 of said Country Hills Estates, a distance of 345.30 feet to a 1/2" iron rod found for the northwest corner of said Carr tract, the northeast corner of said Lot 6, Block 2, Country Hills Estates and in the south line of that certain tract of land described by deed to Danny L. Murray, recorded in Volume 12117, Page 715, Deed Records, Tarrant County, Texas;

THENCE North 89°31'28" East, with the north line of said Carr tract, with the south line of said Murray tract, a passing distance of 1,087.95 feet to a 1/2" iron rod found, continuing for a total distance of 1,118.25 feet to a "MAG NAIL" set in said Stephenson Levy Road for the northeast corner of said Carr tract and being the beginning of a non-tangent curve to the right having a central angle of 9°56'37", a radius of 750.00 feet and a chord bearing and distance of South 32°41' 12" West - 130.00 feet;

THENCE with an easterly line of said Carr tract, with Stephenson Levy Road and with said non-tangent curve to the right in a southwesterly direction, an arc length of 130.16 feet to a "MAG NAIL" set in said Stephenson Levy Road;

THENCE South 37°39'28" West, continuing with an easterly line of said Carr tract and with said Stephenson Levy Road, a distance of 60.88 feet to a "MAG NAIL" set in said Stephen Levy Road for the beginning of a curve to the left having a central angle of 36°12'16", a radius of 279.73 feet, and a chord bearing and distance of South 19°33'22" West - 173.83 feet;

THENCE continuing with an easterly line of said Carr tract, with said Stephenson Levy Road and with said curve to the left in a southwesterly direction, an arc length of 176.76 feet to the POINT OF BEGINNING and containing 304,945 square feet or 7.000 acres of land.

That we, PAUL BELL, CHARLES CARR AND RENAE CARR, Owners, do hereby bind themselves and their heirs, assignees, and successors of title this plat designating the hereinabove described property as "THE BELL & CARR ADDITION, LOTS 1, 2 AND 3X, BLOCK 1", an addition to Tarrant County, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility, including the County, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility, including the County, shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

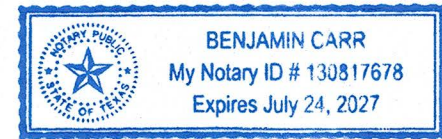
Furthermore, I/we certify that all parties with an interest in the title to this property have joined in this dedication.

Owner Signature: Paul Bell
Paul Bell

State of Texas

County of Tarrant

BEFORE ME, the undersigned authority appeared Paul Bell, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Personalized Seal

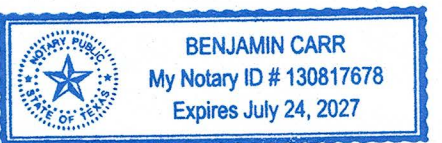
Benjamin Carr
Notary Public's Signature
07/24/2024 2027
Notary's Expiration Date

Owner Signature: Charles Carr
Charles Carr

State of Texas

County of Tarrant

BEFORE ME, the undersigned authority appeared Charles Carr, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Personalized Seal

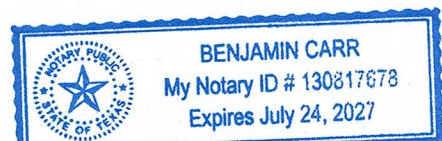
Benjamin Carr
Notary Public's Signature
07/24/2024 2027
Notary's Expiration Date

Owner Signature: Renae Carr
Renae Carr

State of Texas

County of Tarrant

BEFORE ME, the undersigned authority appeared Renae Carr, who swore on their oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.



Personalized Seal

Benjamin Carr
Notary Public's Signature
07/24/2024 2027
Notary's Expiration Date

Final Plat
of

THE BELL & CARR ADDITION LOTS 1, 2 AND 3X, BLOCK 1

Situated in the H.G. Catlett Survey, Abstract No. 370
Tarrant County, Texas.

3 Lots

6.705 Acres

TARRANT COUNTY CASE NUMBER: TCP-24-002

This plat was prepared in February, 2024



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100