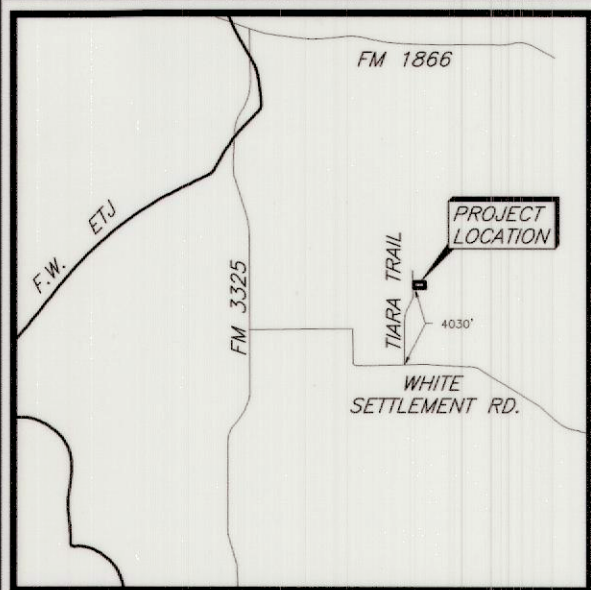
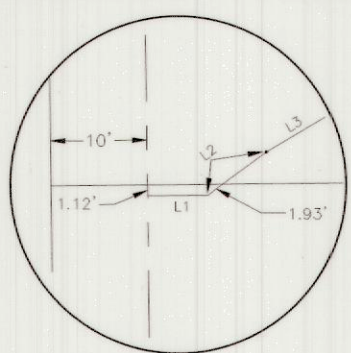




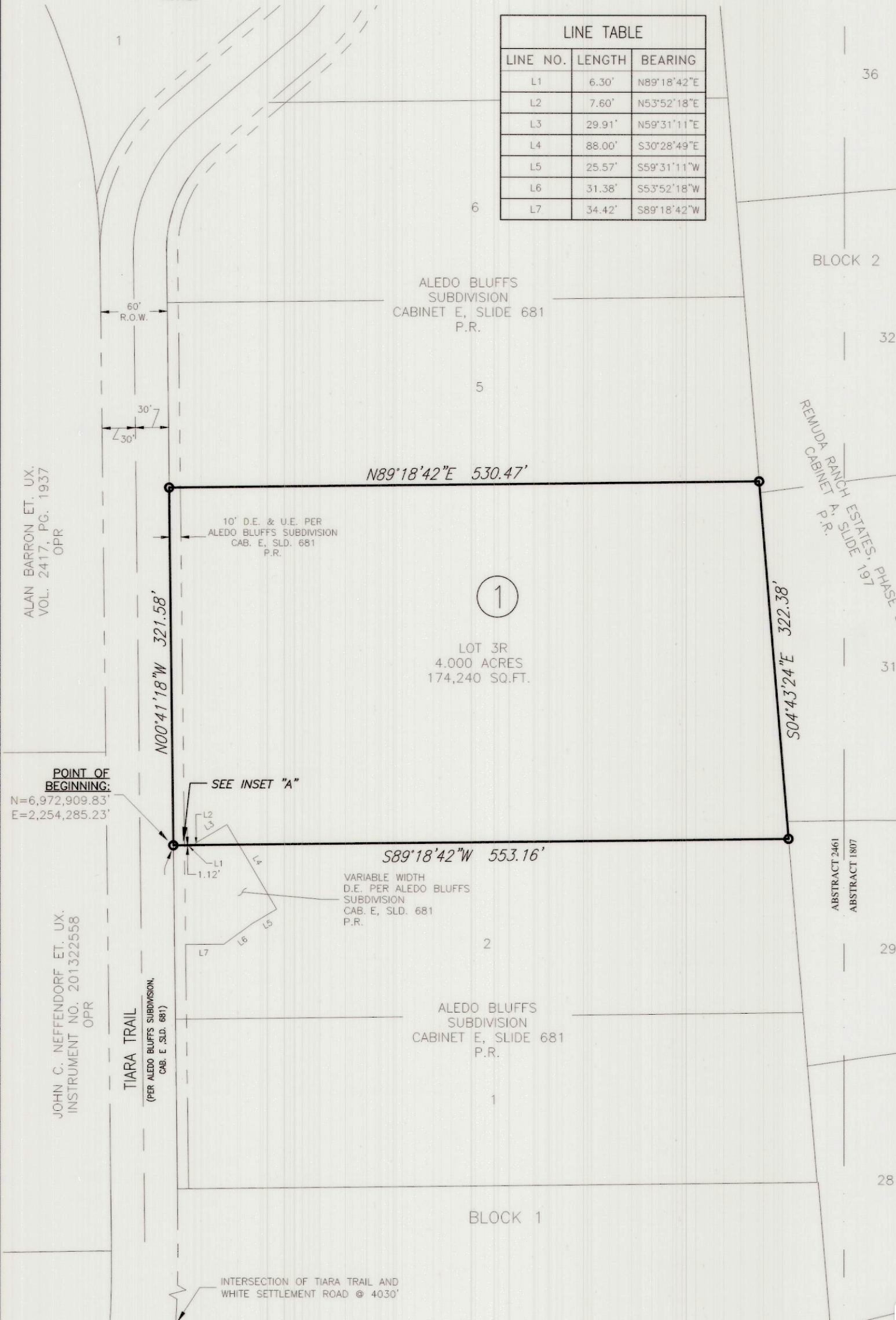
VICINITY MAP
N.T.S.



INSET "A"
1"=20'



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	6.30'	N89°18'42"E
L2	7.60'	N53°52'18"E
L3	29.91'	N59°31'11"E
L4	88.00'	S30°28'49"E
L5	25.57'	S59°31'11"W
L6	31.38'	S53°52'18"W
L7	34.42'	S89°18'42"W



OWNER OF LOT 3R, BLOCK 1:
AJAY & DHARA DALAL
312 TIARA TRAIL
FORT WORTH, TEXAS 76108

DEVELOPERS/SUBDIVIDERS:
AJAY & DHARA DALAL
312 TIARA TRAIL
FORT WORTH, TEXAS 76108

SURVEYOR/ENGINEER:
MARK T. BROWN, RPLS
mtb@jacobmartin.com

REFERENCE:
Case No. FS-24-132
Prepared: January 10, 2025

GENERAL NOTES:

- 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.
- No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and 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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
- The 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 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 traversing their property clean and free of debris, silt or other substances which would result in unsanitary 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 defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence 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.
- 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. 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.
- 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 & SEWER: Water is to be served by private well water. Sewer to be served by private individual disposal systems.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- 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.
- No portion of this subdivision lies within the 100-year floodplain according to FEMA Firm Map No. 48367C0325E effective September 26, 2008.
- The purpose of this replat is to combine two residential lots into one residential at the property owner's request.
- There are no additional covenants and restrictions, the covenants and restrictions from the Aledo Bluffs Subdivision as found in Instrument No. 202108961, Official Public Records, Parker County, Texas, still apply.

SURVEY NOTES:

- MONUMENTATION: A 1/2" REBAR ROD WITH PLASTIC CAP MARKED "J&M BOUNDARY" SET AT ALL LOT AND BLOCK CORNERS. CENTERLINE MARKERS, SET AS SHOWN, ARE MAG NAILS WITH WASHERS.
- BEARING BASIS: ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. ELEVATION DATUM IS NAD88. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000154857.

PLAT SUMMARY:

- AREA OF SITE = 4.000 ACRES
- NUMBER OF RESIDENTIAL LOTS = 1
- LAND USE: SINGLE FAMILY
- ADJACENT LAND USE: SINGLE FAMILY, AGRICULTURAL
- INTERSECTION OF TIARA TRAIL AND WHITE SETTLEMENT ROAD APPROX. 4030' FROM SOUTH PROPERTY LINE.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202505338
03/03/2025 10:57 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF PARKER COUNTY.



Mark T. Brown
SIGNATURE
MARK T. BROWN, R.P.L.S. NO. 4247
mtb@jacobmartin.com
325-695-1070
REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 10, 2025
DATE

SURVEYOR CERTIFICATE

LAND USE TABLE	
DEVELOPMENT YIELD	
GROSS SITE AREA	4.000 ACRES
TOTAL NUMBER OF LOTS	1
RESIDENTIAL LOT AREA	4.000 ACRES
NUMBER RESIDENTIAL LOTS	1
NUMBER SINGLE FAMILY DETACHED	1
NUMBER DWELLING UNITS	1
NON-RESIDENTIAL LOT AREA	0 ACRES
RIGHT-OF-WAY AREA	0 ACRES

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY
- EXISTING STREET CENTERLINE
- PROP. UTILITY EASEMENTS
- EXIST. UTILITY EASEMENTS
- PROP. DRAINAGE EASEMENTS
- EXIST. DRAINAGE EASEMENTS
- EXIST. STREET R.O.W.

FOUND 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY"

- A.E. = PUBLIC ACCESS EASEMENTS
- D.E. = PUBLIC DRAINAGE EASEMENTS
- U.E. = PUBLIC UTILITY EASEMENTS
- S.L.E. = PUBLIC STREET LIGHT EASEMENTS
- W.L.E. = PUBLIC WATER LINE EASEMENTS
- P.R. = PLAT RECORDS, PARKER CO., TEXAS
- D.R. = DEED RECORDS, PARKER CO., TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, PARKER CO., TEXAS

202505338 PLAT Total Pages: 1

10040.001.003.00
10040.001.004.00

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: 2-27-25
By: *Donald R. Brown* Chairman
By: *Joseph R. Hrell* Secretary



Eng. D. H. Hadd
2/23/2025

THIS PLAT RECORDED IN
DOCUMENT NUMBER 202505338
DATE 3/3/2025



OWNER'S CERTIFICATE AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT AJAY & DHARA DALAL, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

BEING A 4.000 ACRE TRACT OF LAND AND BEING ALL OF LOTS 3 & 4, BLOCK 1, ALEDO BLUFFS SUBDIVISION, AS SHOWN PER PLAT RECORDED IN CABINET E, SLIDE 681, PLAT RECORDS, PARKER COUNTY, TEXAS, SAID 4.000 ACRE TRACT IS MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ROD WITH PLASTIC CAP STAMPED "J&M BOUNDARY" FOUND, HENCEFORTH BEING KNOWN AS A FOUND REBAR, (N: 6,972,909.83', E: 2,254,285.23') FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND SAID LOT 3, AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF TIARA TRAIL;

THENCE N00°41'18"W, A DISTANCE OF 321.58 FEET ALONG THE WEST LINE OF BOTH THIS DESCRIBED TRACT AND SAID LOTS 3 & 4, AND ALONG THE EAST RIGHT-OF-WAY LINE OF TIARA TRAIL TO A FOUND REBAR FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT AND SAID LOT 4, AND BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 1;

THENCE N89°18'42"E, A DISTANCE OF 530.47 FEET ALONG THE NORTH LINE OF THIS DESCRIBED TRACT AND SAID LOT 4, AND ALONG THE SOUTH LINE OF SAID LOT 5, TO A FOUND REBAR FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND OF SAID LOT 4, AND BEING THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING IN THE WEST LINE OF THE REMUDA RANCH ESTATES, PHASE 3, AS SHOWN PER PLAT RECORDED IN CABINET A, SLIDE 197, PLAT RECORDS, PARKER COUNTY, TEXAS;

THENCE S04°43'24"E A DISTANCE OF 322.38 FEET ALONG THE EAST LINE OF THIS DESCRIBED TRACT AND OF SAID LOTS 4 & 3, AND ALONG THE WEST LINE OF SAID REMUDA RANCH ESTATES TO A FOUND REBAR FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND OF SAID LOT 3, AND BEING THE NORTHEAST CORNER OF SAID LOT 2;

THENCE S89°18'42"W, A DISTANCE OF 553.16 FEET ALONG THE SOUTH LINE OF BOTH THIS DESCRIBED TRACT AND SAID LOT 3, AND THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR THIS SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

10040
AL
N-13

A FINAL PLAT OF LOT 3R, BLOCK 1, ALEDO BLUFFS SUBDIVISION BEING A REPLAT OF ALL OF LOTS 3 & 4, BLOCK 1, ALEDO BLUFFS SUBDIVISION, AS RECORDED IN CABINET E, SLIDE 681 PLAT RECORDS, PARKER COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREET AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION.

EXECUTED THIS DAY OF A.D. 2025
AJAY DALAL OWNER
DHARA DALAL OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED
AJAY DALAL

KNOWN TO ME TO BE THE PERSONS AND OWNERS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

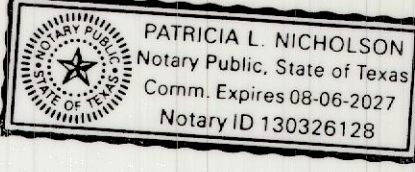
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February A.D. 2025
PATRICIA L. NICHOLSON
Notary Public, State of Texas
Comm. Expires 08-06-2027
Notary ID 130326128
PARKER COUNTY TEXAS

THE STATE OF TEXAS:
COUNTY OF PARKER:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED
DHARA DALAL

KNOWN TO ME TO BE THE PERSONS AND OWNERS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF February A.D. 2025
PATRICIA L. NICHOLSON
Notary Public, State of Texas
Comm. Expires 08-06-2027
Notary ID 130326128
PARKER COUNTY TEXAS



A FINAL PLAT OF
LOT 3R, BLOCK 1,
ALEDO BLUFFS SUBDIVISION
BEING A REPLAT OF ALL OF
LOTS 3 & 4, BLOCK 1, ALEDO BLUFFS
SUBDIVISION, AS RECORDED IN
CABINET E, SLIDE 681
PLAT RECORDS,
PARKER COUNTY, TEXAS

G071