

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS LEO HEBIB BEJANI AND REUBEN BEJANI (Doc No. 201810816) being 16.543 acres situated in and being all of Lot 12 and Lot 13, Block 1, BLUFF RIDGE, according to the plat recorded in Plat Cabinet B, Slide 495, Plat Records, Parker County, Texas in the ETJ of the City of Fort Worth, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) in the west right of way line of Scenic Ridge Drive (60 foot ROW) at the southeast corner of said Lot 13 and the northeast corner of Lot 14, Block 1, said Bluff Ridge;

THENCE N 58°50'41" W, with the common line of said lots, 897.52 feet to an iron rod found in the west line of said Bluff Ridge;
THENCE with the west line of said Bluff Ridge the following courses and distances;

N 42°54'55" E, 273.82 feet to an iron rod found;
N 06°33'24" E, 155.79 feet to an iron rod found;
N 28°25'30" E, 191.82 feet to an iron rod found;
N 01°12'14" W, 41.56 feet to a "PK" nail found;
N 57°36'05" E, 291.06 feet to a point at the northeast corner of said Lot 12 and the most westerly corner of Lot 11, Block 1, said Bluff Ridge;

THENCE with the common line of said lots the following courses and distances;
S 52°27'14" E, at 134.85 feet passing a "PK" nail set and in all 667.16 feet to an iron rod found;
S 01°57'17" E, 126.83 feet to an iron rod found at the northeast corner of said Lot 12 in the west right of way line of said Scenic Ridge Drive in a non-tangent curve to the left with a radius of 60.00 feet and whose chord bears S 09°28'50" W, 96.20 feet;

THENCE with the west right of way line of said Scenic Ridge Drive the following courses and distances;
With said curve to the left through a central angle of 106°35'07" and a distance of 111.62 feet to an iron rod found in a curve to the right with a radius of 137.25 feet and whose chord bears S 28°29'22" W, 71.02 feet;

With said curve to the right through a central angle of 29°59'04" and a distance of 71.83 feet to an iron rod found;
S 43°43'53" W, 69.65 feet to an iron rod found at the beginning of a curve to the left with a radius of 300.0 feet and whose chord bears S 30°36'48" W, 134.97 feet;
With said curve to the left through a central angle of 25°59'56" and a distance of 136.13 feet to an iron rod found;
S 17°21'45" W, 110.15 feet to an iron rod found at the beginning of a curve to the right with a radius of 906.12 feet and whose chord bears S 25°24'10" W, 247.53 feet;
With said curve to the right through a central angle of 15°42'04" and a distance of 248.32 feet to the POINT OF BEGINNING and containing 16.543 acres (720640 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEO HEBIB BEJANI AND REUBEN BEJANI, does hereby adopt this plat designating the hereinabove described real property as LOT 12R AND LOT 13R, BLOCK 1, BLUFF RIDGE, AN ADDITION IN PARKER COUNTY, TEXAS IN THE ETJ OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, being a replat of Lot 12 and Lot 13, Block 1, Bluff Ridge, according to the plat recorded in Plat Cabinet B, Slide 495, Plat Records, Parker County, Texas in the ETJ of the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand at _____, Parker County,

Texas this 13th day of April, 2022.

Leo Hebib Bejani Reuben Bejani

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared LEO HEBIB BEJANI, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of April, 2022.

Krista Peacock
Notary Public in and for the State of Texas
June 16, 2023
My Commission Expires On:

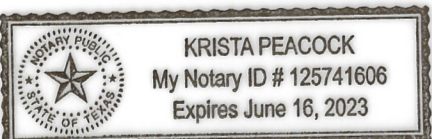


STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared REUBEN BEJANI, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of April, 2022.

Krista Peacock
Notary Public in and for the State of Texas
June 16, 2023
My Commission Expires On:



Owner/Developer:
Reuben Bejani
Leo Hebib Bejani
817-863-0083
167 Scenic Ridge Drive
Weatherford, TX 76087

ETJ FLOODPLAIN RESTRICTION NOTE:

In the ETJ, 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 Proper Authority, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be minimum of two (2) feet above the flood plain base flood elevation resulting from ultimate development of the watershed.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

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 and Parker County 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 clear and free of debris, silt or other substances which would result in unsanitary conditions, and the City and/or Parker County shall have the right of entry for 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 and Parker County 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.

ADDITIONAL NOTES:

- 1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- 2. Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not mitigation, and on-site sewage systems.
- 3. Tarrant County shall not be responsible for private common areas, including but not limited to, private streets, emergency access easements and gated security entrances, recreation areas, landscaped areas and open spaces.
- 4. All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
- 5. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 6. Tarrant County does not enforce subdivision deed restrictions.
- 7. Land owners 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.

Sidewalks are required adjacent to both sides of all Public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

Private sewer note:
Sewer to be served by private individual disposal system

Private well note:
Water to be served by private individual water wells

Sprinkler Sys Reg:
Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews

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, shrub, tree, 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.

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 NOTE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, open spaces and drainage facilities, and said owners agree to indemnify and hold 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.

PRIVATE COMMON AREAS AND FACILITIES MAINTENANCE:

The City of Fort Worth and Parker County 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 owner's 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, and Parker County, Texas from all claims, damages and losses arising out of, or Resulting from the performance of the obligations of said owner's association, as set forth here-in.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

NOTE: Bluff Springs Road is a county maintained road officially dedicated to the county in Volume 1313, Page 89, Deed Records, Parker County, Texas.

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.

LIENHOLDER
N/A
Signature of Lien holder
This the ____ day of _____, 2022.
Notary Public, State of Texas

10587.001.012.00
10587.001.013.00

10587
AZ
M-12



L. J. G. Sims Jr
04/14/2022

LOT 12R AND LOT 13R, BLOCK 1
BLUFF RIDGE
AN ADDITION IN PARKER COUNTY, TEXAS IN THE ETJ OF THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Being a replat of Lot 12 and Lot 13, Block 1, Bluff Ridge
according to the plat recorded in Plat Cabinet B
Slide 495 Plat Records, Parker County, Texas in the ETJ
of the City of Fort Worth, Tarrant County, Texas

REFERENCE PLAT CASE NUMBER FS-22-002

Cabinet/Instrument# _____ F 210 _____

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202214344
04/14/2022 11:50 AM
Fee: \$0.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0325 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

NOTE: DRAINAGE EASEMENT AND MINIMUM FINISHED FLOOR ELEVATIONS WERE DRAWN FROM EXHIBIT RECEIVED FROM DEVELOPMENT SERVICES OF CITY OF FORT WORTH, TEXAS

THE STATE OF TEXAS
COUNTY OF PARKER

I, Leo Hebib Bejjani, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

Leo Hebib Bejjani *Reuben Bejjani*
LEO HEBIB BEJJANI REUBEN BEJJANI

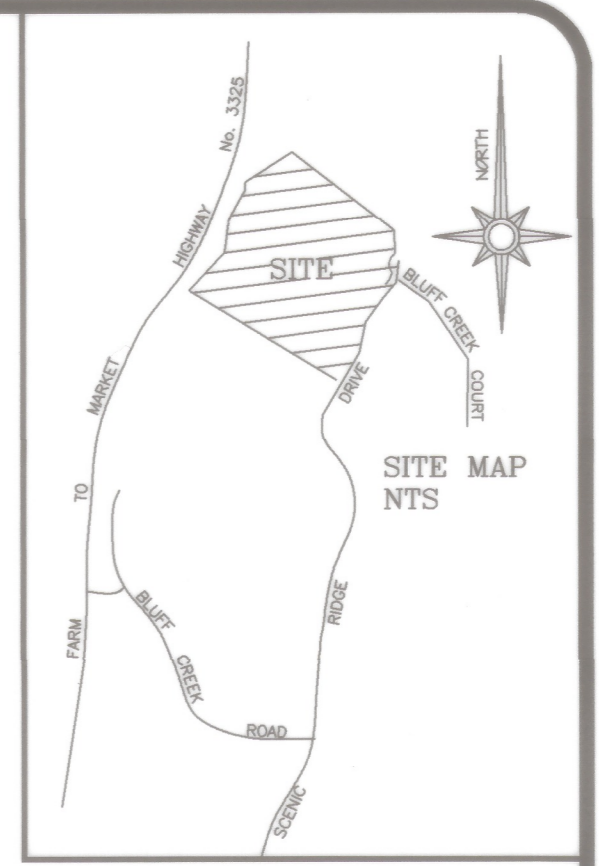
NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

"This plat represents property which has been platted without a Groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

LINEAR FEET OF ROADS: NO NEW ROADS



THE STATE OF TEXAS
COUNTY OF PARKER

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

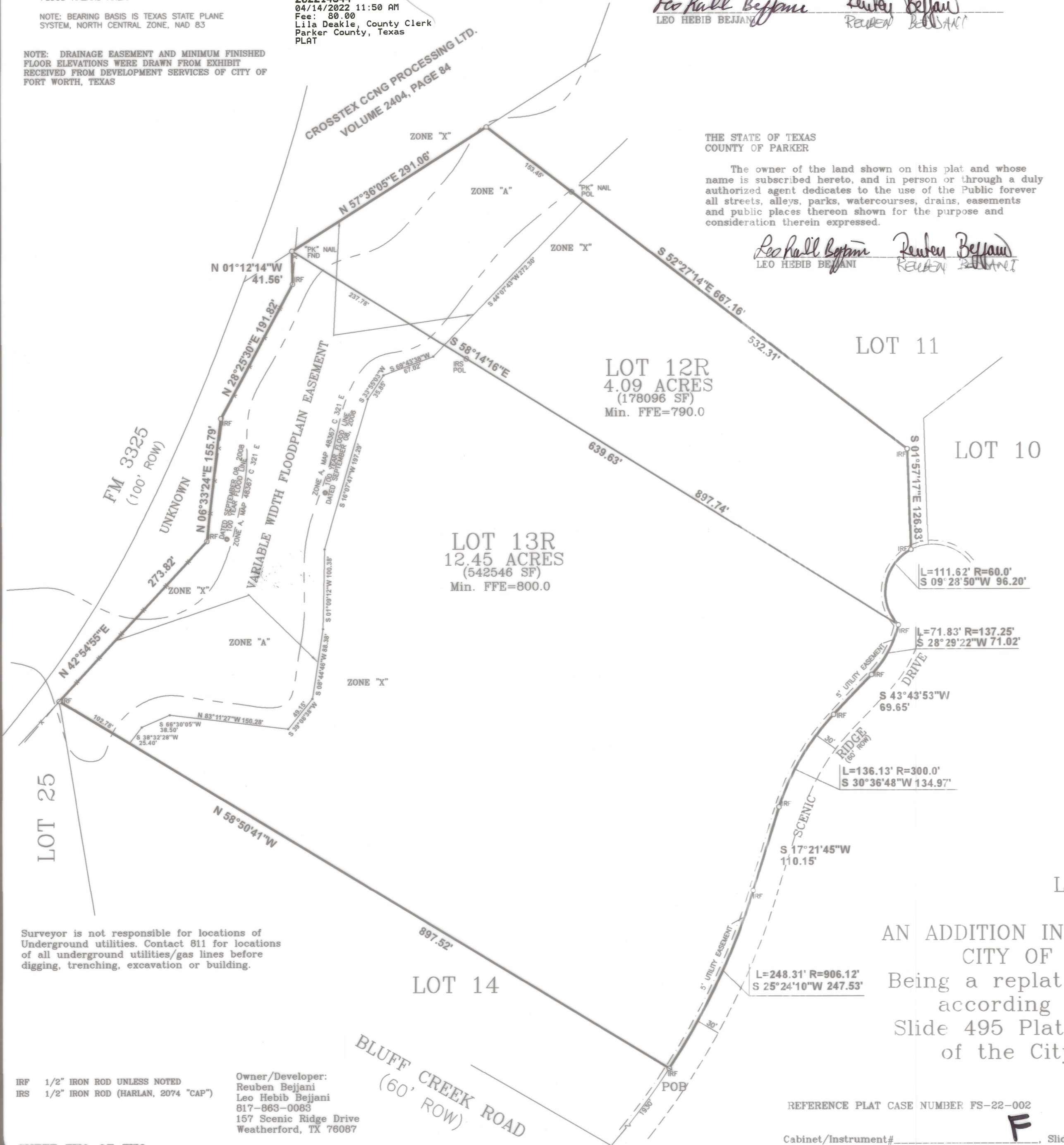
Leo Hebib Bejjani *Reuben Bejjani*
LEO HEBIB BEJJANI REUBEN BEJJANI

THE STATE OF TEXAS
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.
David Harlan, Jr.
Texas Registered Professional Land Surveyor, No. 2074

November 2021



FORT WORTH

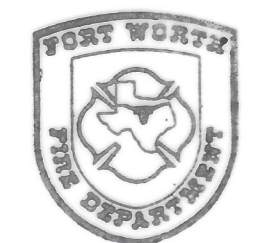
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This Plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approved Date: *4/14/2022*

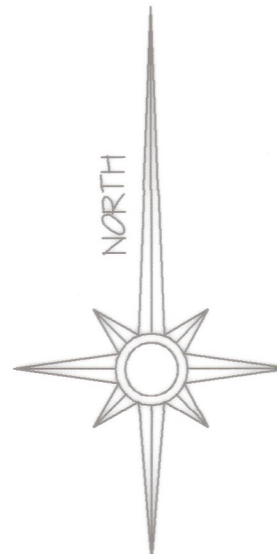
By: *Donald R. Bowen* Chairman

By: *L. J. G. Sims, Jr.* Secretary



L. J. G. Sims, Jr.
04/14/2022

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SCALE: 1" = 100'

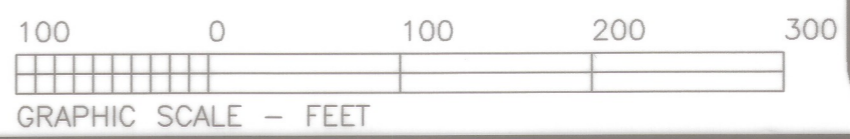
Owner/Developer:
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817-863-0083
157 Scenic Ridge Drive
Weatherford, TX 76087

IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

SHEET TWO OF TWO

REFERENCE PLAT CASE NUMBER FS-22-002

Cabinet/Instrument# **F 210** Slide



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