

Whereas, Blessed to Bless Investments, LLC, being the owner of a 4.999 acre tract of land in the L.M. Rodarmel Survey, Abstract No. 1108, Parker County, Texas, being all of that certain Lot 11, Block 5, Deer Glade, Phase 2, Plat recorded in Cabinet E, Slide 582, Plat Records, Parker County, Texas; together with a portion of Lot 12, Block 5, described in Document No. 202223942, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod, on a 60 foot radius curve to the left, in the west right-of-way of Glade Park Court (60 foot radius cul-de-sac), said Glade Park Court also described as Lot 6X, Block IA of said Deer Glade, Phase Two, being the most easterly corner of Lot 11, Block 5 of said Deer Glade, Phase 2, being the southwest corner of Lot 10, Block 5, said Deer Glade, Phase 2, for the most easterly and beginning corner of this tract:

THENCE southeasterly with said west right-of-way of Glade Park Court and with the arc of a curve to the left, having a radius of 60.00 feet, an arc length of 127.83 feet, and whose chord bears S 19°16'27" W, 104.99 feet, to a found 1/2" capped iron rod, being the northwest corner of that certain tract of land described in instrument to Harold Hampton and Kristine Hampton, recorded in Document No. 202039721, Real Property Records, Parker County, Texas; for the most southerly southeast corner of this tract:

THENCE S 48°14'17" W, 456.78 feet, to a found 1/2" capped iron rod in the west line of said Lot 12, being the northwest corner of said Hampton tract, for the southwest corner of this tract:

THENCE N 03°42'48" W, 554.61 feet, to a found 1/2" capped iron rod in the west line of said Lot 11, for the most westerly northwest corner of this tract:

THENCE N 37°53'10" E, 331.56 feet, to a found 1/2" capped iron rod, being the southwest corner of Lot 7, Block 5, said Deer Glade, Phase 2, for the most northerly northwest corner of this tract:

THENCE S 89°45'24" E, 137.47 feet, to a found 1/2" capped iron rod, being the northwest corner of said Lot 10, Block 5, for the northeast corner of this tract:

THENCE S 09°41'24" E, 417.15 feet, with the common line of said Lot 11 and Lot 10 to the POINT OF BEGINNING, containing 4.999 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory
Zachariah R. Savory Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
Weatherford@txsurveying.com - 817-594-0400
Field Date: January 5, 2021 - ANO44358-RP



Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48367C0325E, dated 9/26/2008; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are found 1/2" capped iron rods unless otherwise noted.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) With respect to the documents listed in Title Commitment No. 21-2487 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in: Cab. E. Sl. 582 P.R.P.C.T.; Clerk File No(s) 201923148; 201924742; 201925326; 202025056; 202029086 O.P.R.P.C.T.

Subject to the following Easement(s) and/or Document(s): Vol. 1089, Pg. 1227 (Shown); Vol. 2229, Pg. 22 (Shown); Vol. 2427, Pg. 635 (Shown); Vol. 2363, Pg. 103 (Shown); Vol. 2459, Pg. 1872 (Shown); Vol. 2831, Pg. 984 (Shown); Vol. 2920, Pg. 1295; Clerk File No(s): 201924029 (Shown); 20202541; 202036945 O.P.R.P.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 2273, Pg. 567; Vol. 255, Pg. 463; Vol. 280, Pg. 43; Vol. 2648, Pg. 269; Vol. 2710, Pg. 984; Vol. 2730, Pg. 929; Vol. 2831, Pg. 1903, (released by 201924029); Clerk File No. 201918425 O.P.R.P.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

County Notes:

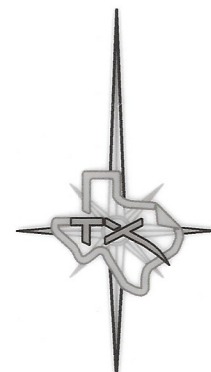
1) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.)

2) Water is to be provided by on-site water wells and sanitary sewer is to be provided by on-site septic facilities.

3) 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 availability.

4) No portion of this tract lies within the extra territorial jurisdiction of any city or town.

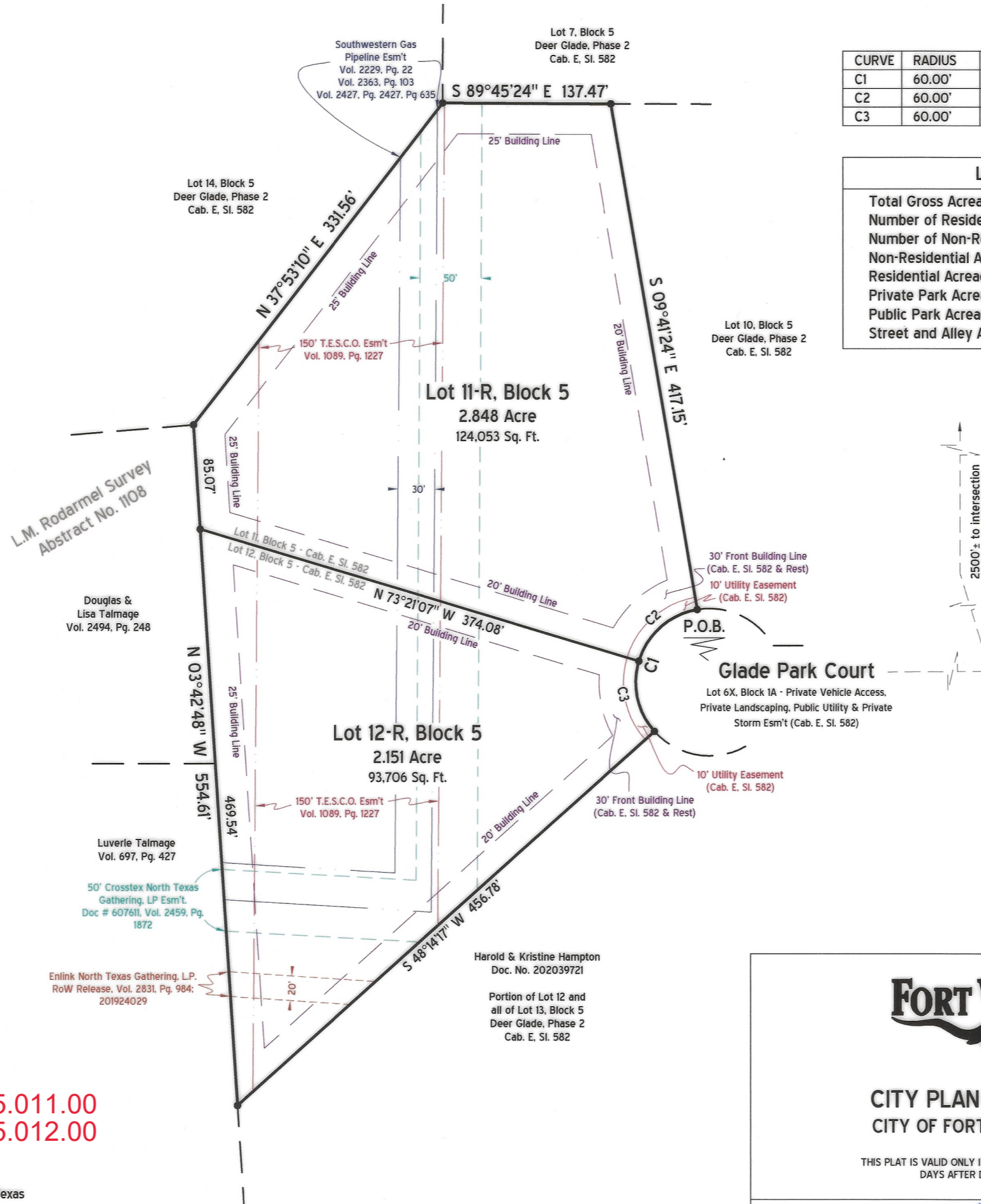
5) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of County Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



Surveyor:
Zachariah R. Savory, R.P.L.S.
104 S. Walnut St.
Weatherford, TX, 76086
817-594-0400

Owner:
Blessed to Bless Investments, LLC
704 Glade Park Ct
Fort Worth, TX 76020

1" = 100'



CURVE	RADIUS	ARC	CHORD	CHORD
C1	60.00'	127.83'	S 19°16'27" W	104.99'
C2	60.00'	66.67'	S 48°28'45" W	63.29'
C3	60.00'	61.17'	S 12°33'25" E	58.55'

LAND USE TABLE	
Total Gross Acreage:	4.999 Acres
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	4.999 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	N/A

Now, Therefore, Know All Men By These Presents:

That Jose Luis Villalobos acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 11-R and 12-R, Block 5, Deer Glade, Phase 2, an addition in the Extraterritorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Parker County, Texas.

Witness, my hand, this the 30th day of November, 2022

By:

Jose Luis Villalobos
Blessed to Bless Investments, LLC (Jose Luis Villalobos (Managing Member))

State of Texas

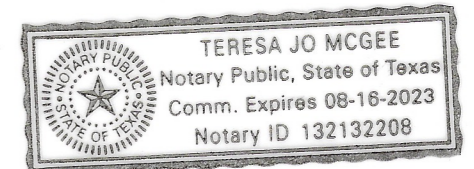
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jose Luis Villalobos

known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 30th day of November, 2022.

Sharon Mc Kee
Notary Public in and for the State of Texas



City of Fort Worth Notes:

Water/Wastewater Impact Fee:

The City of Fort Worth has an ordinance implementing the assessment of 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 1 of the impact fee ordinance in effect as of the date of the plat. 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.

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 ways 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, inspection, patrolling, maintaining, and adding to or removing all or part of their 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 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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions 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.

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Unaltered:

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.

Sidewalks:

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

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: 12/15/22

Ronald R. Brown CHAIRMAN
[Signature] SECRETARY

City of Fort Worth Case No. FS-22-255

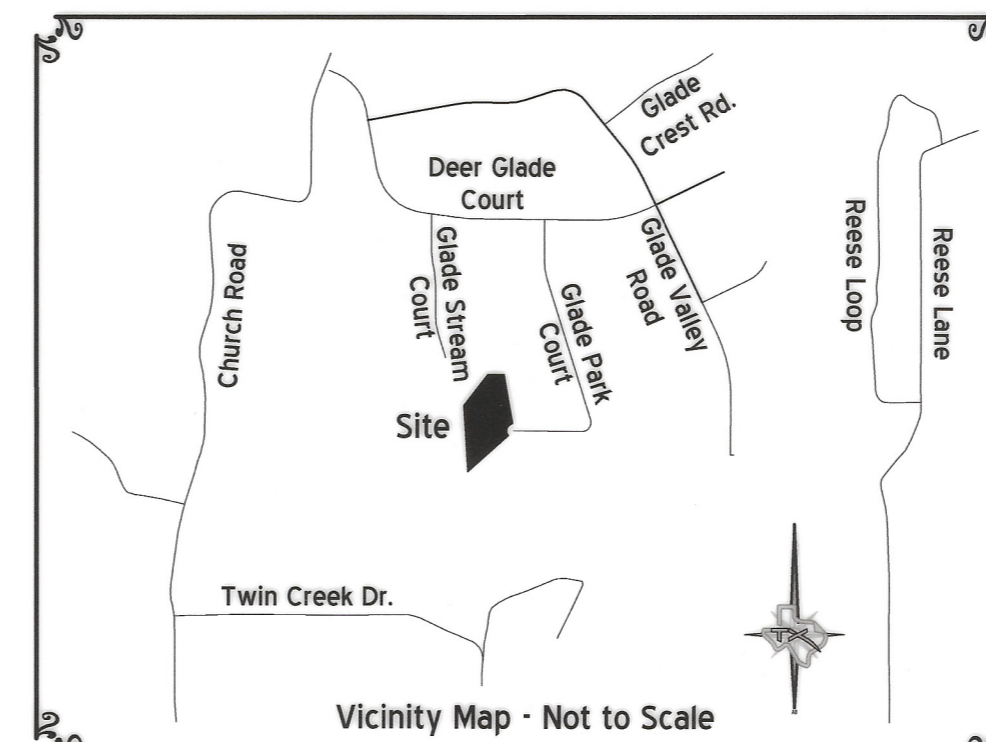
* The purpose of this replat is to consolidate Lot 11 and a portion of Lot 12, Block 5, and replat into 2 lots.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lila Deakle

202244220
12/29/2022 11:00 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

Plat Cabinet F Slide 409



11762
AZ
M-10

Final Plat
Lots 11-R and 12-R, Block 5
Deer Glade, Phase 2
an addition in the Extraterritorial Jurisdiction of the City of Fort Worth, Parker County, Texas

Being a 4.999 acre tract of land in the L.M. Rodarmel Survey, Abstract No. 1108, Parker County, Texas, being a replat of all of Lot 11 and a portion of Lot 12, Block 5, Deer Glade, Phase 2, plat recorded in Cabinet E, Slide 582, Plat Records, Parker County, Texas.

December 2022

WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.

FIRM No. 10100000 - WWW.TXSURVEYING.COM