STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Aledo Real Estate Land Holdings Group, LLC, La Frontera Capital Properties, LLC, Bella Crossing, LLC and Peter Paulsen Properties, Ltd., Being the owners of a 41.760 acres tract and a 23.831 acres tract of land out of the D.T. FINLEY SURVEY, SECTION 2, ABSTRACT NO. 1901 and the T. & P. R.R. CO. SURVEY, BLOCK 3, SECTION 1, ABSTRACT NO. 1475, Tarrant County, Texas; being all of those certain tracts described in Document Nos. D221125481 & D221125482, and being a portion of those certain tracts of land recorded in Document Nos. D207185946, D207185948, D208004551, D213056892, & D219256494, Real Property Records, Tarrant County, Texas, being further described as "Tract 1" & "Tract 2" by metes and bounds as follows:

The following Bearings, Distances, and/or Areas are 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):

TRACT 1 - 41.760 Acres

BEGINNING at a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc.", being the most northerly northeast corner of that certain Lot 1, Block 35, Bella Flora - Phase 9, according to the plat as recorded in Doc. No. D221115287, Plat Records, Tarrant County, Texas; for the northwest and beginning corner of this tract.

THENCE N 47°59'42" E 571.47 feet with the north line of said Doc. No. D207185948 tract to a found 1" iron rod for a corner of this tract.

THENCE S 41°59'40" E 999.64 feet to a found 1" iron rod in the monumented west line of U.S. Highway No. 377, being the most easterly corner of said Doc. No. D207185948 tract, for the most easterly corner of this tract.

THENCE with the west line of said U.S. Highway No. 377 and the east line of said Doc. No. D207185948 tract the following:

S 47°54'17" W 937.51 feet to a found 5/8" iron rod with aluminum cap for a corner of this tract.

Southwesterly along the arc of a curve to the left, having a radius of 2924.78 feet, an arc length of 1161.19 feet, and whose chord bears S 36°47'09" W 1153.58 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

S 25°24'34" W 868.16 feet a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most easterly southeast corner of this tract.

THENCE S 70°19'53" W 16.30 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the north line of Bella Creek Parkway (60' right-of-way, Doc. No. D220249571), for the most southerly southeast corner of this tract.

THENCE N 64°40'07" W 399.98 feet with the north line of said Bella Creek Parkway to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most southerly southwest corner of this tract.

THENCE N 19°40'07" W 14.17 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the east line of Bella Vino Drive (60' right-of-way Doc. No. D220249571) for the most westerly southwest corner of this tract.

THENCE with the east line of said Bella Vino Dr. the following:

N 25°19'53" E 109.29 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northeasterly along the arc of a curve to the left, having a radius of 630.00 feet, an arc length of 284.47 feet, and whose chord bears N 12°23'44" E 282.06 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 00°32'25" W 438.20 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." being the southwest corner of Lot 10, Block 36, said Bella Flora Phase 9 (D221115287), for a corner of this tract.

THENCE N 89°27'35" E 259.41 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." being the most easterly southeast corner of said Bella Flora Phase 9 (D221115287) for a corner of this tract.

THENCE with the east line of said Bella Flora Phase 9 (D221115287) the following:

Northeasterly along the arc of a curve to the right, having a radius of 4260.77 feet, an arc length of 640.58 feet, and whose chord bears N 36°35'20" E 639.98 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 44°45'23" E 442.19 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 00°32'25" W 875.34 feet to the POINT OF BEGINNING.

TRACT 2 - 23.831 Acres

BEGINNING at a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the west line of U.S. Highway No. 377 and in the east line of said of said Doc. No. D219256494 tract, for the most easterly northeast and beginning corner of this tract.

THENCE with the west line of said U.S. Highway No. 377 the following:

S 25°24'34" W 707.90 feet to a found 1/2" iron rod for a corner of this tract.

Southwesterly along the arc of a curve to the right, having a radius of 2804.78 feet, an arc length of 239.47 feet, and whose chord bears S 28°07'58" W 239.40 feet to a found 1/2" iron rod in the east line of said Doc. No. D207185946 tract, for a corner of this tract.

S 30°14'41" W 637.76 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most easterly southeast corner of this tract.

THENCE S 75°14'46" W 13.93 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the north line of Bella Italia Drive (60' public access easement - Doc. No. D220091528), for the most southerly southeast corner of this tract.

THENCE with the north line of said Bella Italia Drive the following:

N 59°45'16" W 270.44 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northwesterly along the arc of a curve to the right, having a radius of 1170.00 feet, an arc length of 546.50 feet, and whose chord bears N 46°22'20" W 541.55 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 32°59'29" W 92.78 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most southerly southwest corner of this tract.

THENCE N 11°16'21" E 14.32 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the east line of Bella Vino Drive (60' right-of-way Doc. No. D220249571), for the most westerly southwest corner of this tract.

THENCE with the east line of said Bella Vino Drive the following:

Northeasterly along the arc of a curve to the left, having a radius of 1355.00 feet, an arc length of 189.87 feet, and whose chord bears N 51°20'31" E 189.71 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

N 47°17'19" E 1052.89 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for a corner of this tract.

Northeasterly along the arc of a curve to the left, having a radius of 630.76 feet, an arc length of 195.87 feet, and whose chord bears N 38°23'10" E 195.08 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most westerly northwest corner of this tract.

THENCE N 72°10'36" E 14.57 feet to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." in the south line of Bella Creek Parkway (60' Private R.O.W. - D220249571) for the most northerly northwest corner of this tract.

THENCE S 64°40'07" E 401.00 feet with the south line of said Bella Creek Parkway to a set 1/2" iron rod with blue plastic cap stamped "Texas Surveying Inc." for the most northerly northeast corner of this tract.

THENCE S 19°40'07" E 16.14 feet to the POINT OF BEGINNING.

Surveyors Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Kyle Rucker, 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 in accordance with the subdivision ordinance of the City of Fort Worth, Tarrant County, Texas.

Kyle Rucker, Registered Professional Land Surveyor No. 6444.
Texas Surveying, Inc., 104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com 817-594-0400
Field date: August 2020 - JN201280P

STATE OF TEXAS REGISTERED KYLE RUCKER 6444 PROFESSIONAL LAND SURVEYOR

General Notes:

1. At the time of this survey this property currently appears to be located within the following areas:

Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel map No. 48439C0270K, Dated September 25, 2009. For up to date flood hazard information please visit the official F.E.M.A. website at WWW.FEMA.GOV.

2. All corners are set 1/2" iron rods, capped - "Texas Surveying, Inc.", unless otherwise noted.
C.I.R.F. = Capped 1/2" iron rod found.
I/2" I.R.F. = I/2" iron rod found.

3. Special notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

4. At the time of this survey, underground utilities were not located during this survey. Call Texas 811 and/or utility providers before excavation or construction.

5. At the time of this survey, no abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

6. 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.)

7. Bearings derived from G.P.S. observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the conterminous U.S. (NOAA Website), Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

8. 26 Single family lots, 2 Non-Residential lots, 4 H.O.A. Drainage Easement lots, 2 Private R.O.W. Lots (Lot A & Lot B, Block A).

9. 1.0 Acre minimum lots, all lots 1.0 acre net drainage easement.

10. H.O.A. Lots 10X & 11X, Block 36 and 13X, Block 37, are dedicated as drainage easements.

11. All streets are private 60' R.O.W.'S, and are to be maintained by the H.O.A. - (Lot A & Lot B, Block A)

12. Lot 10, Block 35, Lot 8 & Lot 9, Block 37, are reserved for non-residential use and are subject to the Tarrant County Fire Code.

13. No private streets within this final plat boundary will be gated.

14. All rear and side fences shall be wrought iron and constructed to avoid blocking stormwater runoff.

15. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

16. This plat identifies a potential preliminery need for a storm water storage facility known as a detention pond for Lot 8 & Lot 9, Block 37, that may or may not be required. The approximate storage is 4.5 AC-FT. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to determine if the site development requires detention and provide for the final detention volume mitigation if required during the site development. If detention is required, the final detailed analysis detention volume and required easement may be more or less than indicated in the drainage study. If required, the detention pond design shall be in accordance with the City of Fort Worth stormwater criteria manual current at the time the drainage study in support of grading permit is submitted.

17. A storm water drainage study (SWDS) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of The City of Fort Worth integrated stormwater management criteria manual current at the time the SWDS is submitted) must be submitted to and approved by The City of Fort Worth prior to 1.0 acre or more of land disturbance of Lot 8 or Lot 9, Block 37, BELLA FLORA."

18. TxDOT permits are required to access US Highway 377.

19. Detention ponds shall be be maintained by the Home Owner's Association.

20. Minimum finished floor elevations provided by Chalk Mountain, LLC (Kenneth Dees, P.E.)

Tarrant County 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 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.

3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

4. The siting and construction of water wells shall be subject to the regulations of the northern trinity groundwater conservation district.

5. 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 home 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 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 storm water overflow damages resulting from the storm water 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.

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

8. 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 performance of the obligations of said owners set for in this paragraph.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/01/2021 02:46 PM

D221350274
PLAT
Pages: 3
Fees: $72.00

MARY LOUISE NICHOLSON
COUNTY CLERK

CITY OF FORT WORTH NOTES:

UTILITY EASEMENTS:
Any public franchise utility, including Tarrant County, 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, reconstruction, 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.

OPEN SPACE AND DRAINAGE EASEMENTS:
All open spaces and drainage easements are "Private H.O.A./Developer Open Space/Drainage Easements" and are the maintenance responsibility of the H.O.A.

WATER/WASTEWATER:
Water is to be provided by private water wells and sanitary sewer is to be provided by on-site septic facilities.

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.

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, of resulting from the performance of the obligations of said owners association, as ser forth herein.

STORM WATER OVERFLOW:
The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be defined. The county shall not be liable for any damages resulting fro the occurrence of these phenomena, nor the failure of any structures within the drainage ways, the drainage way crossing each lot is contained with the floodplain/drainage easement line as shown on the final plat.

DRAINAGEWAY MAINTENANCE:
The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways.

PRIVATE MAINTENANCE NOTE:
Tarrant County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, and drainage facilities; and owners agree to indemnify and save harmless Tarrant County, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

PARKWAY PERMIT:
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

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 the maintenance work by the property owners.

FLOODPLAIN/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 will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. property owners shall keep the adjacent drainageways 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.

DRAINAGE NOTE:
All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. 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 adjacent property owner, or the home owners association, if applicable.

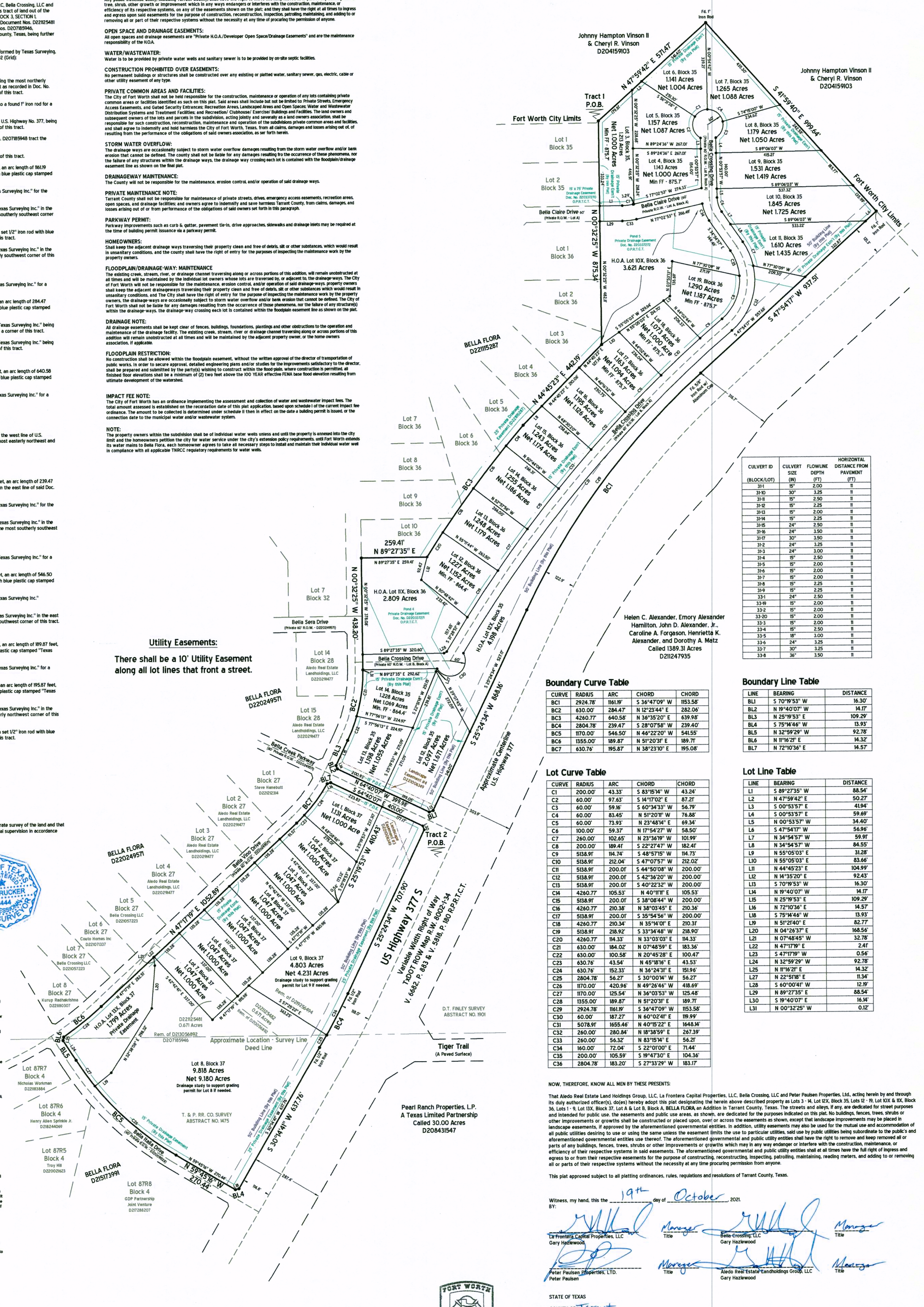
FLOODPLAIN RESTRICTION:
No construction shall be allowed within the floodplain easement, without the written approval of the director of transportation of public works. In order to secure approval, detailed engineering plans and/or studies for the improvements satisfactory to the director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. where construction is permitted, all finished floor elevations shall be a minimum of (2) two feet above the 100 YEAR effective FEMA base flood elevation resulting from ultimate development of the watershed.

IMPACT FEE NOTE:
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.

NOTE:
The property owners within the subdivision shall be of individual water wells unless and until the property is annexed into the city limit and the homeowners petition the city for water service under the city's extension policy requirements. until Fort Worth extends its water mains to Bella Flora, each homeowner agrees to take all necessary steps to install and maintain their individual water well in compliance with all applicable TNRCC regulatory requirements for water wells.

Utility Easements:

There shall be a 10' Utility Easement along all lot lines that front a street.



CULVERT ID (BLOCK/LOT)	CULVERT SIZE (IN)	FLOWLINE DEPTH (FT)	HORIZONTAL DISTANCE FROM PAVEMENT (FT)
31-1	15"	2.00	11
31-10	30"	3.25	11
31-11	15"	2.50	11
31-12	15"	2.25	11
31-13	15"	2.00	11
31-14	15"	2.25	11
31-15	24"	2.50	11
31-16	24"	3.50	11
31-17	30"	3.50	11
31-2	24"	3.25	11
31-3	24"	3.00	11
31-4	15"	2.50	11
31-5	15"	2.00	11
31-6	15"	2.00	11
31-7	15"	2.00	11
31-8	15"	2.25	11
31-9	15"	2.25	11
33-1	24"	2.50	11
33-19	15"	2.00	11
33-2	15"	2.00	11
33-20	15"	2.00	11
33-3	15"	2.00	11
33-4	15"	2.50	11
33-5	18"	3.00	11
33-6	24"	3.25	11
33-7	30"	3.25	11
33-8	36"	3.50	11

Boundary Curve Table

CURVE	RADIUS	ARC	CHORD	CHORD
BC1	2924.78'	1161.19'	S 36°47'09" W	1153.58'
BC2	630.00'	284.47'	N 12°23'44" E	282.06'
BC3	4260.77'	640.58'	N 36°35'20" E	639.98'
BC4	2804.78'	239.47'	S 28°07'58" W	239.40'
BC5	1170.00'	546.50'	N 46°22'20" W	541.55'
BC6	1355.00'	189.87'	N 51°20'31" E	189.71'
BC7	630.76'	195.87'	N 38°23'10" E	195.08'

Lot Curve Table

CURVE	RADIUS	ARC	CHORD	CHORD
C1	200.00'	43.33'	S 83°15'14" W	43.24'
C2	60.00'	97.63'	S 14°17'02" E	87.21'
C3	60.00'	59.16'	S 60°34'33" W	56.79'
C4	60.00'	83.45'	N 51°20'11" W	76.88'
C5	60.00'	73.93'	N 23°48'14" E	69.34'
C6	100.00'	59.37'	N 17°54'27" W	58.50'
C7	260.00'	102.65'	N 23°36'19" W	101.99'
C8	200.00'	189.41'	S 22°27'47" W	182.41'
C9	5138.91'	114.74'	S 48°57'15" W	114.73'
C10	5138.91'	212.04'	S 47°07'57" W	212.02'
C11	5138.91'	200.01'	S 44°50'08" W	200.00'
C12	5138.91'	200.01'	S 42°36'20" W	200.00'
C13	5138.91'	200.01'	S 40°22'32" W	200.00'
C14	4260.77'	105.53'	N 40°11'11" E	105.53'
C15	5138.91'	200.01'	S 38°08'44" W	200.00'
C16	4260.77'	210.38'	N 38°03'45" E	210.36'
C17	5138.91'	200.01'	S 35°54'56" W	200.00'
C18	4260.77'	210.34'	N 35°14'01" E	210.31'
C19	5138.91'	218.92'	S 33°34'48" W	218.90'
C20	4260.77'	114.33'	N 33°03'03" E	114.33'
C21	630.00'	184.02'	N 07°48'59" E	183.36'
C22	630.00'	100.58'	N 20°45'28" E	100.47'
C23	630.76'	43.54'	N 45°18'16" E	43.53'
C24	630.76'	152.33'	N 36°24'31" E	151.96'
C25	2804.78'	56.27'	S 30°00'14" W	56.27'
C26	1170.00'	420.96'	N 49°26'46" W	418.69'
C27	1170.00'	125.54'	N 36°03'53" W	125.48'
C28	1355.00'	189.87'	N 51°20'31" E	189.71'
C29	2924.78'	1161.19'	S 36°47'09" W	1153.58'
C30	60.00'	187.27'	N 60°02'41" E	119.99'
C31	5078.91'	1655.46'	N 40°15'22" E	1648.14'
C32	260.00'	280.84'	N 18°38'59" E	267.39'
C33	260.00'	56.32'	N 83°15'14" E	56.21'
C34	160.00'	72.04'	S 22°01'00" E	71.44'
C35	200.00'	105.59'	S 19°47'30" E	104.36'
C36	2804.78'	183.20'	S 27°33'29" W	183.17'

Boundary Line Table

LINE	BEARING	DISTANCE
BL1	S 70°19'53" W	16.30'
BL2	N 19°40'07" W	14.17'
BL3	N 25°19'53" E	109.29'
BL4	S 75°14'46" W	13.93'
BL5	N 32°59'29" W	92.78'
BL6	N 11°16'21" E	14.32'
BL7	N 72°10'36" E	14.57'

Lot Line Table

LINE	BEARING	DISTANCE
L1	S 89°27'35" W	88.54'
L2	N 47°59'42" E	50.27'
L3	S 00°53'57" E	41.94'
L4	S 00°53'57" E	59.69'
L5	N 00°53'57" W	34.40'
L6	S 47°54'17" W	56.96'
L7	N 34°54'57" W	59.91'
L8	N 34°54'57" W	84.55'
L9	N 55°05'03" E	31.28'
L10	N 55°05'03" E	83.66'
L11	N 44°45'23" E	104.99'
L12	N 14°35'20" E	92.43'
L13	S 70°19'53" W	16.30'
L14	N 19°40'07" W	14.17'
L15	N 25°19'53" E	109.29'
L16	N 72°10'36" E	14.57'
L18	S 75°14'46" W	13.93'
L19	N 51°21'40" E	82.77'
L20	N 04°26'37" E	168.56'
L21	N 07°48'45" W	32.78'
L22	N 47°17'19" E	2.41'
L23	S 47°17'19" W	0.56'
L24	N 32°59'29" W	92.78'
L25	N 11°16'21" E	14.32'
L27	N 22°51'18" E	11.34'
L28	S 60°00'41" W	12.19'
L29	N 89°27'35" E	88.54'
L30	S 19°40'07" E	16.14'
L31	N 00°32'25" W	0.12'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Aledo Real Estate Land Holdings Group, LLC, La Frontera Capital Properties, LLC, Bella Crossing, LLC and Peter Paulsen Properties, Ltd., acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 3 - 14, Lot 12X, Block 35, Lots 12 - 19, Lot 10X & 11X, Block 36, Lots 1 - 9, Lot 13X, Block 37, Lot A & Lot B, Block A, BELLA FLORA, an Addition in Tarrant County, Texas. The streets and alleys, if any, are dedicated for street purposes and intended for public use. the easements and public use areas, as shown, are dedicated for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the aforementioned governmental entities. in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and aforementioned governmental entities use thereof. The aforementioned governmental and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The aforementioned governmental and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

Witness, my hand, this the 19th day of October, 2021.
BY:

La Frontera Capital Properties, LLC — Manager — Bella Crossing, LLC — Manager
Gary Hazlewood — Title — Gary Hazlewood — Title

Peter Paulsen Properties, LTD. — Manager — Aledo Real Estate Landholdings Group, LLC — Manager
Peter Paulsen — Title — Gary Hazlewood — Title

STATE OF TEXAS
COUNTY OF Tarrant
Before me, The undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Gary Hazlewood, 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.
Given under my hand and seal of office on this the 19th day of October, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
CLINT BAKER Notary Public, State of Texas Comm. Expires 03-29-2022 Notary ID 131510006

STATE OF TEXAS
COUNTY OF Tarrant
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Peter Paulsen, 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.
Given under my hand and seal of office on this the 19th day of October, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
CLINT BAKER Notary Public, State of Texas Comm. Expires 03-29-2022 Notary ID 131510006

FORT WORTH FIRE DEPARTMENT
Lt. J. G. Stone Jr.
11/02/2021

BLOCK LENGTH CALCULATION:

Block 35 - 2938.86'
(radius of Bella Crossing Dr cul-de-sac to Bella Vino Drive)

Block 36 - 2660.45'
(Bella Claire Dr to Bella Vino Drive)

Block 37 - 1502.02'
(Bella Creek Pkwy to Bella Italia Dr)

LAND USE TABLE:

Total Gross Acreage - 65.591 Acres
Number of Residential Lots - 26
Number of Non-Residential Lots - 7
Non-Residential Acreage - 29.145 Acres
Residential Acreage - 31.614 Acres
Private Park Acreage - N/A
Public Park Acreage - N/A
Street & Alley Acreage - 4.832 Acres
Linear Footage of new R.O.W. - 6835'±

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: November 23, 2021
C.O. #136966
BY: Joni Stanley
CLERK OF COMMISSIONER'S COURT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS

Bella Flora Phase 10
Case No. FP-21-112
Case No. PP-21-050

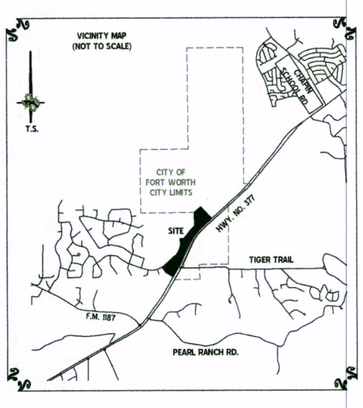
FORT WORTH

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: November 4, 2021
Donald R Boren
CHAIRMAN
Mary Elliott
SECRETARY

FILED THIS THE _____ DAY OF _____, 2021,
IN _____ OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS.



Final Plat
Lots 3 - 14, Lot 12X, Block 35,
Lots 12 - 19, Lot 10X & 11X, Block 36,
Lots 1 - 9, Lot 13X, Block 37,
Lot A & Lot B, Block A
Bella Flora
an Addition to Tarrant County, Texas
Being a 23.831 acres tract & a 41.760 acres t