

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, LAURA LEE GARNER, is the owner of a 5.00 acre tract of land out of the W.C. RALL SURVEY, ABSTRACT NO. 1800, situated in Tarrant County, Texas, being all of Lots 12 and 13, Block 4, Haslet Heights II, a subdivision of record in Cabinet A, Slide 3328 of the Plat Records of Tarrant County, Texas said Lot 12 having been conveyed to Laura Lee Boyle by Special Warranty Deed of record in Document Number D210154811 of the Official Public Records of Tarrant County, Texas, said Lot 13, having been conveyed to Laura Lee Boyle / AKA Laura Lee Garner by Special Warranty Deed of record in Document Number D210154809 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1" iron pipe found in the southeast right-of-way line of Bates Aston Road (74' right-of-way), being the southwest corner of Lot 11, Block 13 of said Haslet Heights II, also being the northwest corner of said Lot 12, from which a 100D nail found at the northwest corner of said Lot 11 bears N14°12'15"E, a distance of 175.00 feet;

THENCE, S75°47'45"E, leaving the southeast right-of-way line of Bates Aston Road, along the southwest line of said Lot 11, being the common northeast line of said Lot 12, a distance of 622.29 feet to a point in the northwest line of Lot 38 of Block 4, Haslet Heights II, a subdivision of record in Cabinet A, Slide 3468 of the Plat Records of Tarrant County, Texas, being the southeast corner of said Lot 11, also being the northeast corner of said Lot 12, from which a 1/2" iron rod found bears S04°45'16"E, a distance of 0.42 feet, also from which a 1/2" iron rod with yellow plastic cap (illegible) found at the northeast corner of said Lot 11 bears N14°12'15"E, a distance of 175.00 feet;

THENCE, S14°12'15"W, along the northwest lines of Lots 36, 37 and 38, Block 4 of said Haslet Heights II, being the common southeast lines of said Lots 12 and 13, a distance of 350.00 feet to northeast corner of Lot 14, Block 4 of said Haslet Heights II, being the southeast corner of said Lot 13, from which a 1/2" iron rod found bears N58°53'01"E, a distance of 0.48 feet, also from which a 1/2" iron rod found at the southeast corner of Lot 15 of said Block 4 of said Haslet Heights II bears S14°12'15"W, a distance of 377.00 feet;

THENCE, N75°47'45"W, leaving the northwest line of said Lot 36, along the northeast line of said Lot 14, being the common southwest line of said Lot 13, a distance of 622.29 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast right-of-way line of Bates Aston Road, being the common northwest corner of said Lot 14, also being the southwest corner of said Lot 13, from which a 1/2" iron rod found at the southwest corner of said Lot 15 bears S14°12'15"W, a distance of 377.00 feet;

THENCE, N14°12'15"E, along the southeast right-of-way line of Bates Aston Road, being the common northwest lines of said Lots 12 and 13, a distance of 350.00 feet to the **POINT OF BEGINNING** and containing an area of 5.00 acres or 217,801 square feet of land, more or less.

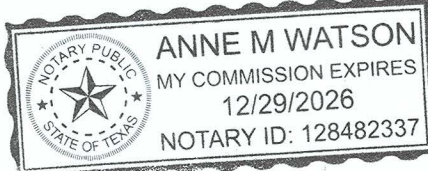
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LAURA LEE GARNER does hereby adopt this plat, designating herein described property as **HASLET HEIGHTS II, LOTS 12R & 13R, BLOCK 4**, an addition to Tarrant County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown herein.

OWNER: LAURA LEE GARNER

BY: Laura Lee Garner
Signature4-16-24
DateSTATE OF Texas §
COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Laura Lee Garner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16 day of 4, 2024.David Watson
Notary Public in and for the State of Texas

TARRANT COUNTY STANDARD NOTES

- 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 set for 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 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.

FINAL SHORT PLAT
HASLET HEIGHTS II
LOTS 12R & 13R, BLOCK 4

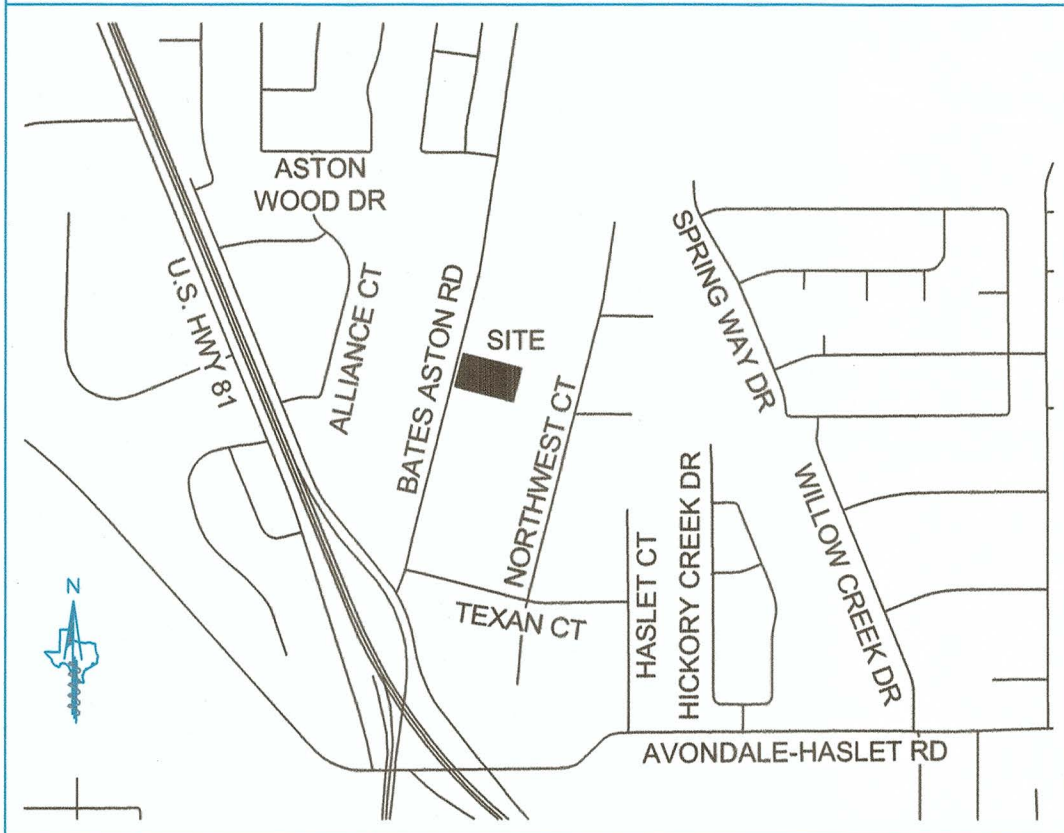
5.00 ACRES

A REPLAT OF LOTS 12 AND 13, BLOCK 4, HASLET HEIGHTS II,
RECORDED IN CABINET A, SLIDE 3328, P.R.D.C.T.SITUATED IN THE
W.C. RALL SURVEY, ABSTRACT NO. 1800,
TARRANT COUNTY, TEXAS

CASE NUMBER: FS-23-230

RECORDING INFORMATION

THIS PLAT RECORDED IN DOCUMENT NUMBER: _____ DATE: _____

VICINITY MAP
(NOT TO SCALE)

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.

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 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

Covenants or Restrictions are un-altered. This Plat 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.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no buildings not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closes exterior point of the building, without regards to intervening structures or objects.

FLOODPLAIN RESTRICTION

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 flood—plain. 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.

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 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.

WATER / WASTEWATER IMPACT FEES

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.

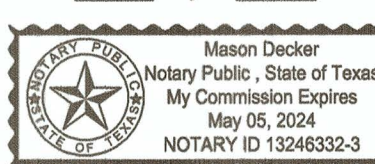
CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

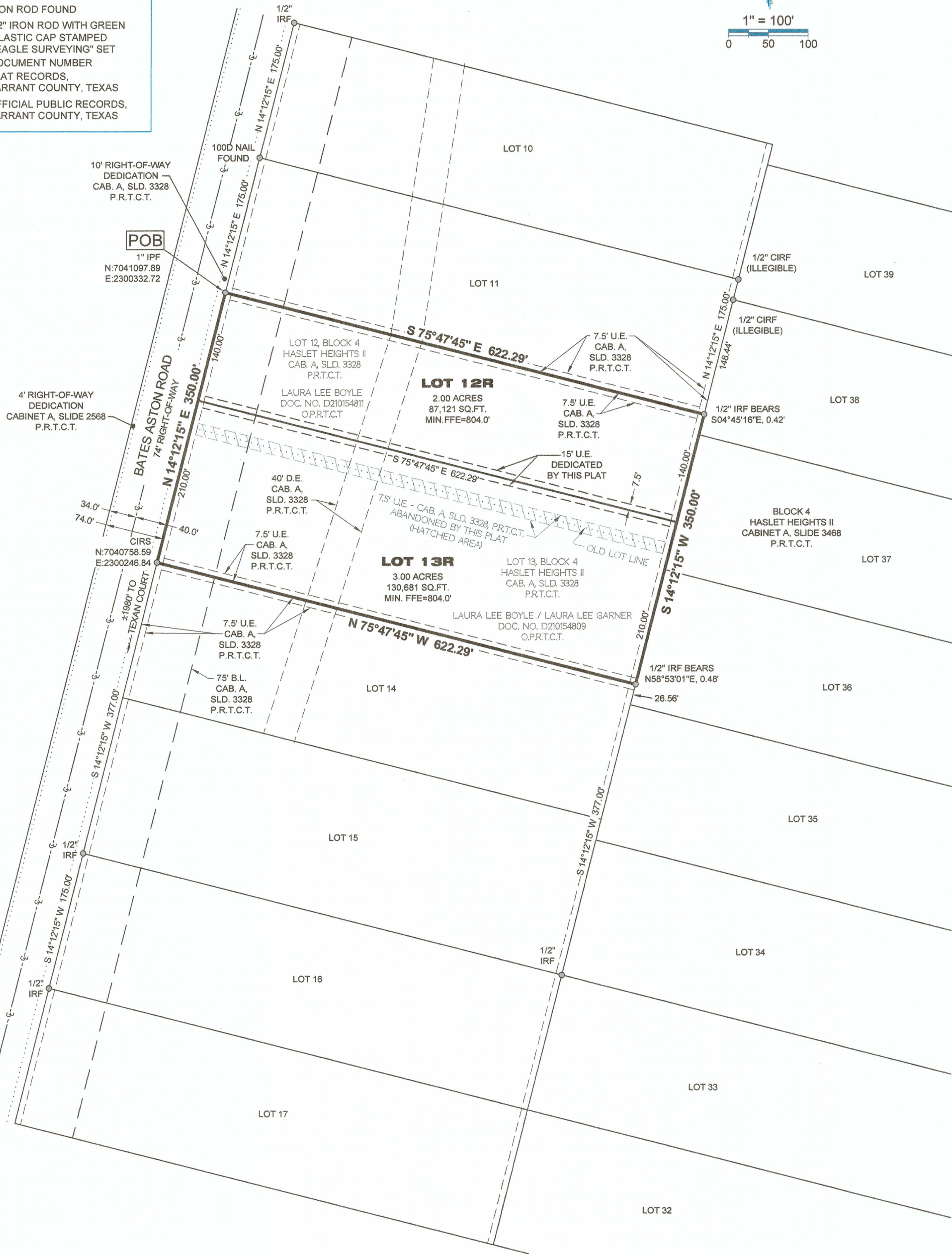
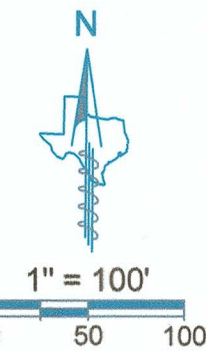
I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. # 640204-16-24
DateSTATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of April, 2024.Mason Decker
Notary Public in and for the State of Texas**SURVEYOR**
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009**OWNER**
Laura Lee Garner
13716 Bates Aston Road
Haslet, TX 76052Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177JOB NUMBER
2302.048
DATE
05/12/2023
REVISION
12/18/2023
DRAWN BY
EN

LAND USE TABLE

LOTS 12R & 13R
AREA: 5.00 ACRES (217,801 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: N/A - ETJ

GENERAL NOTES

- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1993 (Adjustment Realization 2011). North Central Zone 4202.
- 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/or withholding of utilities and building permits.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 and is located in Community Number 480582 as shown on Map Number 48439C0035L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Private Water and Sewer. Water to be served by private water well. Sewer to be served by private individual disposal system.
- 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 title to those roads.
- Tarrant County does not enforce building setbacks more than the County's minimum requirement of 25 feet.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.






COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____
☐ CLERK OF COMMISSIONERS COURT
☐ TRANSPORTATION SERVICES DEPARTMENTNOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE
RECORDING DATE SHALL BE SUBJECT TO CURRENT
COUNTY SUBDIVISION STANDARDS AND REGULATIONS.CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXASTHIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.Plat Approval Date: April 24, 2024By: Samuel R. Brown ChairmanBy: Ryan Jordan SecretaryFF D. Hadd
4/24/2024



Tarrant County
Transportation
Services

-  Subdivisions
-  Subject of Interest
-  Zone
-  Zone
-  Floodway

This data was prepared by Tarrant County for general reference purposes only and may be revised at any time without notification to any user. Tarrant County does not guarantee the correctness or accuracy of any data. Tarrant County assumes no responsibility in connection therewith.

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TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007003196
AD NUMBER: 17464 4 12
CERTIFICATE NO : 108137242

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

BOYLE LAURA LEE

13716 BATES ASTON RD
HASLET TX 760522600

DATE : 4/30/2024
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

HASLET HEIGHTS BLOCK 4 LOT 12

0013724 BATES ASTON RD
2.5 ACRES

PROPERTY OWNER

BOYLE LAURA LEE

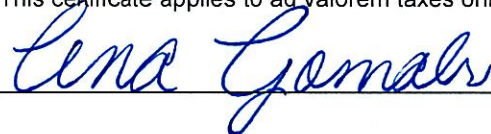
13716 BATES ASTON RD
HASLET TX 760522600

YEAR	TAX UNIT	AMOUNT DUE
2023	Tarrant County	\$0.00
2023	JPS HEALTH NETWORK	\$0.00
2023	TARRANT COUNTY COLLEGE	\$0.00
2023	EMERGENCY SERVICE DISTRICT #1	\$0.00
TOTAL		\$0.00

ISSUED TO : BOYLE LAURA LEE
ACCOUNT NUMBER: 00007003196
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007003218
AD NUMBER: 17464 4 13
CERTIFICATE NO : 108137250

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

GARNER LAURA LEE

13716 BATES ASTON RD
HASLET TX 76052

DATE : 4/30/2024

FEE : \$10.00

PROPERTY DESCRIPTION

HASLET HEIGHTS BLOCK 4 LOT 13

0013716 BATES ASTON RD
2.5 ACRES

PROPERTY OWNER

GARNER LAURA LEE

13716 BATES ASTON RD
HASLET TX 76052

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2023	Tarrant County	\$0.00
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2023	EMERGENCY SERVICE DISTRICT #1	\$0.00
TOTAL		\$0.00

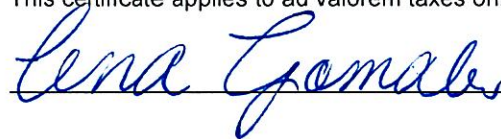
ISSUED TO : GARNER LAURA LEE

ACCOUNT NUMBER: 00007003218

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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 Deputy

