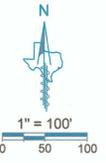


LEGEND table with symbols for POB, CAB, SLD, U.E., D.E., B.L., IRF, CIRS, DOC. NO., P.R.T.C.T., and O.P.R.T.C.T.

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



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 northwest corner of said Lot 13, 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 hereon.

OWNER: LAURA LEE GARNER

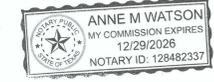
Signature of Laura Lee Garner, dated 4-16-24

STATE 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.

Signature of Notary Public in and for the State of Texas



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.

Signature of Matthew Raabe, dated 04-16-24

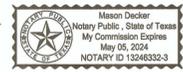


STATE OF TEXAS §
COUNTY OF DENTON §

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.

Signature of 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 76052

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

GENERAL NOTES
1. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011), North Central Zone 4202.
2. 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.
3. 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.
4. Private Water and Sewer. Water to be served by private water well. Sewer to be served by private individual disposal system.
5. 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.
6. Tarrant County does not enforce building setbacks more than the County's minimum requirement of 25 feet.
7. 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 DEPARTMENT
NOTE: CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

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: April 24, 2024
By: Samiul Karim, Chairman
By: Ryan Jordan, Secretary



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:
PAGE 1 OF 1

Table with columns: JOB NUMBER (2302.048), DATE (05/12/2023), REVISION (12/18/2023), DRAWN BY (EN)



Laura Garner  
13716 Bates Aston Rd  
Haslet, Texas 76052  
longhornlaura@sbcglobal.net

4/30/2024

To: Tarrant County Commissioner

I am requesting a variance/waiver to the Development Regulations regarding ground water certification that are flagging my application for replat of 2-2.5 acre lots, Lot 12 and Lot 13, Block 4 in the Haslet Heights II development, for a study to be performed if the property is to use on site wells and are for some reason considering my application newly subdivided lots, when I am simply modifying one boundary line of existing Lots. My replat application is simply a request to move the boundary line connecting the 2 properties such that Lot 13 is 3 acres and Lot 12 is 2 acres. But there is no subdivision or creation of additional Lots.

The language raising the flag from Tarrant County was defined to me as follows for Development Regulations: If the newly subdivided lot(s) will use water wells, a certification of groundwater availability prepared by a licensed Engineer or geoscientist under TLGC Section 232.0032 shall be included [TC-DRM-SEC-2.02(C3)]

I am not a developer, nor am I creating a new development or subdividing Lot 12 or Lot 13. I own 2 – 2.5 acres Lots in the Haslet Heights II neighborhood that were originally platted and part of the Haslet Heights II development created in 1998. I purchased 13716 Bates Aston (Lot 13, Block 4 in Haslet Heights II) in October 1999 with my ex husband, and was granted the property in our divorce on April 1, 2010. I have purchased 13724 Bates Aston Rd (Lot 12, Block 4 in Haslet Heights II) on 6/20/2005 with my ex husband and was granted that property in our divorce on April 1, 2010. Both Lot 12 and Lot 13 were approved for individual on site wells (1 per lot) and septic with the setup of Haslet Heights II development. I am not subdividing the lots into new lots or creating additional wells on either Lot. My intention is to sell Lot 12 Block 4 as a 2 acre parcel in Haslet Heights II development as an unimproved land sale to my neighbor so his son may build a home.

I have talked to the North Texas Ground Water Certification District and Upper Trinity Ground Water Certification District, and have found some information about the study required by the new law. It most likely requires 2 wells be dug for a pumping test, which my deed restrictions do not allow on each lot. With an approved firm, the costs are anywhere from \$12,500 to \$50,000 not including costs of new wells being dug, and will take over 6 months to complete. This is a severe hardship to me as the property owner of 2 lots that only wants to move a lot line 10 feet for a replat and sell to my neighbor's son who wants to build a home in our subdivision next to his parents.

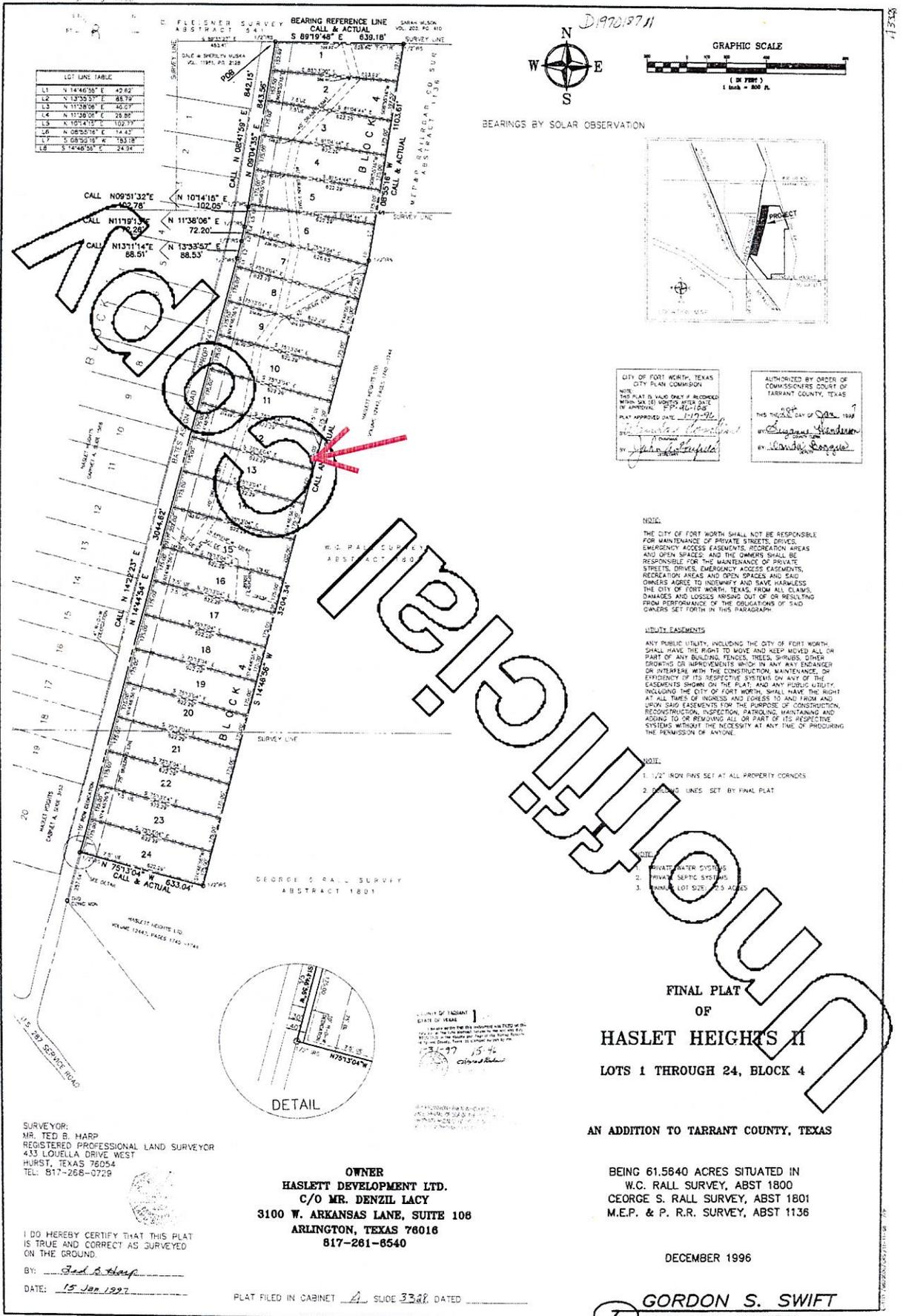
I am attaching documents on the initial development creation of Haslet Heights II with the initial plat which is what Tarrant County approved for home development with one on site well per lot. I am also attaching the replat drawing submitted with my application (please note this might not be final drawing as the application has not been approved at this time and notes might be added). I have no intention of creating additional lots and I request a variance or waiver for the financial hardship as well as the additional time required for this study.

Thank you for your time and consideration,



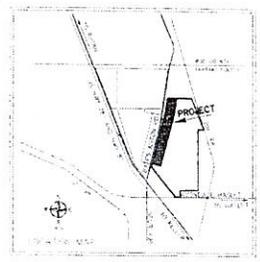
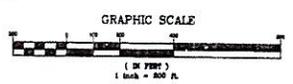
Laura Garner

22" 17" 11" 8.5" 5.8" 11" 17" 22"



LOT LINE TABLE

LOT	BEARING	DISTANCE
L1	N 14°40'35" E	42.82
L2	N 1°25'33" E	48.79
L3	N 11°28'08" E	40.07
L4	N 11°38'05" E	28.89
L5	N 10°14'13" E	102.71
L6	N 08°55'19" E	14.42
L7	S 08°55'19" E	183.18
L8	S 1°44'55" E	24.94



CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER APPROVAL.

PLAT APPROVED DATE: 12/17/96

BY: *[Signature]*  
CITY ENGINEER

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS

THIS THE 17th DAY OF Dec. 1996

BY: *[Signature]*  
CITY CLERK

SURVEYOR:  
MR. TED B. HARP  
REGISTERED PROFESSIONAL LAND SURVEYOR  
433 LOUELLA DRIVE WEST  
HURST, TEXAS 76054  
TEL: 817-268-0729

**OWNER**  
**HASLETT DEVELOPMENT LTD.**  
**C/O MR. DENZIL LACY**  
**3100 W. ARKANSAS LANE, SUITE 108**  
**ARLINGTON, TEXAS 76016**  
**817-261-6540**

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *Ted B. Harp*  
DATE: 15 Jan. 1997

PLAT FILED IN CABINET A SLIDE 3348 DATED \_\_\_\_\_

22" 17" 11" 8.5" 5.8" 11" 17" 22"

D9708711 A-3328

FR-96-105 A182

A242

DIPLOMA A-3328

NOTICE OF DEDICATION OF HASLET HEIGHTS II, LOTS 1 THROUGH 24, BLOCK 4, 97 301 31 93-248

WHEREAS we, the undersigned owners of the following described property, to wit: R Being 61.5640 acres in the M.C. Rall Survey, Abstract 1800, the George S. Rall Survey, Abstract 1801, and the M.E.P. & P.R.R. Co. Survey, abstract 1136 in Tarrant County, Texas, and being part of that tract described in deed to Haslet Development Limited, and recorded in Volume 12442, Page 1740. Deed records, Tarrant County, Texas, and being more fully described as follows:

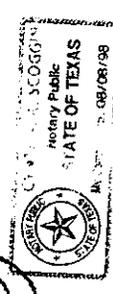
Beginning a 1/2 inch iron rod found at a fence corner in the Easterly right of way line of BATES ASTON Road, and being in the North line of M.E.P. & P.R.R. Co. Survey, Abstract 1136, and being South 89 degrees 33 minutes 27 seconds East 463.41 feet from the Northwest corner of said Survey, and being in the South line of the Sarah Wilson tract recorded in Volume 203, Page 410 deed records, Tarrant County, Texas, and being for the Northwest corner of the aforementioned tract described in Volume 12442, Page 1740: THENCE South 89 degrees 19 minutes 48 seconds East, called South 89 degrees 43 minutes 31 seconds East 639.18 feet, called and actual with said Wilson South line to a 1/2 inch iron rod set, and being for the Northeast corner of this tract; THENCE South 08 degrees 55 minutes 16 seconds West 1103.61 feet, called and actual to a 1/2 inch iron rod set for corner; THENCE South 14 degrees 46 minutes 56 seconds West 3204.34 feet called and actual to a 1/2 inch iron rod set; THENCE North 75 degrees 13 minutes 04 seconds West 633.04 feet called and actual to a 1/2 inch iron rod set in the Easterly right of way line of BATES ASTON Road, a Texas Highway Department monument bears South 14 degrees 44 minutes 54 seconds West 257.64 feet; THENCE North 14 degrees 44 minutes 54 seconds East with said right of way 3044.62 feet to a 1/2 inch iron rod found; THENCE North 13 degrees 35 minutes 57 seconds East with said right of way 88.53 feet, called North 13 degrees 11 minutes 14 seconds East 88.51 feet to a 1/2 inch iron rod found; THENCE North 11 degrees 38 minutes 06 seconds East with right of way 72.20 feet, called North 11 degrees 19 minutes 13 seconds East 72.20 feet to a 1/2 inch iron rod found; THENCE North 10 degrees 14 minutes 15 seconds East with right of way 102.05 feet to a 1/2 inch rod found, called North 09 degrees 51 minutes 32 seconds East 102.78; THENCE North 09 degrees 04 minutes 35 seconds East with right of way 843.56 feet, called North 08 degrees 41 minutes 59 seconds East 842.15 feet to the point of Beginning, and containing 61.5640 acres of land more or less.

DO HEREBY adopt this plat as our plan for subdividing the same to be known as Lots 1 through 24, Block 4, of HASLET HEIGHTS II, an addition to Tarrant County, Texas, and do hereby dedicate to the public the streets and easements, as shown thereon. DATE: 08/22/98 BY: [Signature] HASLET DEVELOPMENT LIMITED, DENZIL LACY, ( ) COUNTY OF TARRANT ( ) STATE OF TEXAS

Before me, the undersigned, a NOTARY PUBLIC in and for said county and state, personally appeared DENZIL LACY, 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 purpose and consideration herein stated, and in the capacity indicated.

Given under my hand and seal of office this 19th day of January, 1998.

[Signature] My commission expires 08/22/98





# TARRANT COUNTY TRANSPORTATION SERVICES

100 E Weatherford Street, Ste 401 | Fort Worth, TX 76196 | 817-884-1250 | www.tarrantcountytx.gov

## REQUEST FOR VARIANCE AND FINAL PLAT APPROVAL

### PROPERTY INFORMATION

Case #: FS-23-230

Property Address: 13716 & 13724 Bates Aston Precinct: 3

Subdivision Name: Haslet Heights, Phase 2 Total Acres (net): 5 (4.68 net)

Proposed Use of the Property: Residential Total # of Lots Established: 2

### APPLICANT INFORMATION

Property Owner/Agent (Name and Company, if applicable): Laura Lee Garner

Phone Number: 817-504-2329 Email: longhornlaura@sbcglobal.net

### APPLICANT REQUESTS:

The attached letter from Applicant requests approval of variance from the *Tarrant County Development Regulations* requiring:

- Final Plats comprised of subdivided lots using on-site water wells, include a certification of groundwater availability prepared by a licensed Engineer or geoscientist. [TC-DRM § 2.02(C3)]

### DEPARTMENT RECOMMENDATION:

The attached final plat has been reviewed by the Tarrant County Transportation Services Department (Department) and has successfully met the standards contained in the *Tarrant County Development Regulations Manual*, with the exception of the variance request(s) listed above. With approval of the variance request(s), the Tarrant County Transportation Services Department recommends the approval of the final plat.

[Signature] 05-16-24  
 Tarrant County Transportation Services Date

### COMMISSIONER ACKNOWLEDGEMENT

I have reviewed the attached final plat and variance request as described above. I have no objection to the Commissioners Court's or the Department's approval of the final plat and variance request.

[Signature] 5-20-24  
 Tarrant County Commissioner, Precinct 3 Date

*Following approval of the variance request and plat, the plat shall be filed in accordance with Section 3.03 of the County's Development Regulations Manual.*

Copied: County Judge  
 County Administrator