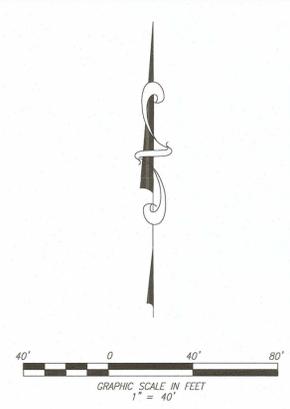
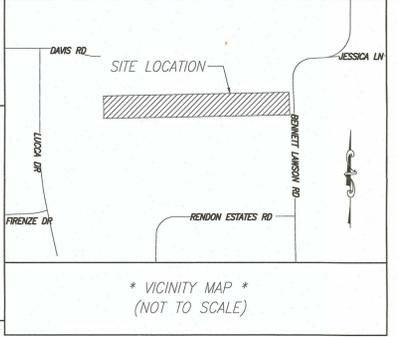


**LEGEND**

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	INTERIOR LOT LINE
---	EASEMENT
---	ASPHALT
---	EXISTING GAS PIPELINE

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IFP	IRON PIPE FOUND
(C.M.)	CONTROLLING MONUMENT
PPC	POINT FOR CORNER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
P.C.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
ELEC.	ELECTRIC
EASEM.	EASEMENT
FH	FIRE HYDRANT
TPED	TELEPHONE PEDESTAL



**LOT AND BLOCK TABLE**

LOT NUMBER	BLOCK NUMBER	AREA (ACRE, SQFT)	PURPOSE
1	1	1.690, 73616.4	RESIDENTIAL
2	1	2.608, 113604.48	RESIDENTIAL

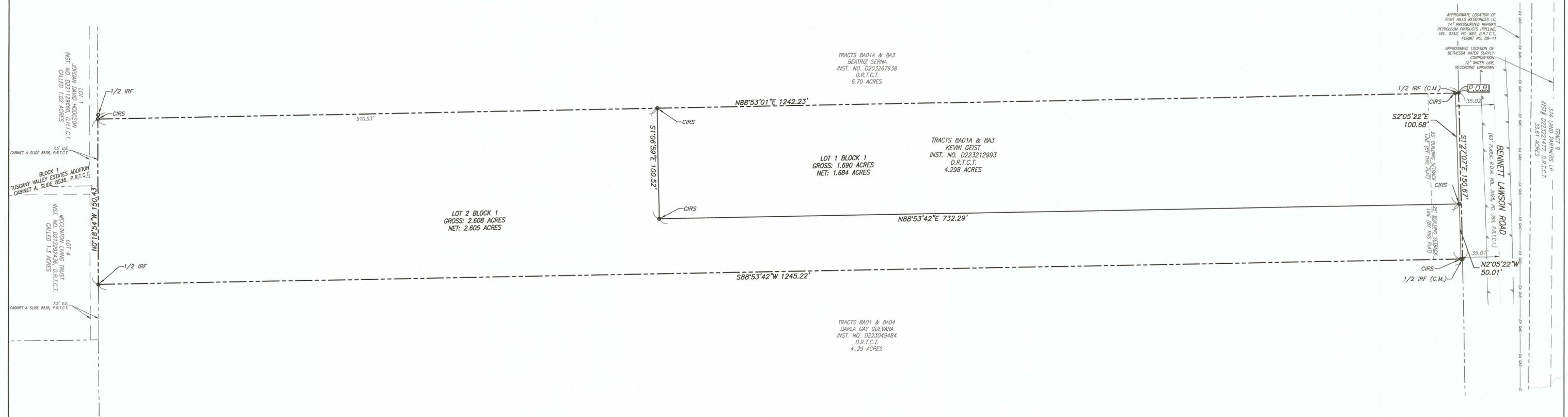
STATE OF TEXAS  
COUNTY OF TARRANT  
LEGAL DESCRIPTION:  
BEING ALL OF A TRACT OF LAND OUT OF THE WASH DAVIDSON SURVEY, ABSTRACT NUMBER 393, AS CONVEYED TO KEVIN GEIST IN A DEED, RECORDED IN INSTRUMENT NUMBER D223212993, OF THE DEED RECORDS OF TARRANT COUNTY TEXAS (D.R.T.C.T.), AND BEING MORE ACCURATELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**BEGINNING** AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEAST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEAST CORNER OF A CALLED 6.70 ACRE TRACT OF LAND AS CONVEYED TO BEATRIZ SERNA IN A DEED RECORDED IN D203267938, D.R.T.C.T., SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BENNETT LAWSON RD, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE FOLLOWING THE WEST RIGHT-OF-WAY LINE OF BENNETT LAWSON ROAD, SOUTH 01 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 150.67 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 4.29 ACRE TRACT OF LAND, AS CONVEYED TO DARLA GAY GUEVARA IN A DEED, RECORDED IN INSTRUMENT NUMBER D223049484, D.R.T.C.T.;  
THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF BENNETT LAWSON ROAD AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 4.29 ACRE TRACT, SOUTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, PASSING A 5/8-INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 1.45 FEET, AND CONTINUING A TOTAL DISTANCE OF 1245.22 FEET TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID 4.29 ACRE TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 4 BLOCK 1 OF THE TUSCANY VALLEY ESTATES ADDITION AS DEPICTED IN A PLAT THEREOF, RECORDED IN CABINET A, SLIDE 8536, PLAT RECORDS TARRANT COUNTY TEXAS;  
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 4.29 ACRE TRACT AND FOLLOWING EAST LINE OF LOTS 4 AND 1 OF SAID TUSCANY VALLEY ESTATES, NORTH 00 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.43 FEET TO A 5/8-INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF SAID 6.70 ACRE TRACT;  
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TUSCANY VALLEY ESTATES AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 6.70 ACRE TRACT, NORTH 88 DEGREES 53 MINUTES 01 SECONDS EAST, PASSING A 5/8-INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE 510.53 FEET, PASSING A 5/8-INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 1239.31 FEET, AND CONTINUING A TOTAL DISTANCE OF 1242.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 187231.70 SQUARE FEET OR 4.298 ACRES MORE OR LESS.

STATE OF TEXAS  
COUNTY OF TARRANT  
DEDICATION  
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:  
THAT KEVIN GEIST, OWNER OF THE ABOVE DESCRIBED 4.298 ACRES TRACT OF THE WASH DAVIDSON SURVEY, ABSTRACT NUMBER 393, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D223212993, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE PLAT OF THE GHOST ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.  
  
KEVIN GEIST (SIGNATURE OF OWNER)  
DATE 05 / 16 / 2024  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEVIN GEIST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND IN CONSIDERATION THEREOF EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF May, 2024.  
  
NICOLE R. BENOIT  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-19-2024  


I, SAMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY STATE THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY, AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION.



DATE: 15 MAY 2024  
  
SAMUEL C. HANNA  
Registered Professional Land Surveyor  
Texas Registration No. 6647



- \* NOTES \***
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 RESIDENTIAL LOTS.
  - BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
  - ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0455K, DATED 09/25/2009, TARRANT COUNTY, UNINCORPORATED AREAS, THIS LOT IS WITHIN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
  - WATER SERVICES WILL BE PROVIDED BY BETHSEDA SPECIAL UTILITY DISTRICT
  - ELECTRICAL SERVICES WILL BE PROVIDED BY ONCOR
  - SEWAGE WILL BE SERVICED BY PRIVATE ON SITE SEPTIC FACILITIES
  - ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION

OWNER:  
KEVIN GEIST  
5560 BENNETT LAWSON RD.  
MANFIELD, TX 76063  
(817) 476-2855  
KEVIN.GEIST@KENTASSOCFMC.COM

SURVEYOR:  
HANNA SURVEYING AND ENGINEERING, LLC  
SAM HANNA  
11729 E FM 917  
ALVARADO, TX 76009  
682-553-9474  
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

- TARRANT COUNTY STANDARD PLAT 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 HOME OWNERS 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 OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
  - TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
  - 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.
  - 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 LOT SIZE 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.

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS  
PLAT APPROVED 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.

**FINAL PLAT**  
LOTS 1 & 2, BLOCK 1,  
GHOST ADDITION, AN ADDITION TO TARRANT  
COUNTY, TEXAS, OUT OF THE WASH  
DAVIDSON SURVEY, ABSTRACT NO.393,  
TARRANT COUNTY, TEXAS  
4.298 ACRES,  
MARCH, 2024  
(REVISED APRIL, 2024).