

City of Fort Worth Notes:

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 this 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.

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

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, 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 planned water, sanitary sewer, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Unaltered:

This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision and does not amend or remove any deed covenants or restrictions.

Water and Sewer Services:

Water to be served by private well water system. Sanitary sewer is to be served by private individual disposal system.

Oil/Gas Well Bore or Padhole Setback:

Pursuant to the Fort Worth City Code, no building is 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 the code from any existing or permitted oil or gas well bore or padhole. The distance shall be measured in a straight line from the well bore or padhole to the closest exterior point of the building, without regards to intervening structures or objects.

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

2) 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. 48439C0405K, dated September 24, 2009, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011 Epoch 2000.00) for the continuous U.S. Texas State Plane Coordinate System, North Central Zone 4202 (GCRS US Survey feet).

4) Underground Utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, gas, electric, cable or other utility easement of any type.

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

6) Special Notice: selling a portion of this addition by metes and bounds is a violation of City and County ordinance and is subject to fines and withholding of utilities and building permits.

7) All corners are set 1/2" iron rods with blue plastic caps stamped "Texas Surveying Inc." unless otherwise noted.

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, sewage 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. Tarrant County is not responsible for confirming or ensuring the availability of groundwater.

6. 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 clear 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.

7. 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, resulting from performance of the obligations of said owners set for in this paragraph.

8. Tarrant County does not enforce subdivision deed restrictions.

9. 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.

10. Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overhead structures 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 to 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 improvements and does not have the responsibility to replace them.

11. Tarrant County requires a minimum lot size of 10 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 10 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.

12. 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.

13. Water services to be provided by private water well system. Sanitary sewer services to be provided by private on-site septic facilities.

LINE	BEARING	DISTANCE
L1	S 40°28'33" W	70.22'
L2	S 89°29'50" W	23.81'
L3	N 74°59'57" W	37.36'
L4	S 00°30'09" E	10.00'
LS	N 00°30'09" W	10.00'

LAND USE TABLE	
Total Gross Acreage:	5.726
Number of Residential Lots:	4
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	5.726
Residential Acreage:	N/A
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	N/A

City of Fort Worth Case No. FS-20-084

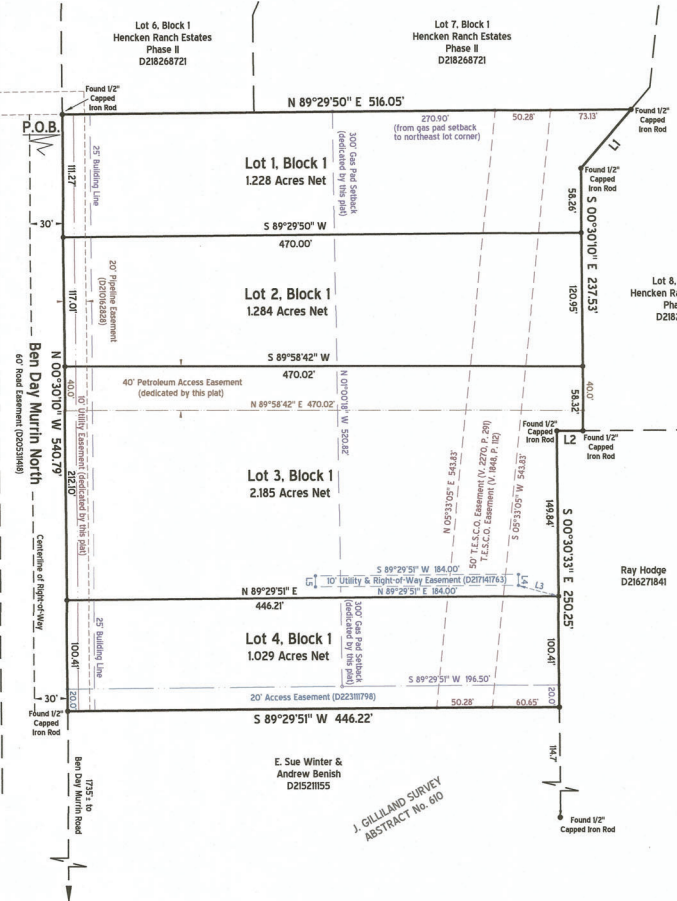
FORT WORTH

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: 3/7/2024

CHAIRMAN
SECRETARY



3-7-24

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS

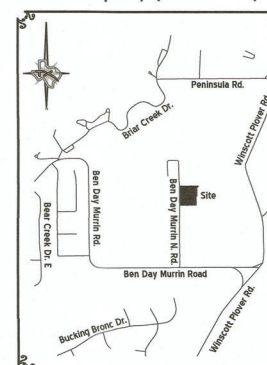
PLAT APPROVAL DATE: _____

BY: _____

☐ CLERK OF COMMISSIONER'S 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.

Vicinity Map (not to scale)



State of Texas
County of Tarrant

Whereas John C. Hencken and Barbara Hencken, being the sole owners of a certain 5.726 acres tract of land out of the J. GILLILAND SURVEY, ABSTRACT NO. 610, Tarrant County, Texas, being a portion of these certain tracts covered by Hencken, recorded in Volume 12800, Page 1990, and Document No. 020505466, Real Property Records, Tarrant 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 (GCRS):
BEGINNING at a found 1/2" capped iron rod at the southwest corner of Lot 4, Block 1, Hencken Ranch Estates, Phase II, as recorded in 020505466, Plat Records, Tarrant County, Texas, being the same being in the east line of Ben Day Murrin North Road, for the northeast and beginning corner of this tract.

THENCE N 89°29'50" E at 174.9 feet pass a found 1/2" capped iron rod at the common southerly corner of said Lot 6 and Lot 4 of said Hencken Ranch Estates, Phase II, to S 56.00' E at 56.00' E to the southeast corner of said Lot 6, then to the northeast and beginning corner of this tract.
THENCE along the west line of said Lot 8 as follows:
S 40°28'33" W 70.22 feet to a found 1/2" capped iron rod for a corner of this tract.
S 50°30'09" E 23.81 feet to a found 1/2" capped iron rod at the southwest corner of said Lot 8, to the north line of that certain tract as described in Volume 1201, Page 484, Real Property Records, Tarrant County, Texas.
THENCE S 89°29'50" W 23.81 feet to a found 1/2" capped iron rod at the northwest corner of said V. 7201, P. 484 tract, for a corner of this tract.
THENCE S 00°30'09" E 290.25 feet, to a found 1/2" capped iron rod at the southeast corner of said 020505466 tract, and the northeast corner of said 020505466 tract in the east line of said Ben Day Murrin Road, for the southeast corner of this tract.
THENCE S 00°30'09" W 540.79 feet along the west line of said Ben Day Murrin Road to the POINT OF BEGINNING.

Surveyor's 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
104 S. Walnut St., Weatherford, TX 76086
weatherford@txsurveying.com 817-594-0400
Project ID: 202402-SP (020505466-CR)
Field Date: January 26, 2024
Preparation Date: February 8, 2024



Now, Therefore, Know All Men By These Presents:

that John C. Hencken and Barbara Hencken, do hereby present this plat describing the herein above described property as Lots 1-4, Block 1, Hencken Ranch Estates, Phase II, as an addition to the Extrajurisdiction of the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public, the streets, rights-of-way and easements shown thereon. All parties with an interest in the title to this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat appearing subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, and Tarrant County, Texas.

Witness, my hand, this 6th day of March, 2024.

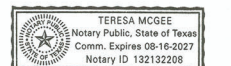
By: *John C. Hencken*
Barbara Hencken

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 John Hencken, 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 parties and in the capacities stated.

given under my hand and seal of office on this 6th day of March, 2024.

Teressa McGee
Notary Public in and for the State of Texas

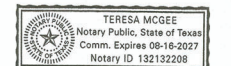


State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Barbara Hencken, 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 parties and in the capacities stated.

given under my hand and seal of office on this 6th day of March, 2024.

Teressa McGee
Notary Public in and for the State of Texas



Final Plat
Lots 1-4, Block 1
Hencken Ranch Estates, Phase III
an addition to the Extrajurisdiction of the City of Fort Worth, Tarrant County, Texas
Being a 5.726 acres tract of land out of the J. Gilliland Survey, Abstract No. 610, Tarrant County, Texas

February 2024
WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING
RMR No. 10100000 - WWW.TXSURVEYING.COM INC.