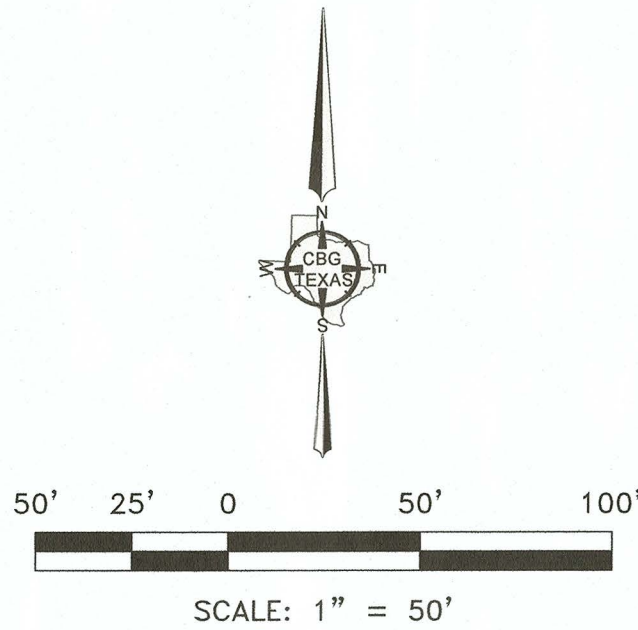


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION
- 5) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) WATER IS PROVIDED BY PRIVATE WELL WATER.
- 7) SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
- 8) ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT HE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.
- 9) PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- 10) 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.
- 11) TARRANT COUNTY PERMITS REQUIRED PRIOR TO THE 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.
- 12) ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 13) THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 14) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- 15) 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.
- 16) 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 FORTH IN THIS PARAGRAPH.

LAND USE TABLE

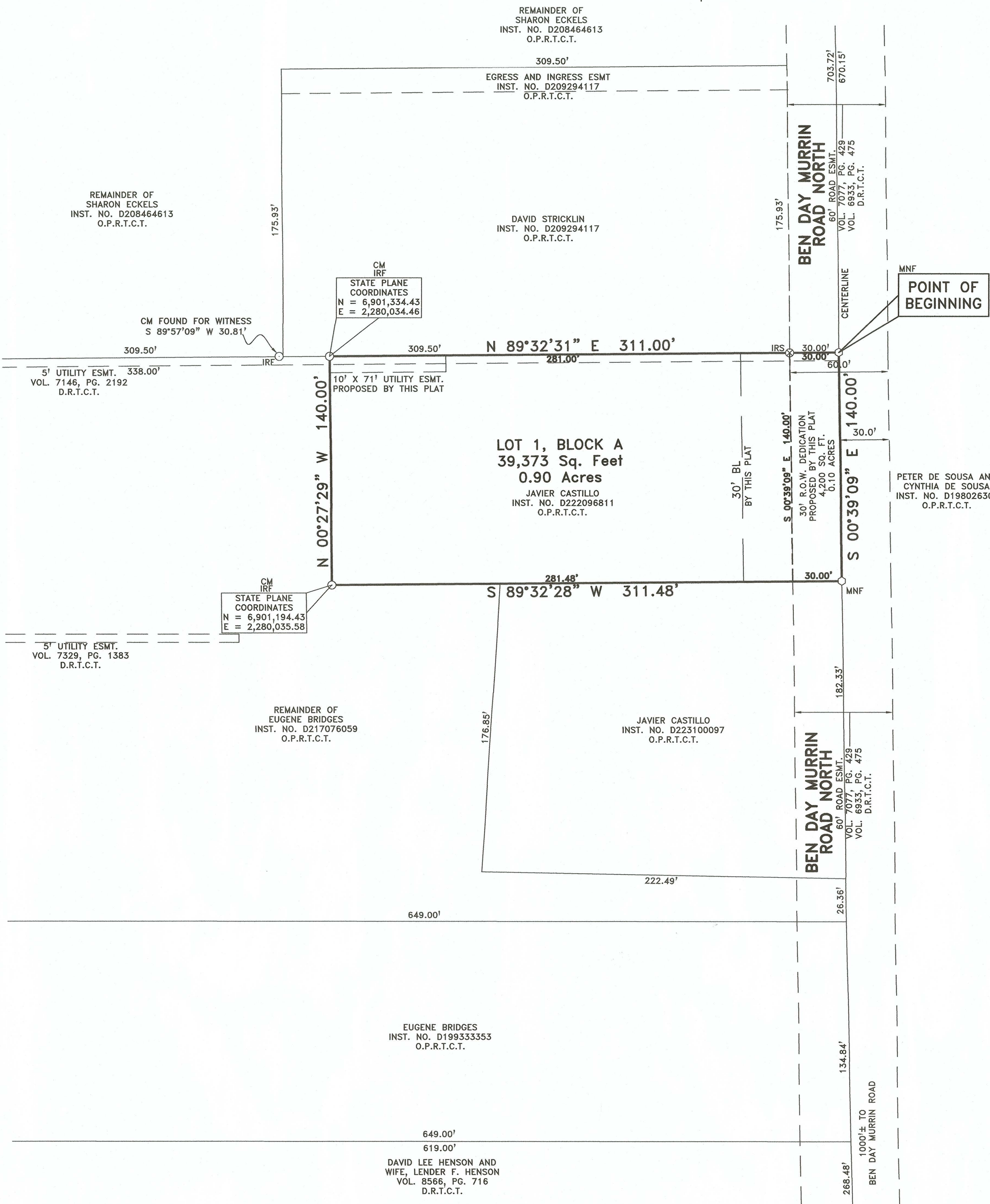
LOT TYPE: Residential
TOTAL NUMBER: 1

GROSS SITE AREA: 1.00 Acre (43,572 SQUARE FEET)
NET SITE AREA: 0.90 Acre (39,373 SQUARE FEET)

LEGEND

CM
1/2" IRF
MNF
MNS
R.O.W.
SQ. FT.
INST. NO.
VOL., PG.
CAB., SLD.
D.R.T.C.T.
O.P.R.T.C.T.
BL
ESMT

CONTROL MONUMENT
1/2 INCH IRON ROD FOUND
MAG NAIL FOUND
MAG NAIL SET
RIGHT-OF-WAY
SQUARE FEET
INSTRUMENT NUMBER
VOLUME, PAGE
CABINET, SLIDE
DEED RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
BUILDING LINE
EASEMENT



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.

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 adjacent property owner, or 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 purpose 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 can not 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.

Floodplain Restriction:

No construction shall be allowed within the floodplain easement without 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, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: 2/29/2024

BY: *Madison Linn*
CLERK OF COMMISSIONERS COURT
TRANSPORTATION SERVICES DEPARTMENT

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

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

BY: _____
CLERK OF COMMISSIONERS COURT

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: 2/2/2024

By: *Donald R. Boren*
Chairman

By: *[Signature]* 2/2/2024
Secretary

OWNER: JAVIER CASTILLO
P.O. BOX 19372
FORT WORTH, TX 76119
PHONE: (817) 333-7448



SCALE: 1"=50' / DATE: 04/20/2023 (REVISED 09/27/2023)/ JOB NO. 2205299-01 / DRAWN BY: ANR

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Javier Castillo is the owner of a 1.00 acre tract of land situated in the J.T. Gilliland Survey, Abstract Number 610, Tarrant County, Texas, same being those tracts of land conveyed to Javier Castillo by deed recorded in Instrument Number D222096811, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found for corner, said corner being the Southeast corner of a tract of land conveyed to the Sharon Eckels by deed recorded in Instrument Number D208464613, Official Public Records, Tarrant County, Texas, same lying along the West line of a tract of land conveyed to Peter De Sousa and Cynthia De Sousa by deed recorded in Instrument Number D198026301, Official Public Records, Tarrant County, Texas, same lying along the centerline of Ben Day Murrin Road North (a 60 foot Right-of-Way easement);

THENCE South 00 degrees 39 minutes 09 seconds East, along the centerline of said Ben Day Murrin Road North, a distance of 140.00 feet to a mag nail found for corner, said corner lying along the centerline of said Ben Day Murrin Road North, same lying along the West line of said De Sousa tract, same being a Northeast corner of a tract of land conveyed to Javier Castillo by deed recorded in Instrument Number D223100097, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 32 minutes 28 seconds West, along the North line of said Castillo tract (D223100097) a distance of 311.48 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of the remainder of a tract of land conveyed to Eugene Bridges, by deed recorded in Instrument Number D217076059, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 27 minutes 29 seconds West, along an East line of said remainder of Eugene Bridges tract, a distance of 140.00 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of said remainder of Eugene Bridges tract, same lying along the South line of a tract of land conveyed to David Stricklin, by deed recorded in Instrument Number D209294117, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 89 degrees 57 minutes 09 seconds West, a distance of 30.81 feet for witness;

THENCE North 89 degrees 32 minutes 31 seconds East, along the South line of said Stricklin tract, passing a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying", at a distance of 281.00 feet, and continuing a total distance of 311.00 feet to the POINT OF BEGINNING and containing 43,572 or 1.00 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Javier Castillo, does hereby adopt this plat as a Lot 1, Block A, Castillo Murrin Subdivision, an Addition to the City of Fort Worth ETJ, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 9th day of November, 2023.

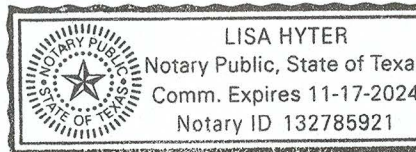
By: *Javier Castillo*
Javier Castillo (owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Javier Castillo, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of November, 2023.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Plotting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

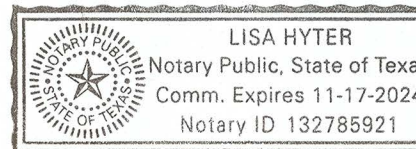
Bryan Connolly
Bryan Connolly Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of October, 2023.

Notary Public in and for the State of Texas



CASE NUMBER: FS-23-092

FINAL PLAT
LOT 1, BLOCK A
CASTILLO MURRIN SUBDIVISION

BEING A TRACT OF LAND SITUATED IN THE
J.T. GILLILAND SURVEY, ABSTRACT NO. 610
CITY OF FORT WORTH ETJ, TARRANT COUNTY
43,572 SQ. FT. / 1.00 ACRES

This plat recorded in

Document No. _____, Date _____