

State of Texas
County of Tarrant

Whereas Cummings Investment Properties, LLC, being the sole owner of a 13.451 acre tract in the C. Kuykendall Survey, Abstract No. 901, S. Hopkins Survey, Abstract No. 674, J. Millsaps Survey, Abstract No. 1060 in Tarrant County Texas, being all of TRACT ONE, a called 7.646 acre tract, and being all of TRACT 3, a called 4.489 acre tract described in instrument to Cummings Investment Properties, LLC, recorded in Clerk File No. D219244629, Real Property Records, Tarrant County Texas (R.P.R.T.C.T.), and being all of Tract One, a called 1.316 acre tract described in instrument to Cummings Investment Properties, LLC, recorded in Clerk File No. D220205051, R.P.R.T.C.T., said 13.451 acre tract being more particularly by metes and bounds as follows:

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. (Grid US Survey Feet - calculate surface acreage using scale factor of 1.00012).

BEGINNING at a found 1/2" capped iron rod on the north right-of-way of Robertson Road, variable width, for the southwest corner of a called 1.186 acre tract described in instrument to R. & V. Stevens, recorded in Clerk File No. D208248445, R.P.R.T.C.T., being a southeast corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE with the north right-of-way of said Robertson Rd. the following courses and distances:

South 48° 25' 13" West, 53.35 feet, to a found 1/2" capped iron rod, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
South 45° 46' 22" West, 104.25 feet, to a set 1/2" iron rod capped "Texas Surveying Inc.", being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
South 57° 06' 50" West, 186.03 feet, to a found and reset 1/2" iron rod capped "Texas Surveying, Inc.", being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
South 55° 29' 02" West, 45.56 feet, to a found 1/2" capped iron rod, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
South 74° 03' 59" West, 59.47 feet, to a found 1/2" capped iron rod, at the intersection of the north right-of-way of Ten Mile Bridge Road, variable width, and the north right-of-way of said Robertson Rd., being a south corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE with the north right-of-way of said Ten Mile Bridge Rd. the following courses and distances:

North 74° 18' 34" West, 15.59 feet, to a found 1/2" capped iron rod, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
North 40° 30' 08" West, 99.37 feet, to a found 60d Nail, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
North 31° 49' 47" West, 43.07 feet, to a found 1/2" capped iron rod, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:
North 42° 39' 31" West, 49.12 feet, to a found 1/2" capped iron rod, on the easterly top bank of the West Fork of the Trinity River, being a west corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE with the (easterly top bank of the West Fork of the Trinity River) and the (west line of the herein described 13.451 acre tract) the following 30 courses and distances:

North 58° 33' 02" East, 28.44 feet, to a point:
North 77° 07' 55" East, 72.85 feet, to a point:
North 74° 49' 09" East, 149.94 feet, to a point:
North 70° 40' 49" East, 80.09 feet, to a point:
North 55° 56' 22" East, 64.97 feet, to a point:
North 74° 57' 31" East, 76.68 feet, to a point:
North 57° 00' 47" East, 48.08 feet, to a point:
North 35° 33' 21" East, 57.78 feet, to a point:
North 64° 25' 39" East, 23.70 feet, to a point:
North 25° 00' 04" East, 90.36 feet, to a point:
North 27° 11' 03" West, 72.67 feet, to a point:
North 48° 31' 10" West, 96.92 feet, to a point:
North 50° 52' 58" West, 77.79 feet, to a point:
North 27° 07' 54" West, passing at 13.64 feet, the southwest corner of said 4.489 acre tract and the northwest corner of said 7.646 acre tract for a total distance of 70.41 feet, to a point:
North 06° 29' 45" East, 50.01 feet, to a point:
North 28° 57' 38" East, 64.64 feet, to a point:
North 42° 11' 04" East, 65.80 feet, to a point:
North 47° 51' 31" East, 50.49 feet, to a point:
North 58° 26' 41" East, 129.26 feet, to a point:
North 49° 06' 25" East, 130.28 feet, to a point:
North 28° 12' 27" East, passing at 20.34 feet, the southwest corner of said 1.316 acre tract and the northwest corner of said 4.489 acre tract, for a total distance of 53.97 feet, to a point:
North 39° 58' 36" East, 60.67 feet, to a point:
North 47° 41' 45" East, 74.16 feet, to a point:
North 58° 15' 12" East, 33.51 feet, to a point:
North 74° 43' 28" East, 24.52 feet, to a point:
North 67° 23' 28" East, 35.53 feet, to a point:
North 72° 09' 41" East, 40.99 feet, to a point:
North 77° 23' 05" East, 23.81 feet, to a point:
North 81° 53' 30" East, 60.20 feet, to a point:
North 69° 35' 05" East, 56.04 feet, to a found 3/4" iron rod, for a northwest corner of a called 340.679 acre tract described in instrument to HARLU Limited Partnership, recorded in Clerk File No. D21411674, R.P.R.T.C.T., being the north corner of said 1.316 acre tract and the herein described 13.451 acre tract:

THENCE South 13° 27' 24" East, 212.25 feet, with the west line of said 340.679 acre tract, to a found and reset 1/2" capped iron rod, in the apparent south line of the said J. Millsaps Survey and the apparent north line of the said S. Hopkins Survey, for a northeast corner of a 4.920 acre tract described in instrument to John and Linda Templeton, recorded in Clerk File No. D204192647, R.P.R.T.C.T., being the southeast corner of said 1.316 acre tract and a southeast corner of the herein described 13.451 acre tract:

THENCE South 88° 43' 02" West, 13.68 feet, with said J. Millsaps Survey and said S. Hopkins Survey, with the south line of said 1.316 acre tract, to a found 1/2" iron rod, for the northwest corner of said 4.920 acre tract, being the northeast corner of said 4.489 acre tract, and being an interior corner of the herein described 13.451 acre tract:

THENCE South 34° 38' 56" West, with the east line of said 4.489 acre tract, passing at 188.10 feet, a found 1/2" iron rod, for the southwest corner of said 4.920 acre tract, and being the northwest corner of a called 2.695 acre tract described in instrument to United Docks, recorded in Clerk File No. D219156628, R.P.R.T.C.T., in all a total distance of 498.47 feet, to a found 1/2" iron rod, on the apparent south line of said S. Hopkins Survey and on the apparent north line of said S. Kuykendall Survey, for an angle corner of said 2.695 acre tract, being the northeast corner of said 7.646 acre tract, being the southeast corner of said 4.489 acre tract, and being an angle corner of the herein described 13.451 acre tract:

THENCE South 19° 23' 38" West, 96.71 feet, to a found and reset 1/2" iron rod, for the southwest corner of said 2.695 acre tract, being the northwest corner of a called 1.437 acre tract, described in instrument to Brenda Davis and Tracie Davis, recorded in Clerk File No. D223024453, R.P.R.T.C.T., being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE South 25° 13' 06" West, 180.83 feet, to a found 5/8" iron rod, for the northeast corner of said 1.186 acre tract, being a west corner of said 1.437 acre tract, being an angle corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE South 34° 12' 45" West, 260.00 feet, to a found 1/2" capped iron rod, for the northwest corner of said 1.186 acre tract, being an interior corner of said 7.646 acre tract and the herein described 13.451 acre tract:

THENCE South 38° 22' 15" East, 274.00 feet, to the POINT OF BEGINNING and containing 13.451 acres of land, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, 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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263
Project ID: ANO3242-P
Field Date: April 13, 2023
Revised & Prepared: January 3, 2024



Now, Therefore, Know All Men By These Presents:

that Cummings Investment Properties, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 1, Vance's Camp RV Resort, an addition in Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon. 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of Tarrant County, Texas.

Witness, my hand, this 11th day of January, 2024.

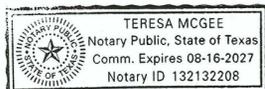
By: [Signature]
Cummings Investment Properties, LLC
Tom Cummings (Manager)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Tom Cummings, 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 entities and in the capacities stated.

given under my hand and seal of office on this 11th day of January, 2024.

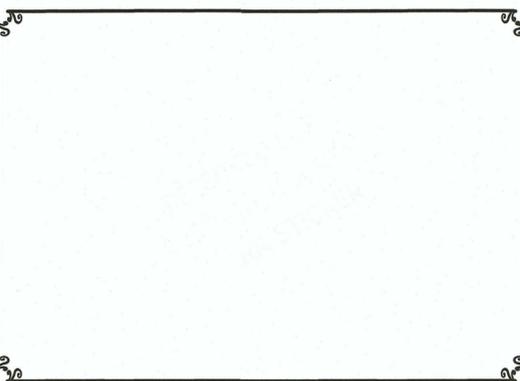
[Signature]
Notary Public in and for the State of Texas



TCP-23-01

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.



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, salvage 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 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 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 or 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, 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.
- 11. 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.
- 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 wells. Sanitary sewer services to be provided by private on-site septic facilities.
- 14. Per Tracking No. BAX-23-007, this property was released by petition from the Extraterritorial Jurisdiction of the City of Fort Worth.

Surveyor's Notes:

- 1) According to Flood Insurance Rate Map (FIRM) No. 48439COI55K, dated September 25, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, a portion of this property lies within Zone AE, Zone X, and Zone X (Shaded).
- 2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the continuous U.S., Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).
- 3) 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 platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
- 4) 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 platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
- 5) Special Notice: selling a portion of this addition by metes and bounds is a violation of county ordinance, and is subject to fines and withholding of utilities and building permits.
- 6) No abstract of title or title commitment was provided to this surveyor, record research done 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.
- 7) All corners are points unless otherwise noted.
- 8) C.I.R.S. = 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"
- 9) R.P.R.T.C.T. = Real Property Records, Tarrant County, Texas.
- 9) Minimum Finished Floor Elevation and Proposed 100-year Floodplain provided by Baird, Hampton & Brown, Inc. per floodplain study and elevation certificate, approved by Tarrant County Engineer.

Final Plat
Lot 1
Vance's Camp RV Resort
an addition in Tarrant County, Texas

BEING a 13.451 acre tract situated in the
J. MILLSAPS SURVEY, ABSTRACT No. 1060,
S. HOPKINS SURVEY, ABSTRACT No. 674,
C. KUYKENDALL SURVEY, ABSTRACT No. 901
Tarrant County, Texas

January 2024

TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM