

NOTES

- ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- A PORTION OF THE SUBJECT PROPERTY LIE WITHIN THE FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0455K DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, ZONE A, & ZONE X.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 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.
- WATER SERVICE PROVIDER: SOUTHWEST WATER COMPANY
PO BOX 4857
HOUSTON TX 77210
866-654-7992
- SEWAGE DISPOSAL PROVIDER: PRIVATE ON-SITE SEWAGE FACILITY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Jeffrey Smith, is the sole owner of a 1.001 acre tract of land located in the W.D. STEPHENS SURVEY, Abstract No. 1495, Tarrant County, Texas, and as recorded in Instrument No. D221331749, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:
Beginning at a 1/2 inch iron rod with a yellow plastic cap found in the West line of Willow Creek Circle, at the Southeast corner of a tract of land described in deed to Mike Wagner, recorded in Instrument No. D207246774, Official Public Records, Tarrant County, Texas, and being at the beginning of a non-tangent curve to the left, having a central angle of 14 deg. 45 min. 34 sec., a radius of 793.10 feet, and a chord bearing and distance of South 00 deg. 45 min. 14 sec. East. 203.74 feet;
Thence Southeasterly, along said curve to the left and said West line, an arc distance of 204.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northeast corner of a tract of land described in deed to David Franklin and Teresa Franklin, recorded in Instrument No. D202335402, Official Public Records, Tarrant County, Texas;
Thence South 81 deg. 52 min. 11 sec. West, a distance of 207.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the East line of a tract of land described in deed to Thomas E. Vance, recorded in Instrument No. D220142497, Official Public Records, Tarrant County, Texas, at the Northwest corner of said Franklin tract;
Thence North 01 deg. 01 min. 27 sec. East, along said East line, a distance of 236.69 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Southwest corner of said Wagner tract;
Thence North 01 deg. 01 min. 27 sec. East, along said East line, a distance of 236.69 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Southwest corner of said Wagner tract;
Thence South 88 deg. 58 min. 33 sec. East, a distance of 198.77 feet to the PLACE OF BEGINNING and containing 43,619 square feet or 1.001 acres of land.

SURVEYOR'S CERTIFICATE

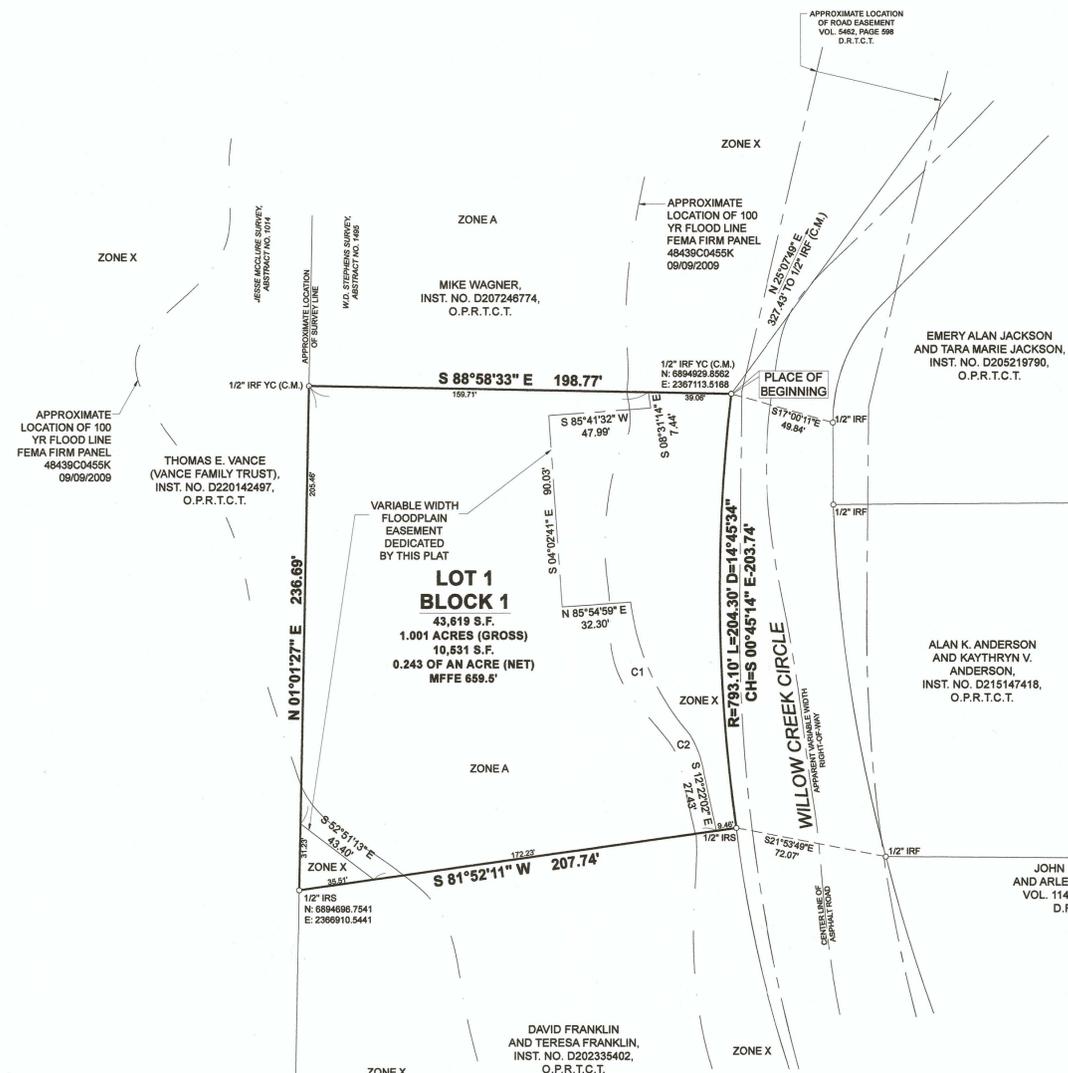
STATE OF TEXAS
COUNTY OF DALLAS
That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the plating rules and regulations of the City of Fort Worth (ETJ), Tarrant County, Texas.
WITNESS MY HAND AT GARLAND, TEXAS this 17th day of Oct., 2023
Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, who being known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of Oct., 2023
Ray Glenn Lacy
Ray Glenn Lacy
Notary Public, State of Texas
Comm. Expires 03-01-2025
Notary ID 11674798

OWNER'S DEDICATION

NOW, THEREFORE, known all men by these presents:
That, Jeffrey Smith, does hereby adopt this plat designating the herein-described property as Lot 1, Block 1, Willow Creek Smith Addition, an addition to the City of Fort Worth (ETJ), Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.
Witness my hand at GARLAND, Texas, this 17th day of Oct., 2023
Jeffrey Smith
Name: Jeffrey Smith
Title: Owner
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jeffrey Smith, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.
Witness my hand at GARLAND, Texas, this 17th day of Oct., 2023
Ray Glenn Lacy
Notary Public in and for the State of Texas
My commission expires: _____

TARRANT COUNTY PLAT NOTES

- 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.
- 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.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 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.
- 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.
- 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.



TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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.

SIDEWALK
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

COVENANTS OR RESTRICTIONS ARE UNALTERED
THIS REPLAT 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.

FLOODPLAIN RESTRICTION NOTE
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, 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 (2) FEET ABOVE THE FLOODPLAIN ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA LENGTH
C1	88.79'	115.54'	S 24°07'05" E 34°08'48"	67.78'
C2	20.04'	49.21'	S 20°32'20" E 23°19'59"	19.90'

LEGEND	
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 3691"

IMPACT FEE NOTE
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

UTILITY EASEMENT NOTE
"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, OR 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, RECONSTRUCTING, 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."

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: 11/2/2023
BY: *Monica Curran*
 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: 10/20/2023
By: *Amal K. Boren* Chairman
By: *John P. Boren* Secretary

PROPERTY ADDRESS: 124 WILLOW CREEK CIRCLE, MANSFIELD, TX 76063
ADDRESS: 124 WILLOW CREEK CIRCLE, MANSFIELD, TX 76063
BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
1529 EAST INTERSTATE 30, GARLAND, TX 75043
BARRY S. RHODES - RPLS NO. 3691 -
FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
EMAIL: PLATTING@BURNSSURVEYING.COM PHONE: (214) 326-1000
JOB NO.: 20211129-01 DATE: 03/21/2023 (REVISED 07/21/2023) DRAWN BY: TD
(REVISED 09/20/2023)

FINAL PLAT
LOT 1, BLOCK 1,
WILLOW CREEK SMITH ADDITION
1.001 ACRES OUT OF THE
W.D. STEPHENS SURVEY, ABSTRACT NO. 1495,
TARRANT COUNTY, TEXAS
1 LOT
PREPARATION DATE: 03/21/2023
CITY CASE NO. FS-23-117