

LEGEND & SYMBOLS

IRF - Iron Rod Found IRS - Iron Rod Set
UE - Utility Easement BL - Building Line
D.R.T.C.T. - Deed Records Tarrant County Texas
P.R.T.C.T. - Probate Records Tarrant County Texas

—PL— Pipe Line

BARNETT GATHERING, LP		
LINE	BEARING	DISTANCE
L1	S 00° 20' 27" E	2.54'
L2	S 00° 20' 27" E	165.57'
L3	S 00° 20' 27" E	370.06'

2 LOTS		
LOT NO.	SQ. FT.	ACREAGE
1	52,485	1.205
2	52,486	1.205

FLOOD NOTE: This tract appears to be located in Zone "X", areas not located in a Special Flood Hazard Area inundated by 100-Year Flood, as shown by Flood Insurance Rate Map No. 48439C0455K, dated September 25, 2009.

Water is provided by Bethesda Water Supply Corporation.

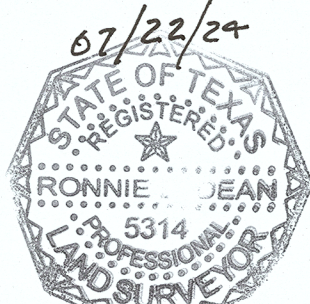
Sewer is provided by private facility.

- 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; 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.
- landowners 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 any improvements that in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on any of the easements or right-of-ways shown on the plat (or filed by a separate instrument that is associated with said property); 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 it's respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees and any other improvements 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 an 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 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.

GENERAL NOTES:

- No building permits shall be issued for any lot in this 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.
- 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.
- Any public franchised 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, 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.
- The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.
- Sidewalks: Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
- 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 mitigation and on-site sewage systems.
- Tarrant County shall not be responsible for private common areas, including but not limited to, private streets, emergency access easements, gated security entrances, recreation areas, landscaped areas and open spaces.

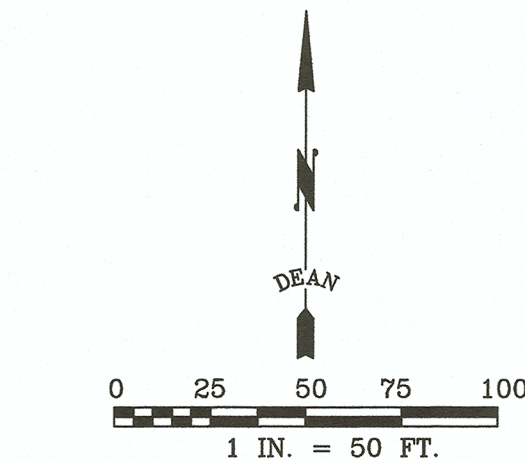
DEAN SURVEYORS
Firm No. 10193712
1292 FM 157, Ste. 106
Mansfield, Tx. 76063
817-487-9486
ronnie@deansurveyors.net



Ronnie E. Dean - R.P.L.S. No. 5314 Job No. 240119P

I, Ronnie E. Dean, a Texas Registered Professional Land Surveyor do hereby certify that I have prepared this plat from an actual survey made on the ground under my direct supervision and that this plat correctly represents the property as found on the date indicated.

Surveyed on the ground February 20, 2024



Coordinates and Bearings shown are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

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.

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: July 26, 2024

By: _____

Donald R. Brown

Chairman

By: _____

Ronnie E. Dean

Secretary

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Danny R. Miller and wife Patricia J. Miller are the sole owners of a 2.634 acre tract of land situated in the I. & G. N. Railroad Company Survey, Abstract No. 833 and the W. D. Stephens Survey, Abstract No. 1495, recorded in Volume 13796, Page 145 and corrected by transfer of property from Rose M. Buehler to Danny and Patricia Miller, described by Warranty Deed, recorded in Instrument No. D200236939, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), save and except that portion of said tract located within the public roadway and being more particularly described by metes and bounds as follows:

BEGINNING at a Point in the centerline of Drury Cross Road, (County Road 1015), in the south line of the remaining portion of a called 27.334 acre tract conveyed to Rhoden Dolauris Crawford, as recorded in Document No. 2005-0000661-1, Probate Records, Tarrant County, Texas, (P.R.T.C.T.), and being the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 89° 50' 22" E, along and with the south line of said Rhoden Dolauris Crawford tracts, at 35.00 feet pass a 1/2" iron rod set in the east right-of-way line of Drury Cross Road, (County Road 1015), in a barbwire fence line and continuing with said Rhoden Dolauris Crawford tracts and generally with said fence a total distance of 411.11 feet to a 3/8" iron rod found at a fence corner, being an interior corner of said Rhoden Dolauris Crawford tract;

THENCE, S 00° 09' 38" E, along and with the west line of said Rhoden Dolauris Crawford tract and generally with a fence, at 208.58 feet pass a fence corner post at the most southerly southwest corner of said Rhoden Dolauris Crawford tract and the northwest corner of a called 11.156 acre tract conveyed to Yauger Brandon Corey, recorded in Instrument No. D219217578, D.R.T.C.T. and continuing with the west line of said Corey tract and generally with a fence a total distance of 280.00 feet to a 1/2" iron rod set at the northeast corner of a called 0.45 acre tract conveyed to Daniel G. Wilson, recorded in Instrument No. D222099531, D.R.T.C.T.;

THENCE, S 89° 50' 22" W, along and with the north line of said Wilson 0.45 acre tract, at 217.10 feet pass the northeast corner of said Wilson tract and the northeast corner of a called 0.86 acre tract conveyed to Daniel G. Wilson, recorded in Instrument No. D222099531 and continuing with the north line of said Wilson tract and generally with a fence at 373.70 feet pass a 1/2" iron rod set in the east right-of-way line of Drury Cross Road and continuing total distance of 408.70 feet to a point in the centerline of Drury Cross Road;

THENCE, N 00° 39' 13" W, along and with the centerline of Drury Cross Road, 280.00 feet to the POINT OF BEGINNING, containing 114,771 square feet or 2.635 acres gross, less 9,800 square feet for right-of-way dedication leaving a net acreage of 2.410 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Danny R. Miller and Patricia J. Miller, do hereby adopt this plat designating the above described property to be known as LOT 1 and LOT 2, Block 1, MILLER SPRAY ADDITION and does hereby dedicate to the public's use forever the rights-of-way and public easements shown hereon.

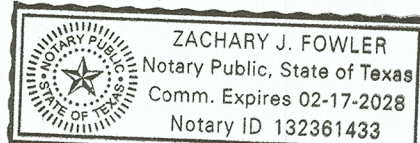
All parties with an interest in the title of this property have joined in any dedication.

Danny R. Miller Patricia J. Miller
DANNY R. MILLER PATRICIA J. MILLER

BEFORE ME, the undersigned authority, on this day personally appeared, DANNY R. MILLER and PATRICIA J. MILLER, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22nd day of July, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS:



FINAL PLAT

MILLER SPRAY ADDITION

LOTS 1 & 2, BLOCK 1

A 2.410 acre Addition to Tarrant County, Texas
Situated in the I. & G. N. Railroad Company Survey,
Abstract No. 833 and the
W. D. Stephens Survey, Abstract No. 1495

Two single-family lots

Prepared April 20, 2024

Case No. FS-24-108

Resubmitted July 18, 2024

OWNER: Danny R. Miller and wife
Patricia J. Miller
7305 Drury Cross Road
Burleson, Texas, 76028
817-504-2433

SURVEYOR: Dean Surveyors
Firm No. 10193712
1292 HWY 157 N, Ste. 106
Mansfield, Tx. 76063
817-487-9486
ronnie@deansurveyors.net

THIS PLAT FILED AS DOCUMENT _____ ON, DATE: _____