

STEPHEN NEUMANN, JR.,
INST. NO. D210272606,
O.P.R.T.C.T.

LOT 16
HORSE SHOE HILLS,
VOL. 388-36, PG. 80,
P.R.T.C.T.

BERNARDO OLGUIN,
INST. NO. D216106257,
O.P.R.T.C.T.

RUBIO ROSA HERNANDEZ,
(NO RECORD FOUND)

ARMIN ROGER PAYNE,
VOL. 9696, PG. 1075,
D.R.T.C.T.

MARTIN C. SEGURA,
INST. NO. D201182046,
O.P.R.T.C.T.

LOT 17
HORSE SHOE HILLS,
VOL. 388-36, PG. 80,
P.R.T.C.T.

ESTHER CARNES VOLKERT,
INST. NO. D200004966,
O.P.R.T.C.T.

THE RUENELL DILLON LIVING TRUST,
INST. NO. D205375569,
O.P.R.T.C.T.

GARY DEMING,
INST. NO. D207447335,
O.P.R.T.C.T.

LOT 20
HORSE SHOE HILLS,
VOL. 388-36, PG. 80,
P.R.T.C.T.

GAYLE HANKINS,
VOL. 7591, PG. 177,
D.R.T.C.T.

IGNACIO R. HERNANDEZ
AND ARAELI MUNOZ
INST. NO. D218221440,
O.P.R.T.C.T.

HORSE SHOE HILLS,
VOL. 388-36, PG. 80,
P.R.T.C.T.

DENNIS C. HANSON,
INST. NO. D191180274,
O.P.R.T.C.T.

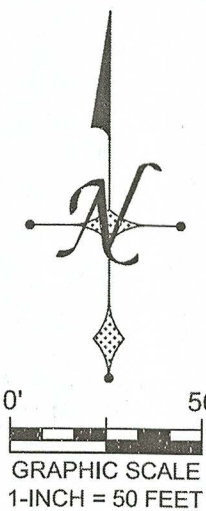
DAVID M. PARSONS,
INST. NO. D218223840,
O.P.R.T.C.T.

BERNICE EDWIN CONLEY, JR.
AND DELORA JANE CONLEY- WALLS,
INST. NO. D211256271,
O.P.R.T.C.T.

LOT 19

CASE NO. FS-21-238

THIS PLAT FILED IN DOCUMENT NO. _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Patricia D. Brew, is the sole owner of a portion of Lot 18, of Horse Shoe Hills, an addition to Tarrant County, Texas, according to the map thereof recorded in Volume 388-36, Page 80, Plat Records, Tarrant County, Texas, and being the same tract of land described in Deed to Patricia D. Brew, recorded in Volume 13549, Page 483, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of Tender Foot Trail, at the common Westerly corner of Lot 17 and said Lot 18, of said Horse Shoe Hills, same being the Southwest corner of a tract of land described in deed to Esther Carnes Volkert, recorded in Instrument No. D200004966, Official Public Records, Tarrant County, Texas;

Thence North 89 deg. 44 min. 31 sec. East, a distance of 413.63 feet to a 1/2 inch iron rod found in the West line of Lot 20, of said Horse Shoe Hills, same being the West line of a tract of land described in deed to Gary Deming, recorded in Instrument No. D207447335, Official Public Records, Tarrant County, Texas, and being the Southeast corner of said Volkert tract;

Thence South 00 deg. 22 min. 04 sec. East, along said West line of Lot 20, a distance of 309.04 feet to a 1/2 inch iron rod found in the West line of a tract of land described in deed to Gayle Hankins, recorded in Volume 7591, Page 177, Deed Records, Tarrant County, Texas, and being the Northeast corner of a tract of land described in deed to Ignacio R. Hernandez and Arasel Munoz, recorded in Instrument No. D218221440, Official Public Records, Tarrant County, Texas;

Thence South 89 deg. 38 min. 51 sec. West, a distance of 400.55 feet to a 12 inch iron rod found in the said East line of Tender Foot Trail, at the Northwest corner of said Hernandez and Munoz tract;

Thence North 02 deg. 47 min. 09 sec. West, along said East line, a distance of 310.00 feet to the PLACE OF BEGINNING and containing 125,943 square feet or 2.891 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Patricia D. Brew, does hereby adopt this plat designating the herein-described property as LOTS 18A AND 18B, HORSE SHOE HILLS, 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 Fort Worth, Texas, This 29 day of January, 2022

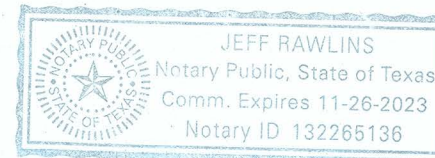
Patricia D. Brew
Name: Patricia D. Brew
Title: Owner

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 Patricia D. Brew, 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 Fort Worth, Texas, This 29 day of January, 2022

Jeff Rawlings
Notary Public in and for the State of Texas
My commission expires: 11.26.2023

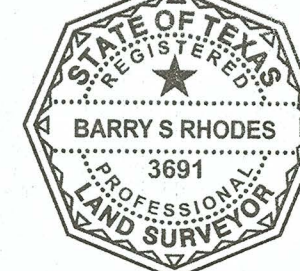


SURVEYOR'S CERTIFICATE

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 property placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Fort Worth, TEXAS this 29th day of January, 2022

Barry S. Rhodes
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

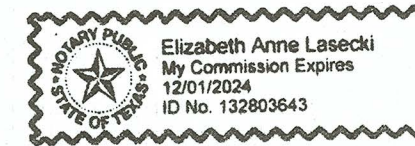


STATE OF TEXAS
COUNTY OF DALLAS

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, 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 29th day of January, 2022

Elizabeth Anne Lasecki
Notary Public in and for the State of Texas
My commission expires: 12/01/2024



PROPERTY ADDRESS:
5556 TENDERFOOT TRAIL, FORT WORTH, TX 76135
OWNER: PATRICIA D. BREW
ADDRESS: 5556 TENDERFOOT TRAIL, TX 76135
PHONE: 817-713-5800



PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202111231

PREPARATION DATE: 11/10/2021 REVISED 01/05/2022

DRAWN BY: TD

CITY OF FORT WORTH NOTES

1. The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date of the municipal water and/or wastewater system.

2. 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.

3. 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.

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

5. 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.

6. No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0135K, dated 09/25/2009, Zone X.

7. 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.

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. 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.

6. 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.

7. Tarrant County does not enforce subdivision deed restrictions.

8. 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.



C. J. G. Sims Jr.
02/10/2022

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: 02/11/2022

By: Amal P. Bora Chairman
By: Mary Elliott Secretary

FINAL PLAT

LOTS 18A AND 18B,
HORSE SHOE HILLS

BEING A REPLAT OF A PORTION OF LOT 18,
OF HORSE SHOE HILL ADDITION,
AN ADDITION TO TARRANT COUNTY, TEXAS,
AS RECORDED IN VOLUME 388-36, PAGE 80, P.R.T.C.T.
2 RESIDENTIAL LOTS