

State of Texas
County of Tarrant

Whereas DFW Mid Cities RV Park LLC, being the sole owner of a 9.994 acre tract of land out of the SETH PRYOR SURVEY, Abstract No. 1237, Tarrant County, Texas, being comprised of that certain called 3.334 acre tract described as "Tract 1" in instrument to DFW Mid Cities RV Park LLC, recorded under C.F. Number D220022980, of the Real Property Records of Tarrant County, Texas, (R.P.R.T.C.T.), formerly being that certain called 3.334 acre tract described in instrument to Ford, recorded under C.F. Number D214022388, R.P.R.T.C.T.; that certain called 3.331 acre tract described as "Tract 2", in said instrument to DFW Mid Cities RV Park LLC (D220022980), formerly being that certain called 3.334 acre tract described in instrument to Duval, recorded under C.F. Number D203440181, R.P.R.T.C.T.; and that certain called 3.334 acre tract described in instrument to DFW Mid Cities RV Park LLC, recorded under C.F. Number D220023179, R.P.R.T.C.T., formerly being that certain called 3.334 acre tract described in instrument to Sutton, recorded under C.F. Number D203440183, R.P.R.T.C.T., said 9.994 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" capped iron rod in the apparent east line of the G. Garcia Survey, Abstract No. 614, being the east line of that certain called 18.401 acre tract described in instrument to Malone, recorded in C.F. No. D206224846, R.P.R.T.C.T., for the apparent northwest corner of the G. Pryor Survey, Abstract No. 1212, and the northwest corner of that certain called 20.85 acre tract described in instrument to Crosswind Partners, LLC, recorded in C.F. No. D220090916, being the apparent southwest corner of said Seth Pryor Survey, and being the southwest corner of said Duval tract and the herein described tract;

THENCE N 00°28'59" W, 325.14 feet, with the apparent west line of said Seth Pryor Survey and the west line of said Duval tract, to a found concrete monument in the east line of that certain tract described in instrument to Price, recorded in C.F. No. D203182955 R.P.R.T.C.T., for the southwest corner of that certain called 6.655 acre tract described in instrument to Texas Electric Service Co., recorded in Volume 4178, Page 479, R.P.R.T.C.T., being the northwest corner of said Duval tract, and the herein described tract;

THENCE N 89°29'06" E, with the south line of said called 6.655 acre tract, at 446.25 feet pass a found 5/8" capped iron rod at the common north corner of said Duval and said Ford tracts, at 892.50 feet pass a found 5/8" capped iron rod at the common north corner of said Ford and said Sutton tracts, and continuing in all a total distance of 1338.96 feet to a set PK Nail in the approximate centerline of (Kennedale New Hope Road (a paved surface)) for the southeast corner of said called 6.655 acres tract, being the northeast corner of said Sutton tract and the herein described tract;

THENCE S 00°28'59" E, along the approximate centerline of Kennedale New Hope Road, at 218.14 feet pass a set PK Nail for reference on the east line of said Sutton Tract, and continuing in all a total distance of 325.14 feet, to a set PK Nail, for the northeast corner of said 20.85 Acre tract, being the southeast corner of said Sutton tract and the herein described tract;

THENCE S 89°29'06" W, with the north line of said 20.85 acre tract, at 407.07 feet pass a set 1/2" capped iron rod for reference, at 446.46 feet pass a found 5/8" capped iron rod at the common south corner of said Sutton and Ford tracts, at 892.71 feet, pass a found 5/8" capped iron rod at the common south corner of said Ford and said Duval tracts, and continuing in all a total distance of 1338.96 feet to the POINT OF BEGINNING, and containing 9.994 acres within the herein described metes and bounds description.

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
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut Street, Weatherford, Texas 76086
weatherford@txsurveying.com - 817-594-0400
Field Date: April 8, 2021 - ANG3824-P



Now, Therefore, Know All Men By These Presents:

That, Bruce Casburn, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot A and Lot B, DFW Mid Cities RV Park, 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.

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

Witness, my hand, this the 25th day of February, 2022.

Bruce Casburn
DFW Mid Cities RV Park LLC
Bruce Casburn (President)

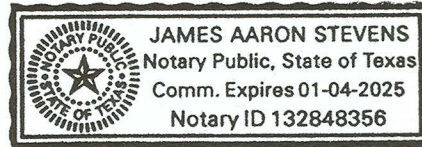
State of Texas

County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bruce Casburn, 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 the 25th day of February, 2022.

James Aaron Stevens
Notary Public in and for the State of Texas



LAND USE TABLE	
Total Gross Acreage:	9.994
Number of Residential Lots:	0
Number of Non-Residential Lots:	2
Non-Residential Acreage:	9.770
Residential Acreage:	N/A
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	0.224

Surveyor's Notes:

1) Currently this tract appears to be located within one or more of the following areas:

Zone "A" - Area determined to be within the 1% annual chance (100-year) Special Flood Hazard Area - Without Base Flood Elevation (BFE)

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48439C0455K, dated September 25, 2009; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

2) All corners are set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" unless otherwise noted.

3) 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).

4) 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.

5) 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.

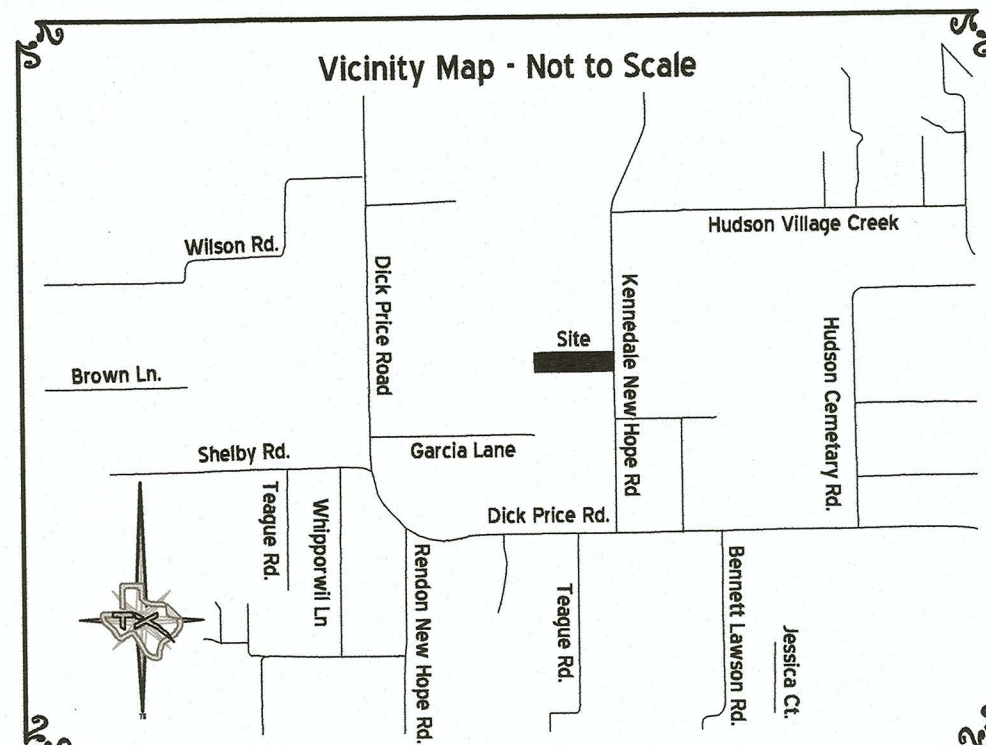
COMMISSIONER'S COURT TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:

BY:

CLERK OF COMMISSIONER'S COURT

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. 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 for 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.

9. Water services provided by Bethesda Water Supply Company. Sanitary Sewer service provided by on-site Septic Systems.

10. 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.

Final Plat
Lot A and Lot B
DFW Mid Cities RV Park
an addition to the
Extra-Territorial Jurisdiction
of the City of Kennedale,
Tarrant County, Texas

Being a 9.994 acre tract of land out of the
SETH PRYOR SURVEY, Abstract No. 1237,
Tarrant County, Texas

February 2022

WEATHERFORD BRANCH - 817-594-0400

**TEXAS
SURVEYING**
INC.
FIRM No. 10100000 - WWW.TXSURVEYING.COM

