

TARRANT COUNTY STANDARD 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 ONSITE SEWAGE SYSTEMS.
- TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACE, 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.
- 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.
- 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.
- ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL 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 ASSOCIATION 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.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983 (NAD83 (2011) EPOCH 2010.00 FOR THE CONTERMINOUS U.S.).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4849C00435K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE T-7, ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. SEWELL 16382-LC, ISSUED AUGUST 24, 2021.
- WATER SUPPLY SERVICE WILL BE BY INDIVIDUAL WELL.
- SEWAGE DISPOSAL SERVICE WILL BE BY PRIVATE ON-SITE SEWAGE FACILITY.
- 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.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING 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 CONSTRUCTION, RE-CONSTRUCTION, 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.

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.

SIDEWALKS

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".

PARKWAY IMPROVEMENT NOTE

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.

PRIVATE STREETS NOTE

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.

IMPACT FEE NOTE

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEE. 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 TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHERE AS RENDON ROAD HOLDINGS, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN BLOCK 34 OF SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1375, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 11.110 ACRE TRACT DESCRIBED IN A DEED TO RENDON ROAD HOLDINGS, LLC, AS RECORDED IN INSTRUMENT NO. D221293854 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 11.110 ACRE TRACT AND BEING IN RENDON ROAD;

THENCE NORTH 89°38'29" EAST, WITH THE NORTH LINE OF SAID 11.110 ACRE TRACT, PASSING AT A DISTANCE OF 14.82 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 10.0 ACRE TRACT DESCRIBED IN A DEED TO GREGORY HELFENBEIN, AS RECORDED IN INSTRUMENT NO. D209198416 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING IN THE EAST MARGIN OF SAID RENDON ROAD, TO AND WITH THE SOUTH LINE OF A CALLED 2.202 ACRE TRACT DESCRIBED AS TRACT 2 IN A DEED TO TRACY REYNOLDS, AS RECORDED IN INSTRUMENT NO. D21806573, O.P.R.T.C.T. TO AND WITH THE SOUTH LINE OF A CALLED 2.19 ACRE TRACT DESCRIBED IN A DEED TO GREGORY HELFENBEIN, AS RECORDED IN INSTRUMENT NO. D203036979, O.P.R.T.C.T. TO AND WITH THE SOUTH LINE OF CALLED 43,561 SQUARE FEET TRACT DESCRIBED IN A DEED TO HARRIS LOUIS BINGER, JR., AS RECORDED IN INSTRUMENT NO. D207039948, O.P.R.T.C.T. FOR A TOTAL DISTANCE OF 1660.06 FEET TO A SUCKER ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.110 ACRE TRACT AND BEING ON THE WEST LINE OF A CALLED 20 ACRE TRACT DESCRIBED AS SECOND TRACT IN A DEED TO OSCAR MARVIN RANDOLPH, JR. AND ALMA ELLEN ARTERBURN, AS RECORDED IN VOLUME 10086, PAGE 1885, D.R.T.C.T.;

THENCE SOUTH 0°50'17" EAST, WITH THE EAST LINE OF SAID 11.110 ACRE TRACT AND THE WEST LINE OF SAID 20 ACRE TRACT, A DISTANCE OF 291.23 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 11.110 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 20 ACRE TRACT AND BEING ON THE NORTH LINE OF A CALLED 37.304 ACRE TRACT DESCRIBED IN A DEED TO CHARLES LAWHON, AS RECORDED IN INSTRUMENT NO. D221005127, O.P.R.T.C.T.;

THENCE SOUTH 88°37'14" WEST, WITH THE SOUTH LINE OF SAID 11.110 ACRE TRACT AND THE NORTH LINE OF SAID 37.304 ACRE TRACT, PASSING AT A DISTANCE OF 271.76 FEET A 5/8" IRON ROD FOUND ON SAID SOUTH LINE OF 11.110 ACRE TRACT FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID 37.304 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 28.219 ACRE TRACT DESCRIBED IN A DEED TO JOSEPH BRYANT SPRADLEY, JR., AS RECORDED IN INSTRUMENT NO. D213313762, O.P.R.T.C.T. CONTINUING WITH THE NORTH LINE OF SAID 28.219 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 5.36 ACRE TRACT DESCRIBED IN A DEED TO MARK S. HAYES, AS RECORDED IN INSTRUMENT NO. D216000737, O.P.R.T.C.T. FOR A TOTAL DISTANCE OF 1660.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 11.110 ACRE TRACT AND IN SAID RENDON ROAD, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5.36 ACRE TRACT BEARS, SOUTH 88°37'14" WEST, A DISTANCE OF 11.18 FEET;

THENCE NORTH 0°50'17" WEST, WITH THE WEST LINE OF SAID 11.110 ACRE TRACT, GENERALLY ALONG SAID RENDON ROAD, A DISTANCE OF 291.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.110 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT RENDON ROAD HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1 OF LONGHORN PARADISE ESTATE, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT.

EXECUTED THIS 25th DAY OF April, 2022.

RENDON ROAD HOLDINGS, LLC
BY: *Gregory Helfenbein*
NAME: Gregory Helfenbein
TITLE: Owner

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Gregory Helfenbein* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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, THIS 25th DAY OF April, 2022.

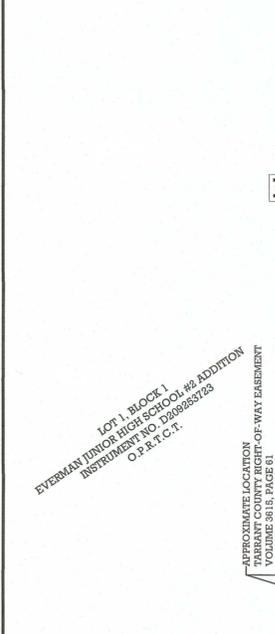
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
3-16-2024
MY COMMISSION EXPIRES ON:
MARIO C. MARTINEZ
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 129745105

CERTIFICATION:
THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, DO HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 17TH, 2021.

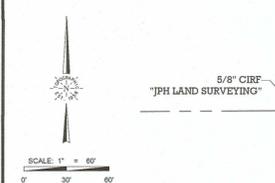
FORREST C. NANCE, R.P.L.S. NO. 6809
3/15/2022

HARRIS LOUIS BINGER, JR.
CALLED 43,561 SQ. FT.
INSTRUMENT NO. D207039948
D.R.T.C.T.
GREGORY HELFENBEIN
CALLED 2.19 ACRES
INSTRUMENT NO. D203036979
O.P.R.T.C.T.
TRACY REYNOLDS
TRACT 2
2.202 ACRES
INSTRUMENT NO. D218065737
O.P.R.T.C.T.
OSCAR MARVIN RANDOLPH, JR. AND
ALMA ELLEN ARTERBURN
SECOND TRACT
CALLED 20 ACRES
VOLUME 10086, PAGE 1885
D.R.T.C.T.

**SHELBY ROAD
(VARIABLE WIDTH R.O.W.)**



LINE TABLE	NO.	BEARING	LENGTH
L1	N00°21'46"W	7.50'	
L2	N88°37'14"E	676.56'	
L3	S01°22'46"E	7.50'	
L4	S00°21'46"E	15.00'	
L5	N88°38'29"E	1387.70'	
L6	N01°21'31"W	15.00'	



LEGEND	LAND USE	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT MONUMENT FOUND (IF AS NOTED) 	TOTAL NUMBER OF LOTS = 1 GROSS ACREAGE = 11.110 ACRES RIGHT-OF-WAY DEDICATION = 0.290 OF AN ACRE NET ACREAGE = 10.820 ACRES	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING CIRF = CAPPED IRON ROD FOUND	RENDON ROAD HOLDINGS, LLC 5700 TENNYSON PARKWAY, SUITE 300 PLANO, TX 75024	LONGHORN PARADISE ESTATE LOT 1, BLOCK 1 A 11.110 ACRE ADDITION TO TARRANT COUNTY, TEXAS SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT 1375

MARK S HAYES
CALLED 5.36 ACRES
INSTRUMENT NO. D216000737
D.R.T.C.T.

GREGORY HELFENBEIN
CALLED 10.0 ACRES
INSTRUMENT NO. D209198416
O.P.R.T.C.T.

**LOT 1, BLOCK 1
10.820 ACRES**

RENDON ROAD HOLDINGS, LLC
CALLED 11.110 ACRES
INSTRUMENT NO. D221293854
O.P.R.T.C.T.

JOSEPH BRYANT SPRADLEY, JR.
REMAINDER OF A CALLED
28.219 ACRES INSTRUMENT
NO. D213313762 D.R.T.C.T.

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.

CHARLES LAWHON
CALLED 37.304 ACRES
INSTRUMENT NO. D221005127
D.R.T.C.T.

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: 4/28/2022
By: *Ronald W. Brown* Chairman
By: *Gregory Helfenbein* Secretary

THIS PLAT RECORDED IN DOCUMENT NO. _____, DATE _____

FS-22-004

FILE: FP_GOURMET_WOOD_20220218-SIGNED	REVISION
DRAFT: FCN	CHECK: SED
SHEET: 1 OF 1	DATE: 12/20/2021 (REV. 02/21/2022)
	1

TOPOGRAPHIC
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