State of Texas
County of Tarrant

Whereas Quin & Tonya Rodriguez, being the owners of a certain 0.795 acre tract of land being the northwest half of Lot 16 and all of Lots 17 & 18, Block 2 out of MEACHAM-BRANTS ADDITION, according to the Plat recorded in Volume 388-27, Page 213, Plat Records, Tarrant County, Texas and as described in Clerk's File Nos. D222166698 & D221667000, Real Property Records, Tarrant County, Texas; and whereas Kate Pressel and Jason Cartmell, being the sole owners of a certain 0.942 acre tract of land being Lots 14 & 15, and the southeast half of Lot 16, said Block 2, as described in Clerk's File Nos. D215258029, D215258030 and D222166697, Real Property Records, Tarrant County, Texas (respectively); and being further described by metes and bounds as follows:

BEING a 1.737 acre tract of land out of Block 2, MEACHAM-BRANTS ADDITION, an addition to Tarrant County, Texas: being all of those certain tracts of land described in Clerk's File Nos. D215258029, D215258030, D222166697, D222166698, and D221667000, Real Property Records, Tarrant County, Texas;

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID);

BEGINNING at a found 5/8" iron rod for the intersection of the northeast right-of-way of H C Meacham Boulevard, (80 feet wide) with the southeast right-of-way of Minette Road (50 feet wide) being the west corner of said Lot 17 and the herein described tract;

THENCE N 34°58'32" E, 67.22 feet, with the southeast right-of-way of said Minette Road, to a 1/2" iron rod found for the beginning of a 573.48 foot radius curve to the left;

THENCE northeasterly with the southeast right-of-way of said Minette Road, and with said 573.48 foot radius curve to the left, at 52.60 feet passing a 1/2" capped iron rod found for the north corner of said Lot 17, being the west corner of said Lot 18, in all a total distance of 147.16 feet with said arc having a chord bearing and distance of N 27°28'36" E, 146.76 feet, to a 1/2" iron rod found for the intersection of the southeast right-of-way of said Minette Road with the southwest right-of-way of Juran Court, (50 feet wide), being the north corner of said Lot 18 and the herein described tract;

THENCE S 74°05'42" E, 22.46 feet, with the southwest right-of-way of said Juran Court, to a 5/8" iron rod found for the beginning of a 660.80 foot radius curve to the right;

THENCE 99.89 feet southeasterly, with the southwest right-of-way of said Juran Court and with said 660.80 foot radius curve to the right, having a chord bearing and distance of S 70°29'40" E, 99.79 feet, to a 1/2" iron rod found for the north corner of Lot 19 of said Block 2, being the east corner of said Lot 18 and the most northerly east corner of the herein described tract;

THENCE S 27°18'59" W, 122.94 feet, to a 1/2" capped iron rod found for the west corner of said Lot 19, being the north corner of said Lot 16, the east corner of said Lot 17, the south corner of said Lot 18, and being an interior corner of the herein described tract;

THENCE S 57°23'34" E, 120.21 feet, to a 1/2" capped iron rod found for the south corner of said Lot 19, being the northwest corner of said Lot 15, the east corner of said Lot 16 and being an interior corner of the herein described tract;

THENCE N 78°32'17" E, 78.09 feet, to a 1/2" capped iron rod found for the southeast corner of said Lot 19, being the southwest corner of Lot 20 of said Block 2, the northwest corner of Lot 13 of said Block 2, being the northeast corner of said lot 15 and a northeast corner of the herein described tract;

THENCE S 14°29'28" E, 86.71 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point in the southwest line of said Lot 13, being the east corner of said Lot 15, the north corner of said Lot 14 and being an interior corner of the herein described tract;

THENCE S 55°10'58" E, 109.98 feet, to a 100d spike found in the northwest right-of-way of Shore Front Drive, (60 feet wide) for the south corner of said Lot 13, being the east corner of said Lot 14 and the herein described tract;

THENCE S 34°56'18" W, 130.51 feet, with the northwest right-of-way of said Shore Front Drive, to a 1/2" iron rod found for the intersection of the northwest right-of-way of said Shore Front Drive, with the northeast right-of-way of said H C Meacham Boulevard, being the south corner of said Lot 14 and the herein described tract;

THENCE N 55°00'15" W, with the northeast right-of-way of said H C Meacham Boulevard, at 230.15 feet pass a 1/2" capped iron rod found for the west corner of said Lot 15, being the south corner of said Lot 16, at 349.78 feet pass a 1/2" iron rod found for the west corner of said Lot 16, being the south corner of said Lot 17, in all a total distance of 464.52 feet, to the POINT OF BEGINNING and containing 1.737 acres more or less.

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, 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: June 7, 2022 - AN05366-RP

STATE OF TEXAS REGISTERED ZACHARIAH R. SAVORY 5966 PROFESSIONAL LAND SURVEYOR

Surveyor's Notes:

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

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel Map No. 48439C0155K, 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, Texas State Plane Coordinate System, North Central Zone 4202 (GRID). Distances and Areas can be converted to Surface using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

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.

6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

7) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.

8) All pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat.

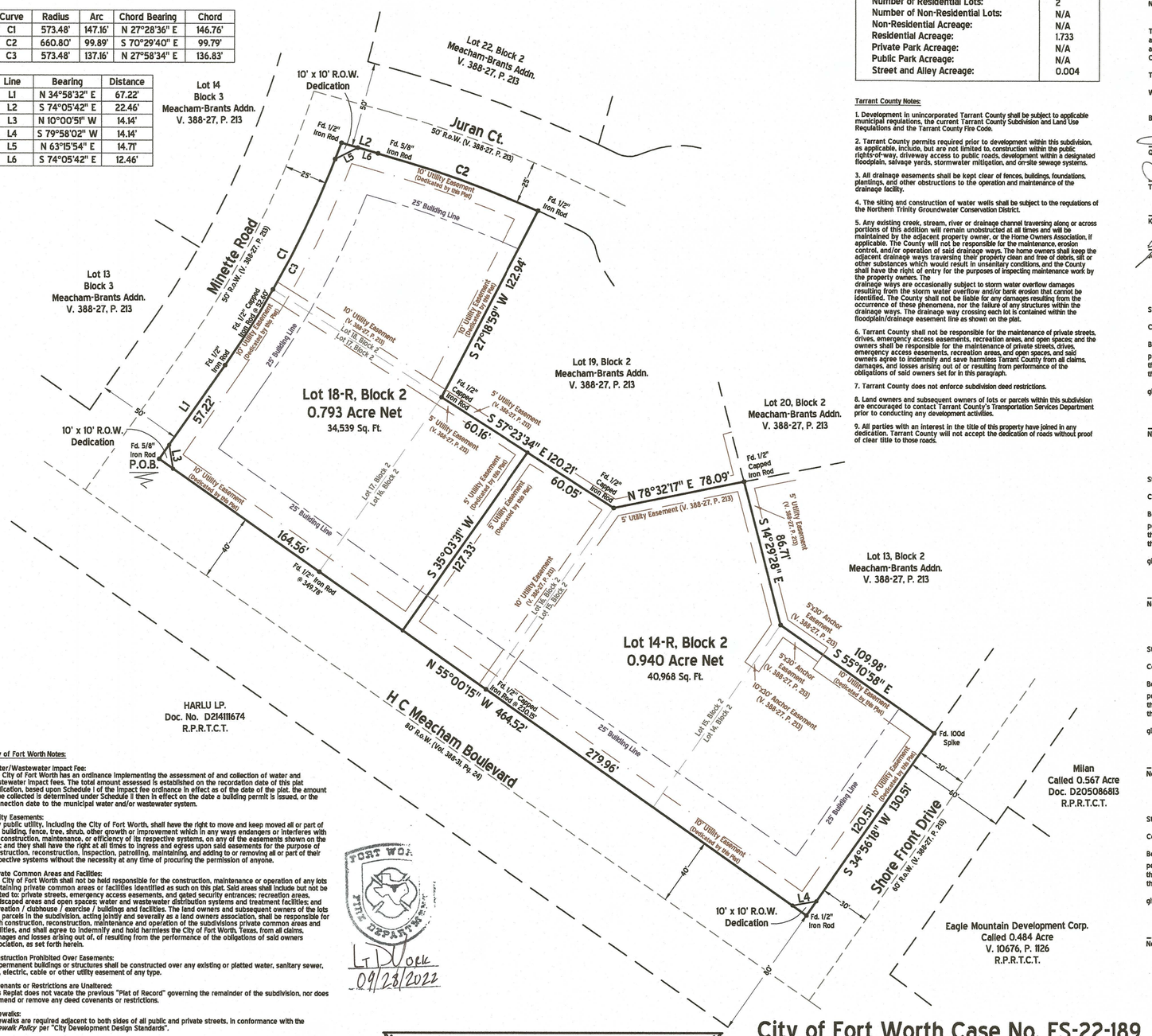
9) Water to be served by individual private water wells on each lot.

10) Sewer to be served by private individual disposal system.

11) The owners have received written confirmation from Tarrant County Public Health that it has no objections with the processing of this plat.

Curve	Radius	Arc	Chord Bearing	Chord
C1	573.48'	147.16'	N 27°28'36" E	146.76'
C2	660.80'	99.89'	S 70°29'40" E	99.79'
C3	573.48'	137.16'	N 27°58'34" E	136.83'

Line	Bearing	Distance
L1	N 34°58'32" E	67.22'
L2	S 74°05'42" E	22.46'
L3	N 10°00'51" W	14.14'
L4	S 79°58'02" W	14.14'
L5	N 63°15'54" E	14.71'
L6	S 74°05'42" E	12.46'



City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 impact fee ordinance in effect as of the date of the plat. 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.

Utility Easements:
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 ways 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 their respective systems without the necessity at any time of procuring the permission of anyone.

Private Common Areas and Facilities:
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, of resulting from the performance of the obligations of said owners association, as set forth herein.

Construction Prohibited Over Easements:
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.

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.

Sidewalks:
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per "City Development Design Standards".

FORT WORTH FILE DEPARTMENT
LT Dork
09/23/2022

LAND USE TABLE	
Total Gross Acreage:	1.737
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	1.733
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	0.004

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. 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.

Now, Therefore, Know All Men By These Presents:

That Quin Rodriguez, Tonya Rodriguez, Kate Pressel and Jason Cartmell acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 14-R and 18-R, Block 2, Meacham-Brants Addition, an addition in the Extraterritorial Jurisdiction of the City of Fort Worth, 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 platting ordinances, rules, regulations and resolutions of Tarrant County, Texas.

Witness, my hand, this the 27th day of September, 2022.

By:

Quin Rodriguez

Tonya Rodriguez

Kate Pressel

Jason Cartmell

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 Quin Rodriguez, 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 27th day of September, 2022.
Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

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 Tonya Rodriguez, 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 27th day of September, 2022.
Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

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 Kate Pressel, 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 27th day of September, 2022.
Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

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 Jason Cartmell, 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 27th day of September, 2022.
Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

Surveyor:
Zachariah Savory, R.P.L.S.
104 S. Walnut Street
Weatherford, TX, 76086
817-594-0400

Owners:
Quin & Tonya Rodriguez
7628 Eagle Ridge Circle
Fort Worth, TX 76179

Kate Pressel & Jason Cartmell
3905 Shore Front Dr.
Fort Worth, TX 76135

1" = 50'

0 50 100 150

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: 9/28/2022

CHAIRMAN

9/28/2022
SECRETARY

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE:

BY:

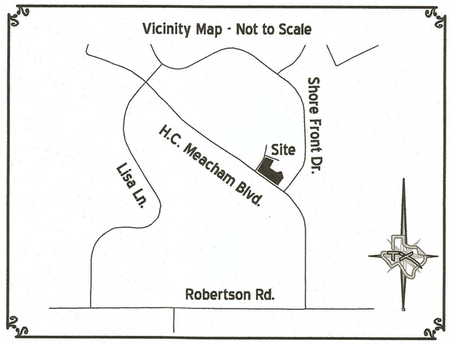
CLERK OF COMMISSIONER'S COURT

NOTE:
Construction not completed within 2 years of the recording date shall be subject to current County Subdivision Standards and Regulations

This plat recorded in
Document No.: _____
Date: ___-___-_____

City of Fort Worth Case No. FS-22-189

* The purpose of this replat is to consolidate 5 lots into 2 lots.



Final Plat
Lots 14-R and 18-R, Block 2
Meacham-Brants Addition

an addition in the Extraterritorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas

Being a 1.737 acres replat of Lots 14-18, Block 2, Meacham-Brants Addition, according to the plat recorded in Volume 388-27, Page 213, Plat Records, Tarrant County, Texas

October 2022

WEATHERFORD BRANCH - 817-594-0400
TEXAS SURVEYING INC.
FIRM NO. 10100000 - WWW.TXSURVEYING.COM