

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 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.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0435K, MAP REVISED SEPTEMBER 25, 2009.

PRIVATE WATER AND SEWER

Private Water and Sewer Water to be served by Bethesda's Water System. Sewer to be served by private individual disposal system.

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.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

DEVELOPMENT YIELD:

Gross Site Area (Acreage): 3.026

Total Number Lots: 1

Residential Lots: 1 Total Number Dwelling Units: 1
Acreage: Single Family Detached 3.026 Single Family Attached 0 Two Family 0 Multifamily 0
Non-Residential Lots: 0
Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0

GENERAL 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 the 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.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 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, not 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; 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.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within the subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

MARY JEAN ROWELL
VOL. 12163, PG. 1900
D.R.T.C.T.

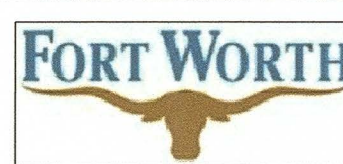
COMMISSIONERS COURT TARRANT COUNTY, TEXAS

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



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: 11/18/2022

By:

Chairman

By:

Secretary

VICTOR BELTON AND
JOSEPHINE BELTON
CC# D206209853
O.P.R.T.C.T.

LOT 1, BLOCK 1
TWISTED R ADDITION
3.026 ACRES NET
(131,823 SQ. FT.)

TINA R. VAN HOUTEN
CC# D214162769
O.P.R.T.C.T.

CYNTHIA W. VINER REVOCABLE TRUST
CC# D214181560
O.P.R.T.C.T.

JAMES ALLEN CLEMENTS AND
BARBARA J. CLEMENTS
VOL. 10341, PG. 2123
D.R.T.C.T.

EDWARD PADILLA AND
MARIA PADILLA
CC# D209176702
O.P.R.T.C.T.

OWNER:
TINA VAN HOUTEN
5688 VICTOR LANE
FORT WORTH, TEXAS 76140
PHONE: (817) 480-0894

SURVEYOR:

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, **TINA R. VAN HOUTEN**, IS THE SOLE OWNER OF 3.026 ACRES OF LAND SITUATED IN THE W. DAVIDSON SURVEY, ABSTRACT NO. 394, TARRANT COUNTY, TEXAS, ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NO'S. D214162769, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAID 3.026 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

LEGAL DESCRIPTION

BEGINNING AT A 3/8" IRON ROD FOUND LYING AT THE SOUTHEAST CORNER OF SAID VAN HOUTEN TRACT, AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD PADILLA AND MARIA PADILLA, BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D209176702, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND SAID POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF ANN LANE (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE N 84° 52' 23" W 277.14 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID VAN HOUTEN TRACT, AND THE NORTH RIGHT-OF-WAY LINE OF SAID ANN LANE, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID VAN HOUTEN TRACT, AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARY JEAN ROWELL, BY THE DEED RECORDED IN VOLUME 12163, PAGE 1900, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID VAN HOUTEN TRACT, AND THE EAST BOUNDARY LINE OF SAID ROWELL TRACT, AS FOLLOWS:

1. N 09° 53' 09" E 346.17 FEET, TO A 1/2" IRON ROD FOUND;

2. N 00° 39' 43" W 218.09 FEET, TO A 1/2" IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID VAN HOUTEN TRACT, AND THE NORTHEAST CORNER OF SAID ROWELL TRACT, AND SAID POINT LYING IN THE SOUTH BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO VICTOR BELTON AND JOSEPHINE BELTON, BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D206209853, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE N 89° 25' 14" E 199.05 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID VAN HOUTEN TRACT, AND THE SOUTH BOUNDARY LINE OF SAID BELTON TRACT, TO A 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHEAST CORNER OF SAID VAN HOUTEN TRACT, AND THE SOUTHEAST CORNER OF SAID BELTON TRACT, AND SAID POINT LYING IN THE WEST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO CYNTHIA W. VINER, AS TRUSTEE OF THE CYNTHIA W. VINER REVOCABLE TRUST, BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D214181560, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

THENCE S 04° 14' 05" E 218.29 FEET, ALONG THE EAST BOUNDARY LINE OF SAID VAN HOUTEN TRACT, AND THE WEST BOUNDARY LINE OF SAID VINER TRACT, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID VINER TRACT, AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES ALLEN CLEMENTS AND BARBARA J. CLEMENTS, BY THE DEED RECORDED IN VOLUME 10341, PAGE 2123, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE S 00° 37' 01" E 368.21 FEET, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID VAN HOUTEN TRACT AND THE WEST BOUNDARY LINE OF SAID CLEMENTS TRACT AND THE AFORESAID PADILLA TRACT, TO THE POINT OF BEGINNING CONTAINING 3.026 ACRES (131,823 SQUARE FEET) OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TINA R. VAN HOUTEN**, DOES HEREBY DESIGNATE THE FOREGOING PROPERTY AS **LOT 1, BLOCK 1, TWISTED R ADDITION**, TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE, THE RIGHT-OF-WAY'S AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS, THIS THE 11 DAY OF November, 2022.

Tina R. Van Houten
TINA R. VAN HOUTEN, OWNER

STATE OF TEXAS COUNTY OF TARRANT

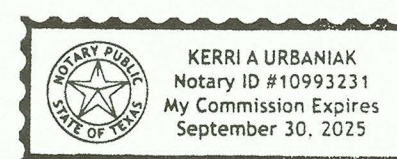
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TINA R. VAN HOUTEN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF November, 2022.

Kerri A. Urbanik
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Kerri A. Urbanik
11/18/2022



FINAL PLAT OF TWISTED R ADDITION LOT 1, BLOCK 1

BEING 3.026 ACRES OF LAND LOCATED IN THE
W. DAVIDSON SURVEY, ABSTRACT NUMBER 394
TARRANT COUNTY, TEXAS

PREPARED: JULY 2022
REVISED: NOVEMBER 2022

3.026 ACRES GROSS, 1 LOTS

FS-22-228

SIN FIN #XXX

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.

STATE OF TEXAS COUNTY OF TARRANT

THIS is to certify that I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Chris L. Blevins
CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

