

VICINITY MAP (NOT TO SCALE)

OAK GROVE-RENDON

1187

PEACEFUL VALLEY

COUNTRY SQUIRE

TRACY LEE

TIMBER RIDGE

BRIAN

MICHELLE LEE

RENDON

PODEROSA

Rendon Cemetery

OAK TRAIL

STEPHENSON LEVY

AKERS

HUGHS

CAROLS

BAKER

LUCY TRIMBLE

FIREWOOD

JOALENE

ALDA

TRIPLE H

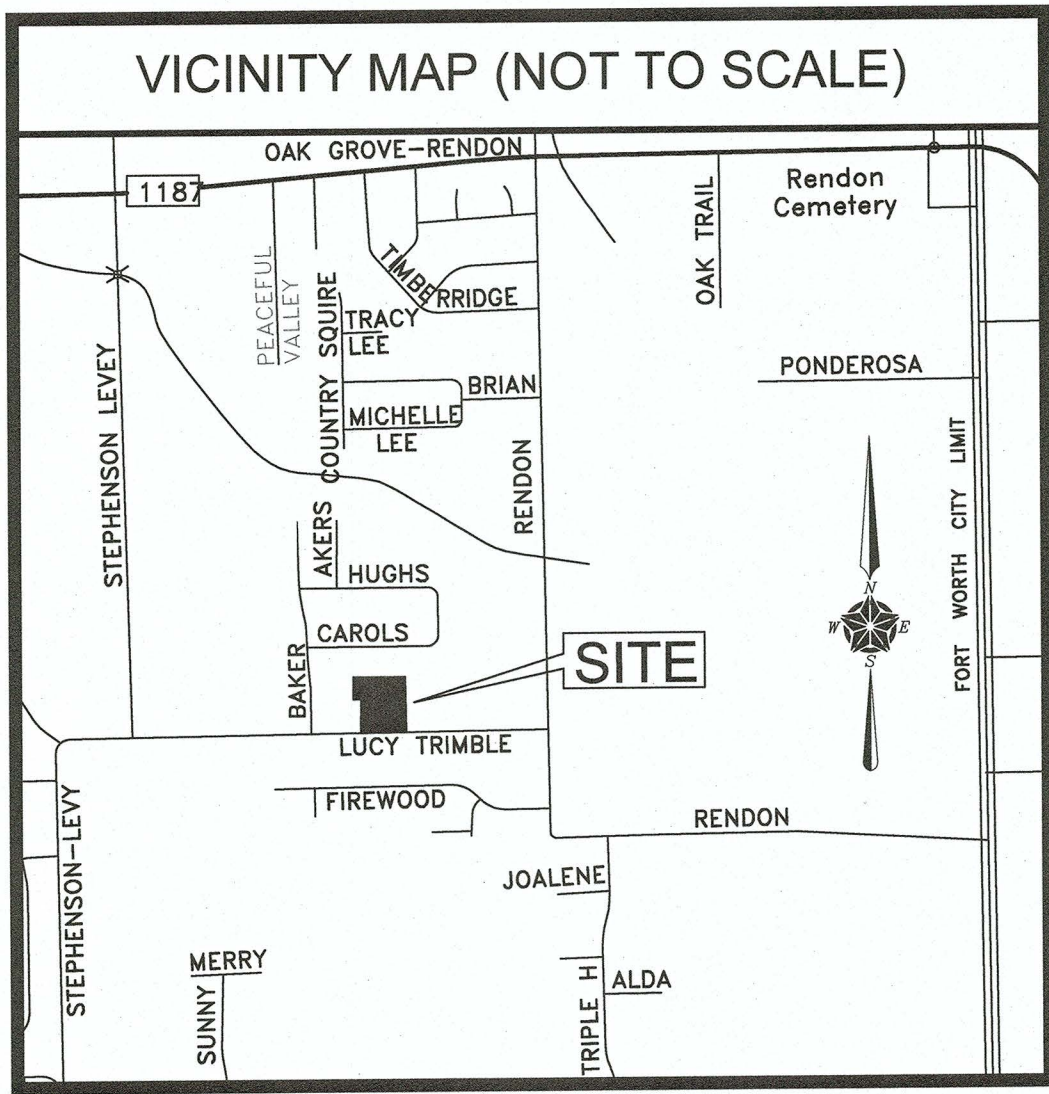
SUNNY MERRY

STEPHENSON-LEVY

FORT WORTH CITY LIMIT

RENDON

SITE



LEGEND	
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
<CM>	CONTROLLING MONUMENT
IRF O	IRON ROD FOUND
IPF O	IRON PIPE FOUND
1/2" IRF YELLOW CAP "TXHS"	1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR CORNER SET AT PREVIOUS SURVEY ON (01/10/2022)

EASEMENT LINE — — — — —
BUILDING LINE — — — — —
BOUNDARY LINE —————
CENTERLINE — — — — —

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.22'	S0°46'46"E
L2	72.11'	S89°34'25"E
L3	10.00'	S0°25'35"W
L4	72.00'	N89°34'25"W
L5	115.16'	N78°07'34"E
L6	10.00'	N89°17'11"E
L7	132.00'	S0°42'49"E
L8	10.00'	S89°17'11"W
L9	132.00'	N0°42'49"W
L10	5.00'	N0°50'28"W
L11	321.30'	N89°32'49"W
L12	45.02'	N0°22'00"E
L13	10.00'	N89°38'00"W
L14	5.00'	S0°21'57"E
L15	124.11'	N89°32'49"W
L16	50.01'	S0°22'00"W
L17	120.99'	S89°34'03"E
L18	465.39'	S0°42'49"E
L19	67.38'	N0°42'49"W
L20	24.00'	S0°27'11"W
L21	10.00'	N89°32'49"W
L22	26.00'	S0°21'57"E
L23	6.00'	N89°32'49"W



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

CASE NO. FS-22-184

FINAL PLAT

BAKER ON TRIMBLE

LOTS 1 & 2, BLOCK 1

A 4.555 ACRE ADDITION TO

TARRANT COUNTY, TEXAS


ING ALL OF LOT 7, BAKERS ACRE
AND A TRACT OF LAND

AND A TRACT OF LAND
SITUATED IN THE

SITUATED IN THE
LONDON SURVEY ABSTRACT N

TWO SINGLE-FAMILY LOTS

JOAQUIN RENDON SURVEY, ABSTRACT NO. 1263
TWO SINGLE-FAMILY LOTS



 Lt. J. G. Sims Jr

 11/18/2022

Lt. J. G. Sims Jr
11/18/2022

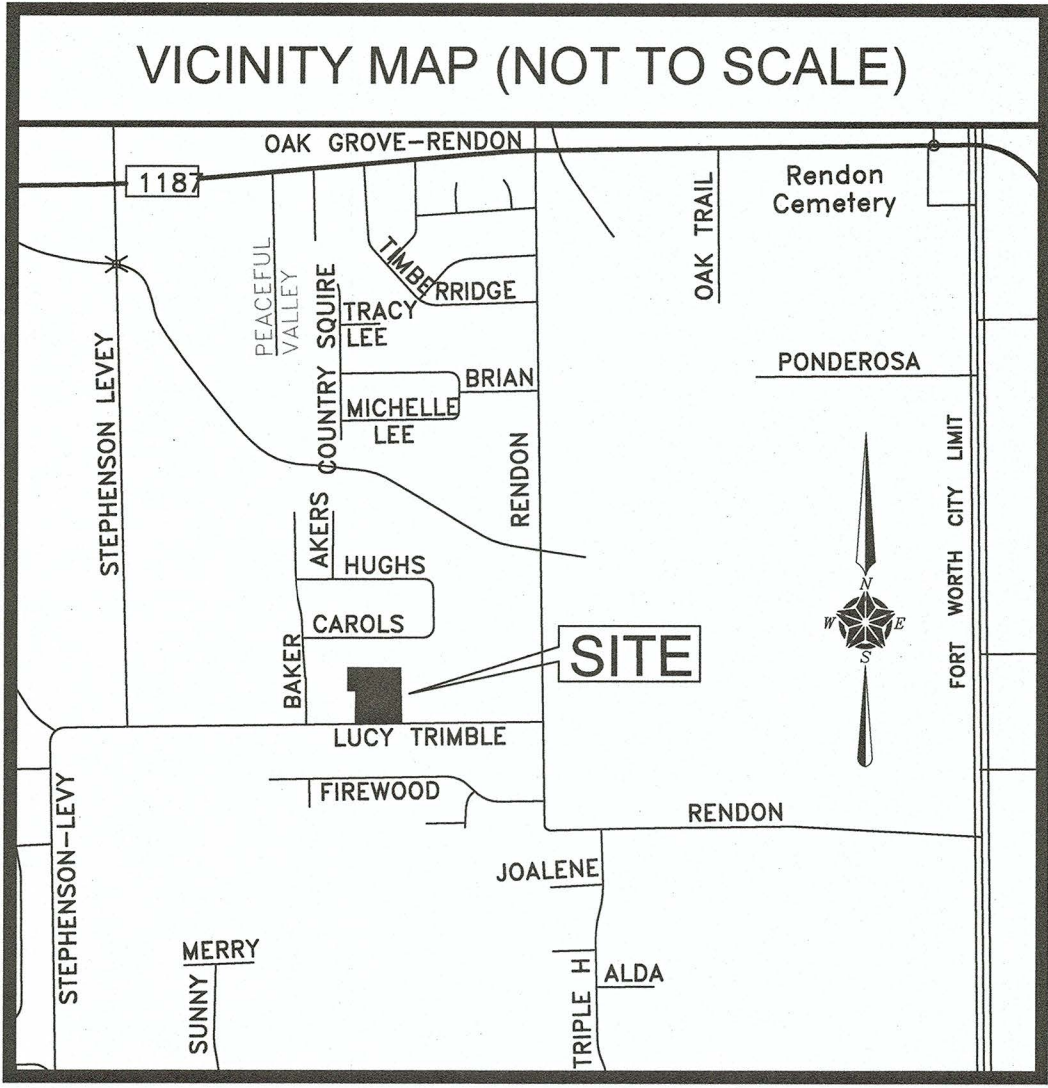
OWNER

R FAMILY TRUST
ICY TRIMBLE ROA

SON, TEXAS 7602

JOB # 2103124-2 / SCALE= 1" = 40' / DRAWN: KO
DATE: 10/14/2022

PAGE 1 OF 2



**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 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, 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.
- 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.
- 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.

FORT WORTH NOTES:

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 or 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.

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".

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.

WATER / WASTERWATER IMPACT FEES

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 to the municipal water and/or wastewater system.

GENERAL NOTES:

- Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011)
- The reason for this plat is to create 2 lots out of an existing tact of land and a platted lot.
- Subject property is located within an area having a Zone Designation "X unshaded" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48439C0435K, with a date of identification of 12/19/2021, for Community Number 480582, in Tarrant County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 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.
- Water service is provided by Bethesda Water Supply Corporation.
- Sewer to be served by private individual disposal system, 3745 has a traditional septic system, 3725 has an aerobic septic system.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEING a 4.555 acre tract of land situated in the Joaquin Rendon Survey, Abstract No. 1263, being a portion of that tract of land described in Warranty Deeds to Baker Family Trust AKA The Baker Family Trust, Don Glendon Baker and Vineta Carolyn Baker, Co-trustees, recorded in Instrument Numbers D203108623 and D216052270, Official Public Records, Tarrant County, Texas, being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner for the approximate centerline of Lucy Trimble Road (variable width right-of-way) said point being South 00 degrees 46 minutes 46 seconds East a distance of 25.75 feet from the southeast corner of that tract of land described in Warranty Deed to James Everitt Baker and wife Shelli B. Baker recorded in Volume 13386, Page 498, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 46 minutes 46 seconds West, passing the apparent north right-of-way line of said Lucy Trimble Road, along the east line of said James and Shelli Baker tract, passing the northeast corner of said James and Shelli Baker tract, same being the southeast corner of that tract of land described in Warranty Deed to Jack Warren Baker and wife Brenda R. Baker recorded in Instrument Number D201301458, Official Public Records, Tarrant County, Texas, continuing along the east line of said Jack and Brenda Baker tract for a total distance of 279.98 feet to a 1/2 inch iron rod found for the northeast corner of said Jack and Brenda Baker tract;

THENCE North 89 degrees 53 minutes 42 seconds West, along the north line of said Jack and Brenda Baker tract, a distance of 45.78 feet to a 1/2 inch iron rod found for the southeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Benjamin D Eason and Jacinda J Eason, husband and wife recorded in Instrument Number D216231308, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 50 minutes 28 seconds West, along the east line of said Eason tract, passing the northeast corner of said Eason tract, same being the southeast corner of that tract of land described in Warranty Deed (by corporation) with Vendor's Lien to Jackie D. Eaves and wife Debra Yvonne Eaves recorded in Volume 8811, Page 801, Deed Records, Tarrant County, Texas, continuing along the east line of said Eaves tract for a total distance of 186.43 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the south line of Lot 3, Block 1, Bakers Akers, an addition to Tarrant County, according to the plat recorded in Volume 388-165, Page 81, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 32 minutes 49 seconds East, along the south line of said Block 1, a distance of 455.46 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northeast corner of said Lot 7, Block 1 same being the northwest corner of that tract of land described in General Warranty Deed to Linda J. Neal recorded in Instrument Number D217218702, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 21 minutes 57 seconds East, along the west line of said Neal tract and east line of said Lot 7, Block 1, a distance of 465.30 feet to a point for corner in the said approximate center of said Lucy Trimble Road (50' right-of-way), from which a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" bears North 00 degrees 21 minutes 57 seconds West 25.00 feet for the southwest corner of said Neal tract;

THENCE North 89 degrees 39 minutes 18 seconds West, along the said approximate centerline of Lucy Trimble Road, a distance of 406.09 feet to the POINT OF BEGINNING and containing 198,427 square feet or 4.555 acres of land more or less.

DEVELOPMENT YIELD

Gross Site Area (Acreage): 4.555 Total Number Lots: 2
Residential Lots: Number 2 Total Number Dwelling Units: N/A
Acreage: Single Family Detached 0.799 Single Family Attached 0
Two Family 0 Multifamily 0
Non-Residential Lots : Number 0
Acreage: Commercial Lots 0 Industrial Lots 0 Open Space Lots 0
Right-of-Way 0

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Baker Family Trust AKA The Baker Family Trust, Don Glendon Baker and Vineta Carolyn Baker, Co-trustees, do hereby adopt this plat, designating the herein above described property as **LOTS 1 & 2, BLOCK 1, BAKER ON TRIMBLE**, Tarrant County, Texas and does hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS, my hand this the 8th day of October, 2022.
Baker Family Trust AKA The Baker Family Trust

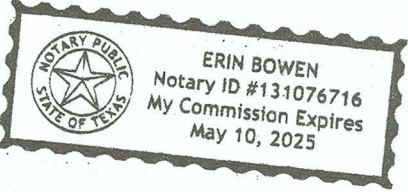
Bobby Joe Baker
Bobby Joe Baker, Trustee

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bobby Joe Baker, known to me to be the entity 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 the 8th day of October, 2022.

Erin Bowen
Notary Public in and for Dallas County, Texas

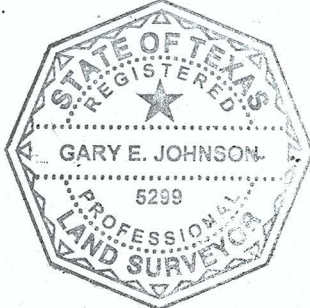


**SURVEYOR'S CERTIFICATE
STATE OF TEXAS**

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Dated this the 18th day of October, 2022.

Gary E. Johnson
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

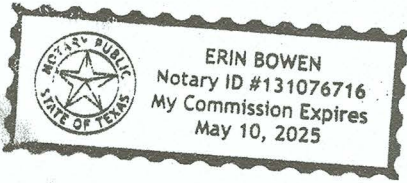


STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gary E. Johnson, known to me to be the entity 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 the 18th day of October, 2022.

Erin Bowen
Notary Public in and for Dallas County, Texas



**COMMISSIONERS COURT
TARRANT COUNTY, TEXAS**

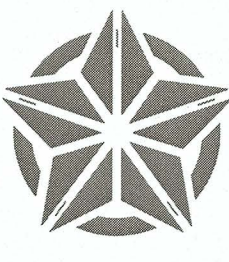
PLAT APPROVAL DATE: _____

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.

THIS PLAT RECORDED IN DOCUMENT NUMBER

DATE: _____



**TEXAS HERITAGE
SURVEYING, LLC**

OWNER
BAKER FAMILY TRUST
3725 LUCY TRIMBLE ROAD
BURLESON, TEXAS 76028

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

FORT WORTH

**CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS**
THIS PLAT IS ONLY VALID IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 11/18/2022

BY: Ronald R. Brown CHAIRMAN

BY: [Signature] 11/18/2022 SECRETARY

CASE NO. FS-22-184

**FINAL PLAT
BAKER ON TRIMBLE**

LOTS 1 & 2, BLOCK 1
A 4.555 ACRE ADDITION TO
TARRANT COUNTY, TEXAS
BEING ALL OF LOT 7, BAKERS ACRES
AND A TRACT OF LAND
SITUATED IN THE
JOAQUIN RENDON SURVEY, ABSTRACT NO. 1263
TWO SINGLE-FAMILY LOTS

JOB # 2103124-2 / SCALE= 1" = 40' / DRAWN: KO
DATE: 10/14/2022