



CO.# 139977

COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 2

DATE: 12/13/2022

SUBJECT: **ACCEPTANCE OF STREET AND RELEASE OF MAINTENANCE
BOND - CARTER RANCH ESTATES**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court accept for maintenance by Tarrant County the street in Carter Ranch Estates located in Precinct 4, and release of the Maintenance Bond.

BACKGROUND

The street within Carter Ranch Estates (Carter Ranch Road) was constructed to County specifications and maintained for two (2) years. Precinct 4 and Transportation Services staff have inspected the road and recommend County acceptance.

Maintenance Bond No. 4427203, in the amount of \$12,047.00, was to ensure that the said road was properly maintained for the required two (2) year period, or until accepted by the Commissioners Court.

FISCAL IMPACT

There is no fiscal impact associated with this item.

SUBMITTED BY: Transportation

PREPARED BY: Randy Skinner
APPROVED BY: Randy Skinner



ANY PUBLIC FINANCER SHOULD HAVE THE RIGHT TO KNOW AND KEEP INFORMED ALL OR PART OF ANY BUILDING, TRAIL, TUNE, TUNNEL OR OTHER CONSTRUCTION OR IMPROVEMENT WHICH IS NOT BEING FINANCED OR IMPROVED WITH THE CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ITS RESPECTIVE SYSTEM, IN ANY OF THE CATEGORIES SHOWN ON THE PLAN, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO REQUEST AND OBTAIN FROM SUCH OWNERS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND CLOSING TO OR OPENING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRECEDING THE FURNISHING OF NOTICE.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLANTED WATER SHARPLY SLOPED, GAS/ELECTRIC, CABLE OR OTHER UTILITY DUCTWORK OF ANY TYPE. THERE SHALL BE A 4' UTILITY DUCTWORK AROUND THE PERIMETER OF THE BOUNDARY OF THE SUBPARKING ALONG ALL ROAD RIGHT-OF-WAYS AND CONTINUED ALONG ALL INTERIOR LOT BOUNDARIES.

THE TRACT APPEARS TO BE LOCATED WITHIN OTHER AREA, ZONE "T" - AREA DETERMINED TO BE LOCATED OUTSIDE THE 425 ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD COMMUNITY PANEL, HONOLULU, DATED SEPTEMBER 16, 2004

THIS PLAN DOES NOT VACATE THE PREVIOUS PLAN IF ANY AND CONFIRMS THE REMOVAL OF THE SHAREHOLDERS WHO DO NOT AGREE OR REMOVE ANY USED CONDITIONS OR RESTRICTIONS.

TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE TRAILS, DRUGS, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PROCESSION ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES, AND THEREBY AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

THAMMART COUNTY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOT/LOTS CONTAINING PRIVATE COMMON AREAS OF FACILITIES PROVIDED AS SUCH IN THIS PLAN, AND AREAS SHALL, HOWEVER, NOT BE LIMITED TO PRIVATE STREETS, EASEMENTS, ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECEPTION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND RECREATION/AMUSEMENT/ENTERTAINMENT AREAS AND FACILITIES.

ACTUAL, DIRECTLY AND INDIRECTLY IS A LAND SERVICES ASSOCIATION SHALL BE RESPONSIBLE FOR EACH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBSEQUENT PRIVATE COMMON AREAS, FACILITIES, AND PUBLIC ACCESS LOCATIONS TO CARTER RANCH ROAD AND SHALL AGREE TO RECOVER AND HOLD HARMLESS THAMMART COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF THE OWNERS ASSOCIATION, IS SET FORTH HEREIN.

WATER TO BE SERVED BY PRIVATE WATER WELL, SERVED TO BE SERVED BY PRIVATE INDIVIDUAL OR PRIVATE SYSTEM. THE SANITARY SEWER SYSTEM SHALL MEET THE APPROVAL OF THE TARRANT COUNTY HEALTH DEPARTMENT.

PLEASE CONTACT JEFFREY KUTNER (202) 696-5400

PHONE NO.

IMPROVING AND OPTIMIZING THE USE OF THE STRUCTURAL WORKER ON THE PLACE.

BOUNDARY OF THE PROPERTY AND OF THE CLAIMING PARCELS, INCLUDING DOCUMENTS OTHER THAN THOSE ISSUED IN THE SURVEY AND CITED AND EXCLUDED THE PROPERTY.

IF NEARBY UTILITIES ARE NOT LOCATED PRIOR TO THE START, CALL IN A UTILITY LOCATOR BEFORE EXCAVATION OR CONSTRUCTION.

LAND USE TABLE	
TOTAL GROSS ACREAGE -	8.000
NUMBER OF RESIDENTIAL LOTS -	0
NUMBER OF NON-RESIDENTIAL LOTS -	1
NON-RESIDENTIAL ACREAGE -	0.054
RESIDENTIAL ACREAGE -	7.946
PRIVATE PARK ACREAGE -	NA
PUBLIC PARK ACREAGE -	NA
STREET ACREAGE -	1.412

LINE	BEARING	DISTANCE
11	N 02°W 53' W	0.94
12	N 02°W 53' W	0.97
13	N 02°W 53' W	0.127
14	S 02°W 53' E	0.407

CURE	INDUS	ABC	CHOD	CHOD
C1	75.07	73.67	32.94	5.275373° W
C2	75.07	73.47	34.5	8.027625° W
C3	75.07	74.47	8.57	8.894472° E
C4	75.07	73.46	34.5	8.027625° W
C5	75.07	73.66	32.94	5.275373° W
C6	75.07	72.77	26.9	5.284472° E
C7	75.07	72.77	26.9	5.284472° W

SAVER
TEAS SAVING INC.
NEW HAVEN, CT 06510
ON 5 WILSON ST.
WATERBURY, CT 06706
800-594-0400

OWNER:
ULTRA EXTREME, INC.
P.O. BOX 100
ARL, TX 76010

PLAT APPROVAL DATE: June 11, 2019

Dr. Chesley Winchester

NOTE: CONSTRUCTION NOT COMPLETE WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

FILED THIS THE _____ DAY OF _____, 2011,
IN _____ OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS.

COUNTY OF TARRANT

Being a 10.000 acre tract of land out of the A. W. NEARNEY SURVEY, ABSTRACT NO. 1000, Tarrant County, Texas, same being a portion of that certain tract as recorded in Clerk's file No. 3284-3303 Real Property Records, Tarrant County, Texas, and being further described by metes and bounds as follows:

BEGGING: at a board store at the northwest corner of the N. W. OLS SURVEY, ABSTRACT NO. 498, Tarrant County, Texas, and at the southwest corner of the Robert Carter tract as recorded in Clerk's File No. D032647 Real Property Records, Tarrant County, Texas, for the southeast and impending corner of this tract.

WROCKE S 09°25'40" W 630.0 feet along the south line of said Robert Carter E tract to a well 67' iron rod with orange plastic cap stamped "Terra Surveying Inc." in the north line of that certain called W across tract of land described in Volume 4854, Page 295, Real Property Records, Tarrant County, Texas, to the southwest corner of that tract; WROCKE a found E well at the southwest corner of said Robert Carter E tract bears S 09°25'40" W 634.34 feet.

NOTE: over 6 acres sold Robert Carter Trust the following:
 1. 00'x50' W 1/4 N 1/4 Sec 10 T12N R10E S12E is the parcel
 line of John Road (a gravel surface) for the northwest corner of this tract.

and conveyed to Wallace in Carl's life No. 329436532. Real Property Records, Tarrant County, Texas, to the northwest corner of the Tract.

Barbap, Tiburcio, and/or lines derived from GPS observations performed by Team Surveying, Inc. and other R.A.B.

ELABORATING CATEGORICAL TOOLS

THAT I DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL, ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Mh
MICHAEL HAMILTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865
TEXAS SURVEYING, INC. - WEAVERDALE BRANCH
801 S. WALSH STREET, WEAVERDALE, TEXAS 76088
WEAVERDALE@COMCAST.NET 817-964-0400
FIELD DATE: July 9, 2007 - 10:00AM

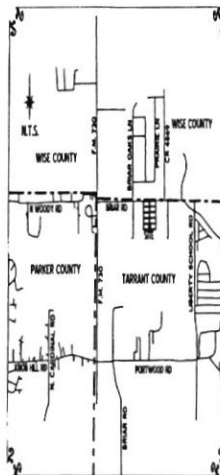
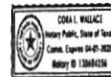
STATE OF TEXAS
COUNTY OF TARRANT
MICHAEL HAMILTON
5865

WANT A NEW STRAIGHT, AC, 3-TECH CORPORATION, USING THE CHAIRMAN'S NO-ORDER ACCEPT THIS PLAN REGARDING THE RE-DEVELOPMENT AND IMPROVEMENT OF THE 1-6-10-15-20-25-30-35-40-45-50-55-60-65-70-75-80-85-90-95-100-105-110-115-120-125-130-135-140-145-150-155-160-165-170-175-180-185-190-195-200-205-210-215-220-225-230-235-240-245-250-255-260-265-270-275-280-285-290-295-300-305-310-315-320-325-330-335-340-345-350-355-360-365-370-375-380-385-390-395-400-405-410-415-420-425-430-435-440-445-450-455-460-465-470-475-480-485-490-495-500-505-510-515-520-525-530-535-540-545-550-555-560-565-570-575-580-585-590-595-600-605-610-615-620-625-630-635-640-645-650-655-660-665-670-675-680-685-690-695-700-705-710-715-720-725-730-735-740-745-750-755-760-765-770-775-780-785-790-795-800-805-810-815-820-825-830-835-840-845-850-855-860-865-870-875-880-885-890-895-900-905-910-915-920-925-930-935-940-945-950-955-960-965-970-975-980-985-990-995-1000-1005-1010-1015-1020-1025-1030-1035-1040-1045-1050-1055-1060-1065-1070-1075-1080-1085-1090-1095-1100-1105-1110-1115-1120-1125-1130-1135-1140-1145-1150-1155-1160-1165-1170-1175-1180-1185-1190-1195-1200-1205-1210-1215-1220-1225-1230-1235-1240-1245-1250-1255-1260-1265-1270-1275-1280-1285-1290-1295-1300-1305-1310-1315-1320-1325-1330-1335-1340-1345-1350-1355-1360-1365-1370-1375-1380-1385-1390-1395-1400-1405-1410-1415-1420-1425-1430-1435-1440-1445-1450-1455-1460-1465-1470-1475-1480-1485-1490-1495-1500-1505-1510-1515-1520-1525-1530-1535-1540-1545-1550-1555-1560-1565-1570-1575-1580-1585-1590-1595-1600-1605-1610-1615-1620-1625-1630-1635-1640-1645-1650-1655-1660-1665-1670-1675-1680-1685-1690-1695-1700-1705-1710-1715-1720-1725-1730-1735-1740-1745-1750-1755-1760-1765-1770-1775-1780-1785-1790-1795-1800-1805-1810-1815-1820-1825-1830-1835-1840-1845-1850-1855-1860-1865-1870-1875-1880-1885-1890-1895-1900-1905-1910-1915-1920-1925-1930-1935-1940-1945-1950-1955-1960-1965-1970-1975-1980-1985-1990-1995-2000-2005-2010-2015-2020-2025-2030-2035-2040-2045-2050-2055-2060-2065-2070-2075-2080-2085-2090-2095-2100-2105-2110-2115-2120-2125-2130-2135-2140-2145-2150-2155-2160-2165-2170-2175-2180-2185-2190-2195-2200-2205-2210-2215-2220-2225-2230-2235-2240-2245-2250-2255-2260-2265-2270-2275-2280-2285-2290-2295-2300-2305-2310-2315-2320-2325-2330-2335-2340-2345-2350-2355-2360-2365-2370-2375-2380-2385-2390-2395-2400-2405-2410-2415-2420-2425-2430-2435-2440-2445-2450-2455-2460-2465-2470-2475-2480-2485-2490-2495-2500-2505-2510-2515-2520-2525-2530-2535-2540-2545-2550-2555-2560-2565-2570-2575-2580-2585-2590-2595-2600-2605-2610-2615-2620-2625-2630-2635-2640-2645-2650-2655-2660-2665-2670-2675-2680-2685-2690-2695-2700-2705-2710-2715-2720-2725-2730-2735-2740-2745-2750-2755-2760-2765-2770-2775-2780-2785-2790-2795-2800-2805-2810-2815-2820-2825-2830-2835-2840-2845-2850-2855-2860-2865-2870-2875-2880-2885-2890-2895-2900-2905-2910-2915-2920-2925-2930-2935-2940-2945-2950-2955-2960-2965-2970-2975-2980-2985-2990-2995-3000-3005-3010-3015-3020-3025-3030-3035-3040-3045-3050-3055-3060-3065-3070-3075-3080-3085-3090-3095-3100-3105-3110-3115-3120-3125-3130-3135-3140-3145-3150-3155-3160-3165-3170-3175-3180-3185-3190-3195-3200-3205-3210-3215-3220-3225-3230-3235-3240-3245-3250-3255-3260-3265-3270-3275-3280-3285-3290-3295-3300-3305-3310-3315-3320-3325-3330-3335-3340-3345-3350-3355-3360-3365-3370-3375-3380-3385-3390-3395-3400-3405-3410-3415-3420-3425-3430-3435-3440-3445-3450-3455-3460-3465-3470-3475-3480-3485-3490-3495-3500-3505-3510-3515-3520-3525-3530-3535-3540-3545-3550-3555-3560-3565-3570-3575-3580-3585-3590-3595-3600-3605-3610-3615-3620-3625-3630-3635-3640-3645-3650-3655-3660-3665-3670-3675-3680-3685-3690-3695-3700-3705-3710-3715-3720-3725-3730-3735-3740-3745-3750-3755-3760-3765-3770-3775-3780-3785-3790-3795-3800-3805-3810-3815-3820-3825-3830-3835-3840-3845-3850-3855-3860-3865-3870-3875-3880-3885-3890-3895-3900-3905-3910-3915-3920-3925-3930-3935-3940-3945-3950-3955-3960-3965-3970-3975-3980-3985-3990-3995-4000-4005-4010-4015-4020-4025-4030-4035-4040-4045-4050-4055-4060-4065-4070-4075-4080-4085-4090-4095-4100-4105-4110-4115-4120-4125-4130-4135-4140-4145-4150-4155-4160-4165-4170-4175-4180-4185-4190-4195-4200-4205-4210-4215-4220-4225-4230-4235-4240-4245-4250-4255-4260-4265-4

OWNER(S)
City of Lowell 5/23/12
DATE

WITNESSES: I, the undersigned, a duly qualified and sworn member of the State of Texas, do hereby personally appear before me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

COPIES OF THIS REPORT ARE AVAILABLE FROM THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND 20740-6001. FOR INFORMATION ON THE NATIONAL ARCHIVES, CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND 20740-6001. FOR INFORMATION ON THE NATIONAL ARCHIVES, CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND 20740-6001.



LOTS 1-11, BLOCK 1
CARTER RANCH ESTATES
AN ADDITION TO
TARRANT COUNTY, TEXAS.
BEING A 10.000 ACRES TRACT OF LAND OUT OF THE
A. W. BEAVERS SURVEY, ABSTRACT NO. 104,
TARRANT COUNTY, TEXAS.
JANUARY 2019



