

Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard
According to the F.L.R.M. Community Panel Map No. 48439CO285L, dated March 21, 2019. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 2) C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC"
- 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 (GRD).
- 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) Water to be served by individual private water wells on each lot.
- 9) Sewer to be served by private individual disposal system. The owners have received written confirmation from Tarrant County Public Health that it has no objections with the processing of this plat.

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 way endangers or interferes with the construction, maintenance, or efficiency of its respective systems, on any 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, or 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 Plat does not negate 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".

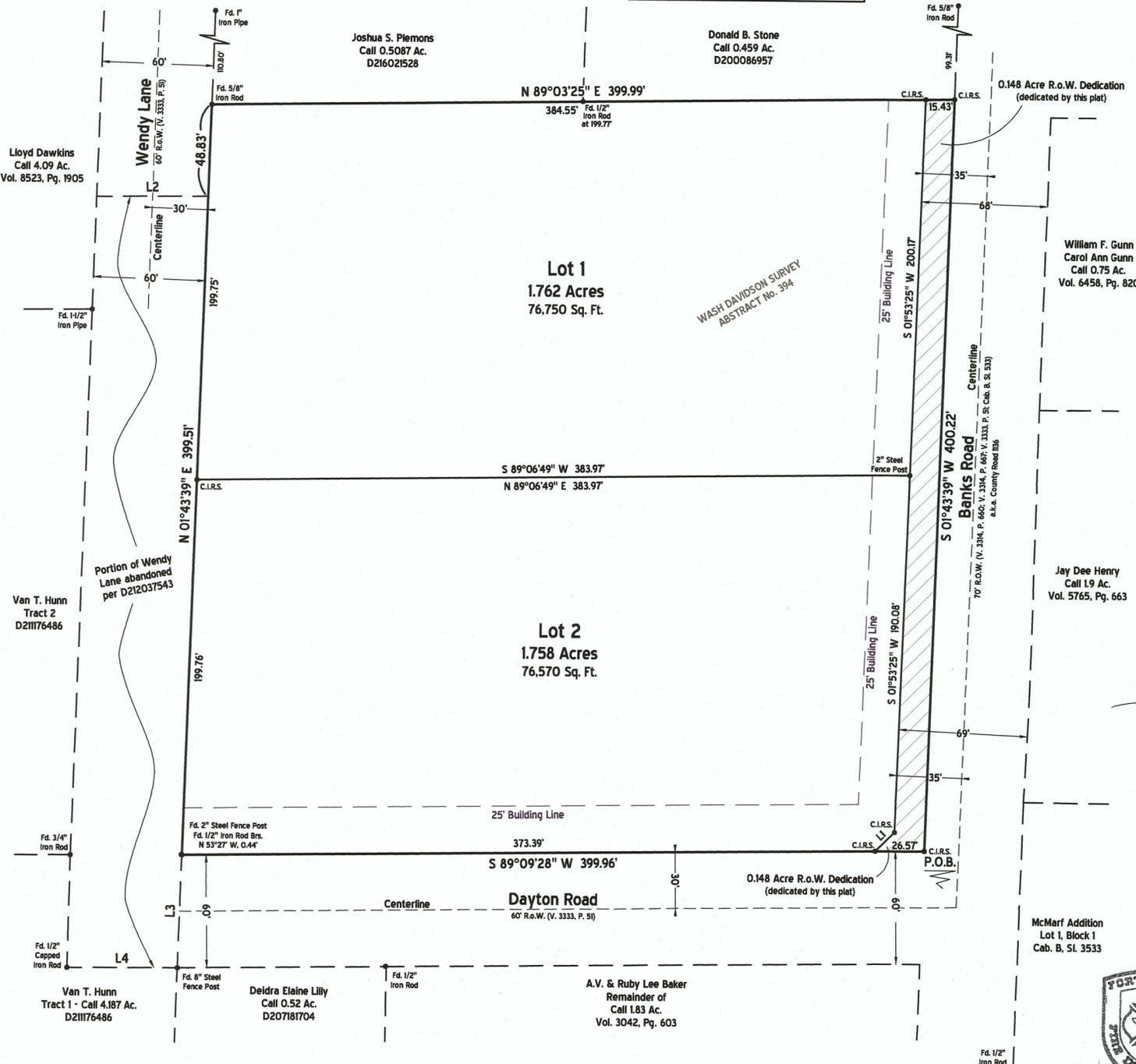
Parkways:
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

Private Maintenance:
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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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 forth 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.
10. Any structure within the building setback area will require approval from the Building Line Adjustment Board.

LINE	BEARING	DISTANCE
L1	S 45°31'26" W	14.48'
L2	N 89°18'52" E	60.08'
L3	S 01°49'46" E	60.16'
L4	S 89°39'45" W	59.40'



LAND USE TABLE	
Total Gross Acreage:	3.668 Acres
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	0.102 Acres
Residential Acreage:	3.566 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	0.102 Acres

FORT WORTH

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

Owner:
Estate of Van Hunn
2513 Vista Ridge Dr
Mansfield, TX 76063

1" = 50'

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: 1/13/2023

Donald R. Bowen CHAIRMAN
[Signature] SECRETARY

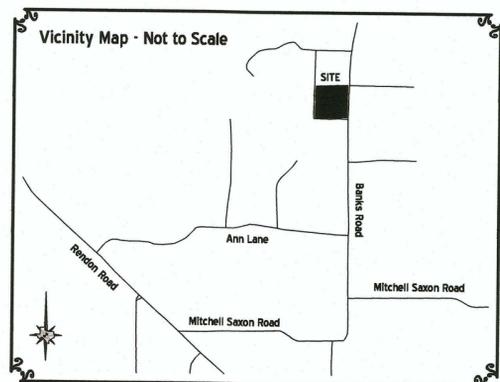
COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS

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



State of Texas
County of Tarrant

Whereas Estate of Van Hunn, being the sole owner of a 3.668 acre tract of land, situated in the WASH DAVIDSON SURVEY, ABSTRACT No. 394, Tarrant County, Texas; being comprised of all of that certain tract described in instrument to Van T. Hunn under Doc. # D21176487, of the Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.), and all of that certain called 1.83 acre tract described in instrument to Van T. Hunn, recorded under Doc. # D21176488, O.P.R.T.C.T., said 1.83 acre tract being more particularly described by metes and bounds as follows:

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 (GRD).

BEGINNING at a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the west right-of-way of Banks Road, (aka County Road 1136), with the north right-of-way of Dayton Road, (paved surface), for the southeast corner of said Hunn tract (D21176487), and the herein described tract:

THENCE S 89°09'28" W, 399.96 feet, with the north line of said Dayton Road, to a 2" steel fence post found in the east line of that certain tract described in instrument to Van T. Hunn, recorded under Doc. # D21025044, O.P.R.T.C.T., for the southwest corner of said Hunn tract (D21176487), and the herein described tract, from which a 1/2" iron rod found for reference bears N 53°27' W, 0.44 feet;

THENCE N 01°43'39" E, 399.51 feet, with the west line of said Hunn tracts, (D21176487 & D21176488), to a 5/8" iron rod found in the east right-of-way of Wendy Lane, (60 feet wide), for the southwest corner of that certain called 0.5087 acre tract described in instrument to Joshua S. Piemons, recorded under Doc. # D216021528, O.P.R.T.C.T., being the northwest corner of said Hunn 1.83 acre tract and the herein described tract, from which a 1" iron pipe found for the northwest corner of said Piemons tract bears N 01°43'39" E, 399.51 feet;

THENCE N 89°03'25" E, with the north line of said Hunn 1.83 acre tract, at 199.77 feet pass a 1/2" iron rod found for the southeast corner of said Piemons tract, being the southwest corner of that certain called 0.459 acre tract described in instrument to Donald B. Stone, recorded under Doc. # D200086957, O.P.R.T.C.T., in all a total distance of 399.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the east right-of-way of said Banks Road, for the southeast corner of said Stone tract, being the northeast corner of said Hunn 1.83 acre tract, and the herein described tract;

THENCE S 01°43'39" E, 400.22 feet, with the west right-of-way of said Banks Road, to the POINT OF BEGINNING, and containing 3.668 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
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: September 27, 2022 - ANO5455-P

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

Now, Therefore, Know All Men By These Presents:

That Becky Hunn, acting herein by and through its duly authorized office(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1 and 2, VT Hunn Estates, an addition to 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 the City of Fort Worth, Tarrant County, Texas.

Witness, my hand, this the 11th day of January, 2023.

By:
Becky Hunn
Estate of Van Hunn - Becky Hunn (Executor)

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 Becky Hunn, 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 11th day of January, 2023.

[Signature]
Notary Public in and for the State of Texas



Final Plat
Lots 1 and 2
VT Hunn Estates

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

Being a 3.668 acre tract of land, situated in the WASH DAVIDSON SURVEY, ABSTRACT No. 394, Tarrant County, Texas; being comprised of all of that certain tract described in instrument to Van T. Hunn under D21176487, of the Official Public Records of Tarrant County, Texas, and all of that certain called 1.83 acre tract described in instrument to Van T. Hunn, recorded under D21176488

January 2023
WEATHERFORD BRANCH - 817-594-0400

TEXAS SURVEYING INC.

Firm No. 10100000 - WWW.TXSURVEYING.COM