



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 48439C0405K, dated 09/25/2009, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.

2) All corners are C.I.R.S. - 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 (2011) Epoch 2010.00 for the continuous U.S. Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

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.

LAND USE TABLE	
Total Gross Acreage:	10.005 Acres
Number of Residential Lots:	4
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	9.733 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	0.273 Acres

City of 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 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, 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.

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".

Private Sewer and Water:
Water to be served by individual private wells. Sewer to be served by private individual disposal system.

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.

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.

10. 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.

State of Texas
County of Tarrant

Whereas BT Builders, LLC, being the sole owner of a 10.008 acre tract situated in the J. T. GILLILAND SURVEY, ABSTRACT No. 610, Tarrant County, Texas, and being that same called 9.997 acre tract described in instrument to Deborah Parkman, recorded under Clerk's File Number D222093612, of the Official Public Records, of Tarrant County, Texas, (O.P.R.T.C.T.), said 10.008 acre tract being more particularly described by metes and bounds as follows:

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) (Grid acreage is 10.005, surface acreage calculated using scale factor of 1.00012).

BEGINNING at a MagNail in asphalt set in the apparent centerline of Ben Day Murrin Road, (aka County Road 1125) (a paved surface), for the southwest corner of that certain 30 foot wide public access easement described in instrument recorded in Volume 12037, Page 1656 & Vol. 10927, Page 1738, both of the Deed Records of Tarrant County, Texas, (O.P.R.T.C.T.), locally known as Hencken Ranch Road, being the northwest corner of said Parkman tract and the herein described tract, said point being (by deed call) S 00°17'55" E, 236.74 feet, from the northwest corner of said J. T. GILLILAND SURVEY;

THENCE S 89°59'16" E, with the north line of said Parkman tract, the south line of said Hencken Ranch Road, at 30.00 feet pass a 5/8" capped iron rod found for reference, in all a total distance of 1106.78 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northerly northwest corner of that certain called 9.99 acre tract described in instrument to Janie Rico and Simon O. Rico, recorded under Clerk's File Number D198059883, O.P.R.T.C.T., being the northeast corner of said Parkman tract and the herein described tract;

THENCE S 00°32'48" E, 394.44 feet, to a 1/2" iron rod found for an interior corner of said Rico tract, being the southeast corner of said Parkman tract and the herein described tract;

THENCE N 89°58'05" W, 1104.31 feet, to a MagNail set in the apparent centerline of said Ben Day Murrin Road, for the westerly northwest corner of said Rico Tract, being the southwest corner of said Parker tract and the herein described tract, from which a 3/8" iron rod found under asphalt for the southwest corner of said Rico tract bears S 00°54'23" E, 60.00 feet;

THENCE N 00°54'23" W, 394.09 feet, with the apparent centerline of said Ben Day Murrin Road, to the POINT OF BEGINNING, and containing 10.008 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
208 S. Front Street, Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
Field Date: August 10, 2022 - AN05416-P

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

Now, Therefore, Know All Men By These Presents:

That Stephen Blacklock acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 1-4, Blacklock 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. 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.

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 3rd day of January, 2023.

By: *Stephen Blacklock*
BT Builders, LLC - Stephen Blacklock (Manager)

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 Stephen Blacklock 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 3rd day of January, 2023.

Teresa Jo McGee
Notary Public in and for the State of Texas

TERESA JO MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2023
Notary ID 132132208

FF D MOOD
1/11/2023

LINE	BEARING	DISTANCE
L1	S 18°59'29" E	19.57'
L2	S 04°51'15" W	25.00'
L3	S 85°08'45" E	15.00'
L4	N 44°33'10" E	14.03'
L5	S 89°59'50" E	27.84'
L6	N 44°44'50" E	35.20'
L7	S 84°16'31" W	20.00'

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

City of Fort Worth Case No. FS-22-265

Final Plat
Lots 1-4
Blacklock Addition
an addition in the Extraterritorial
Jurisdiction of the City of Fort Worth,
Tarrant County, Texas

BEING a 10.008 acre tract situated in the
J. T. GILLILAND SURVEY, ABSTRACT No. 610,
Tarrant County, Texas

January 2023

TEXAS SURVEYING
INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

Surveyor:
Zachariah R. Savory
208 S Front St
Aledo, Texas 76008
aledo@txsurveying.com
817-441-5263

Owner:
BT Builders, LLC
ATTN: David Blacklock
8038 Hencken Ranch Rd
Forth Worth, TX 76126

1" = 100'

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

Ronald R. Boren CHAIRMAN
D. Hall SECRETARY
1/13/2023

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

