

Private Street:
The roads (pavement) and right-of-ways within this addition is private and will be maintained by the home owners association (if there is one) or the home owners.

Building Permits:
No building permits shall be issued for any lot in this Subdivision until an appropriate CF4 or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements and approval is first obtained from the City of Fort Worth.

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.

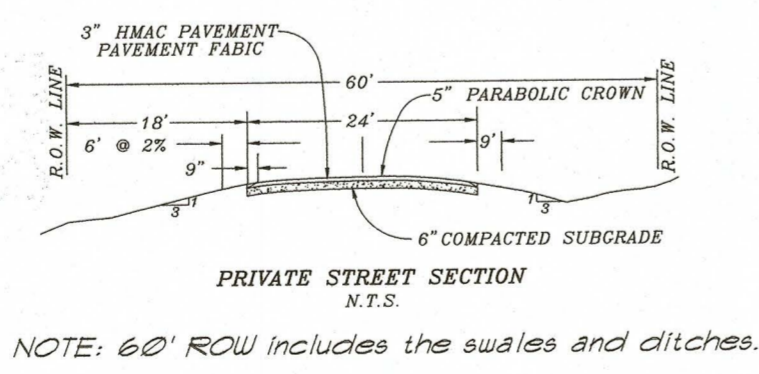
A flood permit will be required from Tarrant County for any construction in the floodplain.

All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.

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.

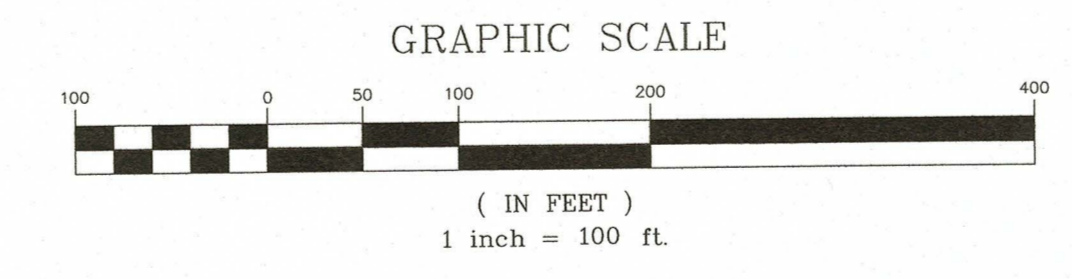
Private Maintenance
The City of Fort Worth and Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities and said owners agree to indemnify and save harmless the City of Fort Worth, Texas from claims damages and losses arising out of or from performance of the obligation of said owners set forth in this paragraph.

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.



NOTE: 60' ROW includes the swales and ditches.

Land Use Table			
DEVELOPMENT YIELD	<u>GROSS SITE AREA (ACRES): 18.17</u>		TOTAL NUMBER LOTS: 15
RESIDENTIAL LOTS: NUMBER 15	<u>TOTAL NUMBER OF DWELLING UNITS: 14</u>		
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: 0		
ACREAGE: COMMERCIAL LOTS: 0	INDUSTRIAL LOTS: 0	OPEN SPACE LOTS 0.00	ROW 0.00



Flood Statement

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 Numbers 48439C0065K & 48439C0180K, Map Revised Date, September 25, 2009.

General Notes

NOTE: BEARINGS PER GFS NAD 83-NORTH CENTRAL ZONE.

NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.

NOTE: NO MIN FF PROVIDED BY CITY OF FORT WORTH GIS AND ACTUAL CONSTRUCTION PLANS FOR THE SITE MAY VARY BUT ARE RELATIVE TO EXISTING GRADE.

NOTE: ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION, AND THERE ARE NO LIEN HOLDERS.

NOTE: County does not enforce building setbacks more than the County's minimum requirement.

NOTE: 20' x 25' ONCOR EASEMENTS BEGIN 10' INSIDE STREET SIDE AND CENTERED ON THE LOT LINE, BEING 10' ON EACH SIDE OF LOT LINE - SEE DETAIL.

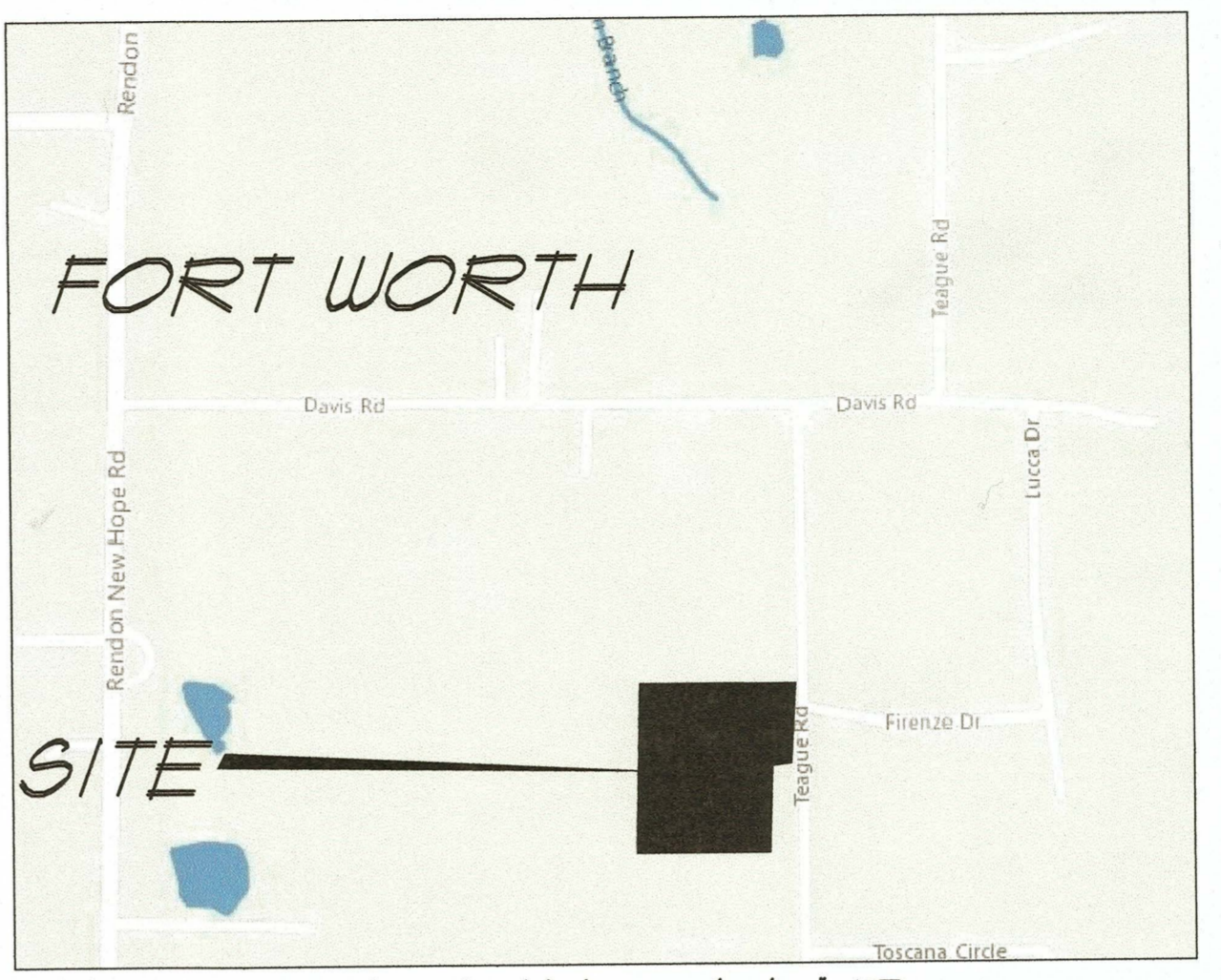
Owners Certificate

Whereas MW Texan Star Homes are the owners of a tract or parcel of land situated in the Wash Davidson Survey, Abstract No.393, City of Fort Worth, Tarrant County, Texas, being the same 21.50 acre tract conveyed to MW Texan Star Homes, LLC., by deed recorded as D221217749, Deed Records, Tarrant County, Texas, being more particularly described as follows: Beginning at a mag nail found for corner in Teague Road, being the southeast corner of a 1.34 acre tract as conveyed to the Mouser Family Limited Partnership # 1 by deed recorded as D200127954, Deed Records, Tarrant County, Texas, Known as Tract 3 and the northeast corner of this tract; Thence South 00°36'05" East with said Teague Road and the east line of said 21.50 acre tract a distance of 901.13 feet to a mag nail found for corner in said Teague Road, being the southeast corner of said 21.50 acre tract; Thence South 89°28'46" West generally along a fence and the south line of said 21.50 acre tract a distance of 962.28 feet to a 1/2" iron rod found for corner, being the southwest corner of this tract; Thence North 00°49'36" East generally along a fence and the west line of said Mouser tract a distance of 1045.76 feet to a 1/2" iron rod found for corner, being the northwest corner of this tract; Thence North 89°06'21" East generally along a fence and the north line of said Mouser tract a distance of 545.77 feet to a 1/2" iron rod found for corner, being the most northerly northeast corner of this tract; Thence South 00°48'48" East generally along a fence and the west line of said Mouser tract a distance of 150.00 feet to a 1/2" iron rod found for corner, being the southwest corner of a Mouser tract; Thence North 89°10'17" East with the south line of a said Mouser tract generally along a fence a distance of 389.90 feet to the POINT OF BEGINNING and containing 21.50 acres of land, more or less, as surveyed on the ground in August, 2021 by Tucker Surveyors.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	42.17	100.00
C2	63.49	160.00
C3	39.68	100.00
C4	67.48	160.00



SUBJECT SITE



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: 2/3/2023

BY: Ronald R. Brown CHAIRMAN

BY: [Signature] 2/3/2023 SECRETARY

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.

NOTE: Notice, Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

NOTE: Utility Easements also subject to Tarrant County notes

NOTE: SEWER IS TO BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

NOTE: WATER TO BE PROVIDED BY BETHESDA, NO ONSITE WATER

WELLS ARE PRESENT ON THIS PROPERTY AT THIS TIME.

DRIVEWAY CULVERT SCHEDULE																
DRIVEWAY	AREA (acres)	C	I2	Q2	I100 (in/hr)	Q100 (cfs)	Tc (min)	Inlet Sta	Inlet Elev	Slope	Outlet Sta	Outlet Elev	Headwater Elevation	Tailwater Depth	Velocity	Top of Driveway
Lot 1	5.54	0.51	3.52	9.95	9.18	25.92	15	6+50	723.37	1%	6+70	723.17	727.55	2.53	5.29	727.55
Lot 2	5.00	0.51	3.52	8.98	9.18	23.40	15	5+10	724.77	1%	5+30	724.57	727.6	2.43	4.81	728.64
Lot 3	3.24	0.51	3.52	5.82	9.18	15.16	15	2+30	727.57	1%	2+50	727.37	729.96	2	4.83	731.25
Lot 4	No roadside ditch.															
Lot 5	No roadside ditch.															
Lot 6	1.63	0.51	3.52	2.93	9.18	7.63	15	4+75	728.44	0.75%	4+95	728.29	730.4	1.74	4.32	732.08
Lot 7	5.22	0.51	3.52	9.37	9.18	24.43	15	2+86	727.02	0.15%	3+06	726.87	729.6	2.48	3.89	730.66
Lot 8	1.96	0.51	3.52	3.52	9.18	9.17	15	2+10	727.87	2.7%	2+30	727.33	729.59	1.3	8.33	731.03
Lot 9	None needed															
Lot 10	None needed															
Lot 11	4.95	0.51	3.52	8.89	9.18	23.16	15	2+22	727.4	2.7%	2+42	726.86	729.16	1.83	8.75	730.62
Lot 12	No roadside ditch.															
Lot 13	No roadside ditch.															
Lot 14	No roadside ditch.															

All culverts 20' long reinforced concrete pipe. Driveway width = 16'. Calculated using HY8B. Trapezoidal channel with 2' to 3' base. Channel N value = 0.17.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That We, MW Texan Star Homes, do hereby adopt this final plat as Timber Wolf Valley, Lots 1 thru Lot 15, and Lot IX, Block I, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown herein.

WITNESS MY HAND AT TARRANT COUNTY, TEXAS, this the 25 day of January, 2023.

[Signature]

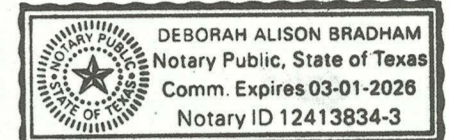
Kim Malone - Partner

State of Texas
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kim Malone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25, day of January, 2023.

Deborah Alison Bradham
Notary Public



State of Texas
County of Tarrant

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Fort Worth, Tarrant County, Texas.

[Signature]

Donnie L. Tucker, RPLS #5144



State of Texas
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25, day of January, 2023.

Deborah Alison Bradham
Notary Public



FINAL PLAT
OF
TIMBER WOLF VALLEY
Lots 1 thru Lot 15, and Lot IX, Block I
2150 ACRES
DAVID WASHINGTON SURVEY, ABSTRACT NO.393
TARRANT COUNTY, TEXAS

DATE: NOVEMBER 2021
REVISED: NOVEMBER 30, 2022
REVISED: DECEMBER 20, 2022

SCALE: 1" = 50'

FP-22-160

OWNER:
MW Texan Star Homes LLC
Kim Malone
5409 Chase Landing
Burleson, Texas 76028
817-718-6343
email: skastarwells@hotmail.com

SURVEYOR:
DONNIE L. TUCKER
TEXAS SURVEYORS
P.O. BOX 1855
BURLESON, TEXAS 76097
PHONE: (817)-295-2999
FAX: (817)-295-3311
email: tucker@txsurveyors.com

NOTARY PUBLIC:
DEBORAH ALISON BRADHAM
Notary Public, State of Texas
Comm. Expires 03-01-2028
Notary ID 12413834-3

STATE OF TEXAS
COUNTY OF TARRANT

SURVEYORS

P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-3311
JOB NO. 202108027

