



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Donald Davis, is the sole owner of a tract of land located in the A.W. BEAVERS SURVEY, Abstract No. 1896, Tarrant County, Texas, being Lot 1, Block 1, of Davis Subdivision, an addition to Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D217221100, Official Public Records, Tarrant County, Texas, and being part of the same tract of land described in Deed to Donald Davis, recorded in Instrument No. D209015057, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the South line of Briar Road, and being in the West line of a tract of land described in deed to Bobby Adams and Pam Adams, recorded in Volume 9242, Page 1591, Deed Records, Tarrant County, Texas, at the Northeast corner of said Lot 1, Block 1;

Thence South 00 deg. 21 min. 01 sec. East, along said West line, a distance of 809.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence South 89 deg. 49 min. 25 sec. West, a distance of 253.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner;

Thence North 00 deg. 04 min. 44 sec. West, a distance of 840.36 feet to a Mag nail set in the center of said Briar Road;

Thence North 89 deg. 55 min. 16 sec. East, along said center line, a distance of 30.03 feet to a Mag nail set for corner;

Thence South 02 deg. 44 min. 56 sec. East, passing at a distance of 30.03 feet to a 1/2 inch iron rod with a yellow plastic cap found at the Northwest corner of Lot 2, of said Block 1, and continuing a total distance of 208.33 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

Thence South 00 deg. 04 min. 44 sec. East, a distance of 317.71 feet to 1/2 inch iron rod with a yellow plastic cap found at the Southwest corner of said Lot 2, Block 1;

Thence North 89 deg. 40 min. 59 sec. East, a distance of 87.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Southeast corner of said Lot 2, Block 1;

Thence North 00 deg. 21 min. 01 sec. West, a distance of 319.01 feet to a 2 inch metal fence post found for corner;

Thence North 00 deg. 24 min. 30 sec. East, a distance of 176.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the said South line of Briar Road, at the common Northerly corner of said Lots 1 and 2, Block 1;;

Thence North 89 deg. 55 min. 16 sec. East, along said South line, a distance of 122.53 feet to the PLACE OF BEGINNING and containing 160,969 square feet or 3.695 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Donald Davis, acting by its duly authorized representative, does hereby adopt this plat designating the herein-described property as **LOTS 1A & 6, BLOCK 1, DAVIS SUBDIVISION, SECOND INSTALLMENT**, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Tarrant County, Texas, this 26 day of March, 2023

Name: Donald Davis
Title: Owner

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 Donald Davis, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Tarrant County, Texas, this 26 day of March, 2023

Nicole R. Benoit
Notary Public in and for the State of Texas
My commission expires:

Nicole R. Benoit
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of Tarrant County, Texas.

WITNESS MY HAND AT Garland, TEXAS this the 16th day of March, 2023

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of March, 2023

Elizabeth Anne Lasecki
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S NOTES

1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 (ONE) PLATTED LOT FROM AN EXISTING TRACT OF LAND AND ADD LAND TO EXISTING LOT 1A, BLOCK 1.
4. WATER PROVIDED BY: COMMUNITY WATER SUPPLY, 12190 LIBERTY SCHOOL ROAD, AZLE, TX 76020.
5. SEWAGE DISPOSAL SERVICE PROVIDED BY PRIVATE ON-SITE SEPTIC SYSTEM.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0010K, DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
7. ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.
8. PRIVATE ACCESS EASEMENT TO BE PRIVATELY MAINTAINED.

VETERANS' LAND BOARD
OF THE STATE OF TEXAS,
VOL. 3376, PG. 142,
D.R.T.C.T.

LEGEND

D.R.T.C.T.
P.R.T.C.T.
O.P.R.T.C.T.

P.R.W.C.T.
C.M.
VOL.
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INST. NO.
IRF
IRS

DEED RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PAGE
INSTRUMENT NUMBER
IRON ROD FOUND
IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS: 7435 BRIAR ROAD, AZLE, TX 76020
OWNER: DONALD DAVIS
ADDRESS: 7435 BRIAR ROAD, AZLE, TX 76020
PHONE: 817-692-1450

BURNS SURVEYING

PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202211588 PREPARATION DATE: 12/28/2022 DRAWN BY: TD
REVISED 03/14/2023

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 for 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.

**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.

**FINAL PLAT
LOTS 1A & 6, BLOCK 1,
DAVIS SUBDIVISION, SECOND INSTALLMENT**

BEING 3.695 OF LAND LOCATED IN THE
A.W. BEAVERS SURVEY, ABSTRACT NO. 1896,
TARRANT COUNTY, TEXAS
2 RESIDENTIAL LOTS