

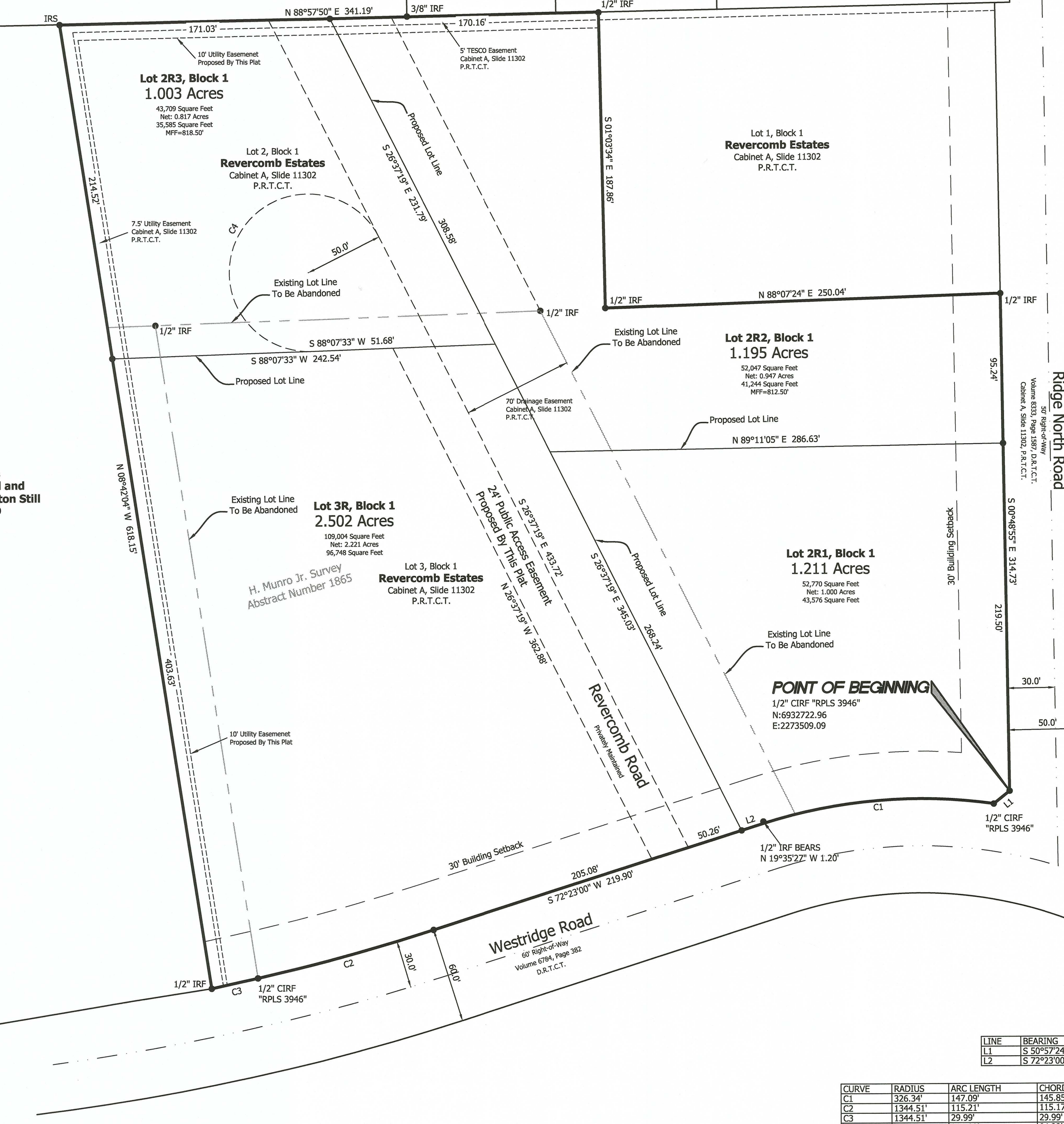
Called 2.277 Acres
Kenneth Nabors and wife, Peggy Nabors
Volume 10110, Page 1563
D.R.T.C.T.

Called 0.516 Acres
James R. Ansley and wife, Gloria F. Ansley
Volume 8534, Page 991
D.R.T.C.T.

Called 0.553 Acres
Larry L. Wenzel et ux, Karen W. Wenzel
CCF# D187612890
D.R.T.C.T.

Called 0.50 Acres
Chad C. Bryan and wife, Valerie R. Bryan
CCF# D206225048
D.R.T.C.T.

Called 2.995 Acres
Angela Marie Still and husband, Brian Clayton Still
CCF# D220316480
D.R.T.C.T.



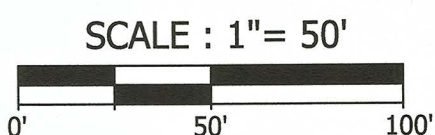
LINE	BEARING	DISTANCE
L1	S 50°57'24" W	12.91'
L2	S 72°23'00" W	14.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	326.34'	147.09'	145.85'	S 89°21'43\"/>	25°49'20\"/>
C2	1344.51'	115.21'	115.17'	S 74°56'30\"/>	4°54'24\"/>
C3	1344.51'	28.99'	29.99'	S 77°31'31\"/>	1°16'42\"/>
C4	50.00'	214.02'	84.22'	N 30°45'06\"/>	245°15'08\"/>

LEGEND
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
CCF# = County Clerk's File Number
BPF = Iron Rod Found
IRS = 5/8\"/>

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: 3/30/2023
By: [Signature] Chairman
By: [Signature] Secretary

Owners:
Dale and Vicki Revercomb
10300 Westridge Road
Fort Worth, Texas 76126



LAND USE TABLE

Total Number of Lots: 4	Gross Acreage: 3.300
Residential Lots: 4	Acreage: 3.300



I, Jeremy Luke Deal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Fort Worth, Texas.

Executed this the 30th day of November, in the year of our Lord 2022.

[Signature]
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Surveyor's Certification

STANDARD NOTES

CONSTRUCTION PROHIBITED EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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 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 its respective systems without the necessity at any time of procuring the permission of anyone.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PRIVATE MAINTENANCE NOTE

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

PRIVATE WATER AND SEWER

Water to be provided by CCN No. 10081 & Johnson SUD. Sewer to be served by private individual disposal system.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone, NAD 83 (2011) Epoch 2010.00.

The City of Fort Worth has an ordinance implementing the assessment 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 current impact fee ordinance. 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.

Minimum Finished Floor Elevations shown hereon were provided to the surveyor by the City of Fort Worth.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

The 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 individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property 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 City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

TARRANT COUNTY STANDARD NOTES

- 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.
- 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.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 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.
- 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.
- Tarrant County does not enforce subdivision deed restrictions.
- 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.
- 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.

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.

CASE NUMBER: FS-22-142

Project Number: 210262 Date: July 21, 2021
Revised Date:
Revision Notes: Sheet 1 of 1

OWNER'S DEDICATION

WHEREAS, Dale Revercomb, Vicki Revercomb, William A. Evans and Jennifer L. Evans, the sole owners of a 5.912 acre tract of land situated in the H. Munro Jr., Survey, Abstract Number 1865, Tarrant County, Texas, and being all of Lots 2 and 3, Block 1, Revercomb Estates, an addition to Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 11302, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2\"/>

THENCE South 50 Degrees 57 Minutes 24 Seconds West, along said corner clip, a distance of 12.91 feet, to a 1/2\"/>

THENCE 147.89 feet, along said North right-of-way line and with said curve to the left, having a radius of 326.34 feet, through a central angle of 25 Degrees 49 Minutes 30 Seconds, whose long chord bears South 85 Degrees 21 Minutes 43 Seconds West, a chord length of 145.85 feet, to a 5/8\"/>

THENCE South 72 degrees 23 minutes 00 seconds West, continuing along said North right-of-way line, a distance of 219.90 feet to a 5/8\"/>

THENCE 115.21 feet, continuing along said North right-of-way line and with said curve to the right, having a radius of 1344.51 feet, a central angle of 04 Degrees 54 Minutes 34 Seconds, whose long chord bears South 74 degrees 56 minutes 39 seconds West, a chord length of 115.17 feet to a 1/2\"/>

THENCE 29.99 feet, continuing along said North right-of-way line and with said compound curve to the right, having a radius of 1344.51 feet, a central angle of 01 Degrees 16 Minutes 02 Seconds, whose long chord bears South 77 degrees 31 minutes 31 seconds West, a chord length of 29.99 feet to a 1/2\"/>

THENCE North 08 Degrees 42 Minutes 04 Seconds West, departing said North right-of-way line and along the West line of said Lot 2, being common with the East line of said called 2.995 acre tract, a distance of 618.15 feet, to a 5/8\"/>

THENCE North 88 Degrees 57 Minutes 50 Seconds East, departing said common line and along the North line of said Lot 2, being common with the South line of said called 2.277 acre tract, and the South line of a called 0.516 acre tract of land described by deed to James R. Ansley and Gloria F. Ansley, recorded in Volume 8534, Page 991, Deed Records, Tarrant County, Texas and the South line of a called 0.553 acre tract of land described by deed to Larry L. Wenzel and Karen W. Wenzel, recorded in County Clerk's File Number D187612890, Deed Records, Tarrant County, Texas, at a distance of 219.75 feet, passing a 3/8\"/>

THENCE South 01 Degrees 03 Minutes 34 Seconds East, departing said common line and along the upper East line of said Lot 2, being common with the West line of said Lot 1, a distance of 187.86 feet, to a 1/2\"/>

THENCE North 88 Degrees 07 Minutes 24 Seconds East, continuing along said common line, a distance of 250.04 feet, to a 1/2\"/>

THENCE South 00 Degrees 48 Minutes 55 Seconds East, departing said common line and along said West right-of-way line, a distance of 314.73 feet, to the POINT OF BEGINNING, containing 5.912 acres or 257,529 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That Dale Revercomb, Vicki Revercomb, William A. Evans and Jennifer L. Evans, owners of the herein described property adopts this plat as Lots 2R1, 2R2, 2R3 & 3R, Block 1, Revercomb Estates, an addition to Tarrant County, Texas, and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED this the 3 day of March, 2023.

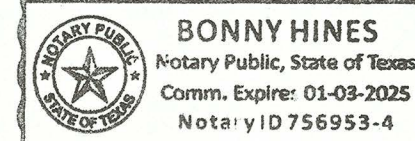
[Signature]
Dale Revercomb

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DALE REVERCOMB, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the considerations therein expressed, in the capacity therein stated.

[Signature]

Notary Public in and for the State of Texas



My Commission Expires: _____

EXECUTED this the 3 day of March, 2023.

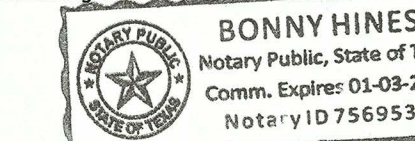
[Signature]
Vicki Revercomb

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared VICKI REVERCOMB, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the considerations therein expressed, in the capacity therein stated.

[Signature]

Notary Public in and for the State of Texas



My Commission Expires: _____

EXECUTED this the 3 day of March, 2023.

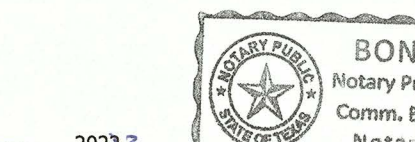
[Signature]
William A. Evans

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM A. EVANS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the considerations therein expressed, in the capacity therein stated.

[Signature]

Notary Public in and for the State of Texas



My Commission Expires: _____

EXECUTED this the 3 day of March, 2023.

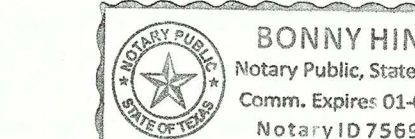
[Signature]
Jennifer L. Evans

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared JENNIFER L. EVANS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the considerations therein expressed, in the capacity therein stated.

[Signature]

Notary Public in and for the State of Texas



My Commission Expires: _____

FINAL PLAT OF
LOTS 2R1, 2R2, 2R3 & 3R, BLOCK 1
REVERCOMB ESTATES
BEING a replat of Lots 2 & 3, Block 1,
Revercomb Estates, an addition to Tarrant
County, Texas as recorded in Cabinet A, Slide
11302, P.R.T.C.T.
Prepared: August 11, 2022

This plat recorded in Document
Number _____ Date _____