Sheet 1 of 1

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 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.

Transportation Impact Fees:
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation 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. 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.

Site Drainage Study:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

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 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.

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 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.

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".

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 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.

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.

FORT WORTH FIRE DEPARTMENT
FF D. Hood
6/12/2023

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

Owners:
Evan & Logan Troop
2001 North Prairie Ave
Dallas, TX 75204

1" = 60'

0 60 120 180

CURVE	RADIUS	ARC	CHORD	CHORD
C1	50.00'	58.49'	S 56°04'55" W	55.21'
C2	50.00'	78.62'	S 45°21'45" E	70.77'
C3	50.00'	78.54'	S 44°36'41" W	70.71'
C4	25.00'	39.27'	S 44°36'41" W	35.36'

LINE	BEARING	DISTANCE
L1	N 39°58'52" E	24.89'
L2	N 27°17'02" E	18.82'
L3	N 54°59'08" E	32.04'
L4	N 37°21'36" E	18.15'
L5	N 13°23'14" E	13.94'
L6	N 72°52'01" E	24.14'
L7	N 53°30'41" E	19.08'
L8	N 47°22'46" E	29.27'
L9	N 89°35'30" E	4.00'
L10	N 89°35'30" E	40.00'
L11	S 89°36'41" W	65.00'

LINE	BEARING	DISTANCE
E1	N 51°23'49" W	73.73'
E2	S 68°28'23" W	27.82'
E3	S 80°26'13" W	12.56'
E4	N 80°09'27" W	15.97'
E5	S 81°23'56" W	15.30'
E6	S 66°47'17" W	66.84'
E7	S 38°56'12" W	23.28'
E8	S 79°18'04" W	26.00'
E9	S 04°27'49" W	10.49'
E10	S 56°05'21" W	49.26'
E11	S 39°15'46" W	32.85'
E12	S 26°28'45" W	49.21'
E13	S 62°05'46" W	37.99'
E14	S 15°45'30" W	5.49'
E15	S 51°05'36" W	33.66'
E16	S 23°02'13" W	24.84'
E17	S 67°49'21" W	32.56'
E18	S 25°29'47" W	36.53'
E19	S 48°52'56" W	65.42'
E20	S 08°41'39" W	14.59'

Surveyor's Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed 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.

2) Currently this tract appears to be located within one or more of the following areas:

Special Flood Hazard Areas, Zone "AE" - Base Flood Elevations determined.

Other Flood Areas, Shaded Zone "X" - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

According to the F.I.R.M. Community Panel 48439C0040K, dated 09/25/2009, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

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 (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) C.I.R.S. = Set 1/2" iron rods with blue plastic caps stamped "Texas Surveying Inc."

8) All corners are Points unless otherwise noted.

9) All known pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat, as shown.

10) Water to be served by private water well. Sewer to be served by private individual disposal system.

11) Minimum Finished Floor Elevation of 662.0 feet provided by City of Fort Worth, Stormwater Development Services (SDS) department.

Land Use Table:

Total Gross Acreage - 2.761 Acres
Number of Residential Lots - 1
Number of Non-Residential Lots - N/A
Non-Residential Acreage - N/A
Residential Acreage - 2.761 Acres
Private Park Acreage - N/A
Public Park Acreage - N/A
Street & Alley Acreage - N/A

City of Fort Worth Case No. FS-23-015

FORT WORTH

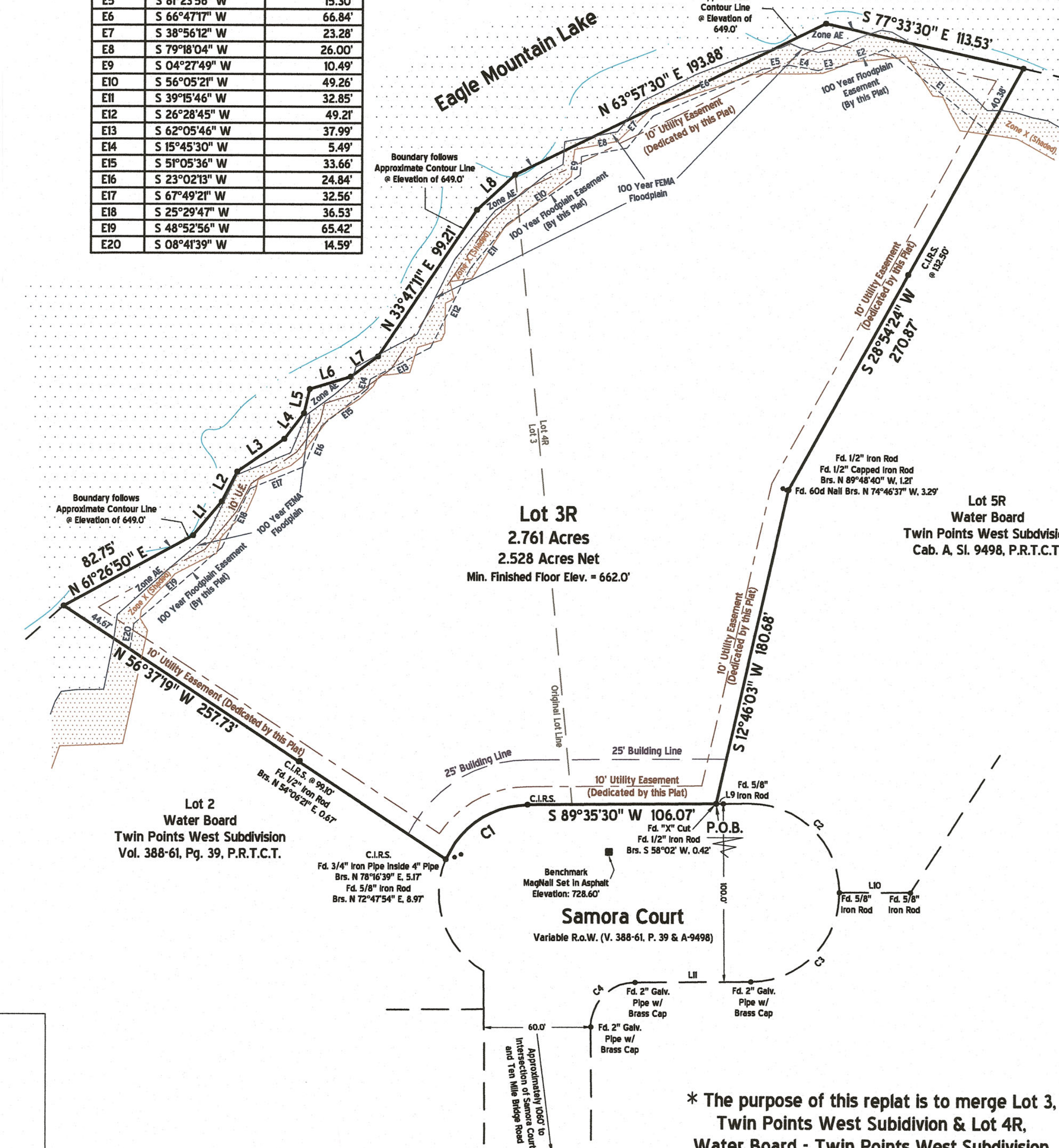
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE : 6/12/2023

CHAIRMAN

6/12/2023
SECRETARY



* The purpose of this replat is to merge Lot 3, Twin Points West Subidivion & Lot 4R, Water Board - Twin Points West Subdivision into a single lot.

This plat recorded in

Document No. ______________

Date: _____-_____-_____

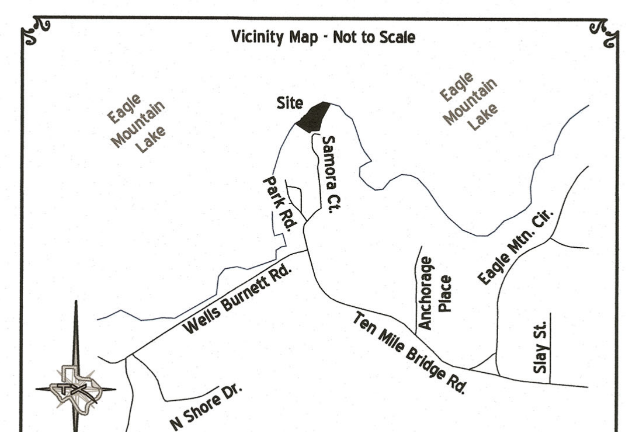
COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS

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 Evan Paul Troop and Logan Troop, being the sole owners of a certain 2.761 acres tract of land, said tract being all of that certain Lot 3, Twin Points West Subdivision, an addition in Tarrant County, Texas, plat recorded in Volume 388-61, Page 39, Plat Records, Tarrant County, Texas, and Lot 4R, Water Board - Twin Points West Subdivision, an Addition in Tarrant County, Texas, plat recorded in Document No. D204261176, Plat Records, Tarrant County, Texas; same being all of those certain tracts conveyed to Evan Paul Troop and Logan Troop in Document Nos. D222280718 and D222280363, Real Property Records, Tarrant County, Texas; and being further 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 (GRID):

BEGINNING at a found "X" cut in the north right-of-way of Samora Court (variable width), being the southwest corner of that certain Lot 5R, said Water Board - Twin Points West Subdivision, for the southeast corner of said Lot 4R and the herein described tract;

THENCE S 89°35'30" W, 106.07 feet, with the north right-of-way of said Samora Court to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." for a corner of said Lot 3, and the herein described tract;

THENCE southwesterly with the north right-of-way of said Samora Court and with the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 58.49 feet, and whose chord bears S 56°04'55" W 55.21 feet, to a set 1/2" iron rod with plastic cap stamped "Texas Surveying Inc." being the southwest corner of said Lot 3 and the herein described tract;

THENCE N 56°37'19" W, 257.73 feet, to a point on the 649.0' contour line, on the edge of Eagle Mountain Lake, being the most westerly northwest corner of said Lot 3 and the herein described tract;

THENCE with north lines of said Lot 3 and said Lot 4R the following courses and distances:

N 61°26'50" E, 82.75 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 39°58'52" E, 24.89 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 27°17'02" E, 18.82 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 54°59'08" E, 32.04 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 37°21'36" E, 18.15 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 13°23'14" E, 13.94 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 72°52'01" E, 24.14 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 53°30'41" E, 19.08 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 33°47'11" E, 99.21 feet, to a point for a corner of said Lot 3 and the herein described tract;
N 47°22'46" E, 29.27 feet, to a point, being the common north corner of said Lot 3 and said Lot 4R, for a corner of the herein described tract;
N 63°57'30" E, 193.88 feet, to a point for a corner of said Lot 4R and the herein described tract;
S 77°33'30" E, 113.53 feet, to a point being the northwest corner of said Lot 5R, for the northeast corner of said Lot 4R and the herein described tract;

THENCE with the common line of said Lot 4R and said Lot 5R the following courses and distances:

S 28°54'24" W, 270.87 feet, to found 1/2" iron rod, for a corner of said Lot 4R and the herein described tract;
S 12°46'03" W, 180.68 feet, to the POINT OF BEGINNING, and containing 2.761 acres of land 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, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
P.O. Box 651 - 208 S. Front Street, Aledo, TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
Field Date: December 2022 - AN05529-RP

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

Now, Therefore, Know All Men By These Presents:

That Evan Troop and Logan Troop, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 3R, Twin Points West Subdivision, 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 and Tarrant County, Texas.

Witness, my hand, this the 9th day of June, 2023.

By:

Evan Troop   Logan Troop

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Evan Troop, 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 9th day of June, 2023.

Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Logan Troop, 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 9th day of June, 2023.

Notary Public in and for the State of Texas

JAMES AARON STEVENS
Notary Public, State of Texas
Comm. Expires 01-04-2025
Notary ID 132848356

Final Plat
Lot 3R
Twin Points West Subdivision

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

Being a 2.761 acre replat of all of Lot 3, Twin Points West Subdivision, plat recorded in Volume 388-61, Page 39 and Lot 4R, Water Board - Twin Points West Subdivision, plat recorded in Cabinet A, Slide 9498, Plat Records, Tarrant County, Texas.

June 2023

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