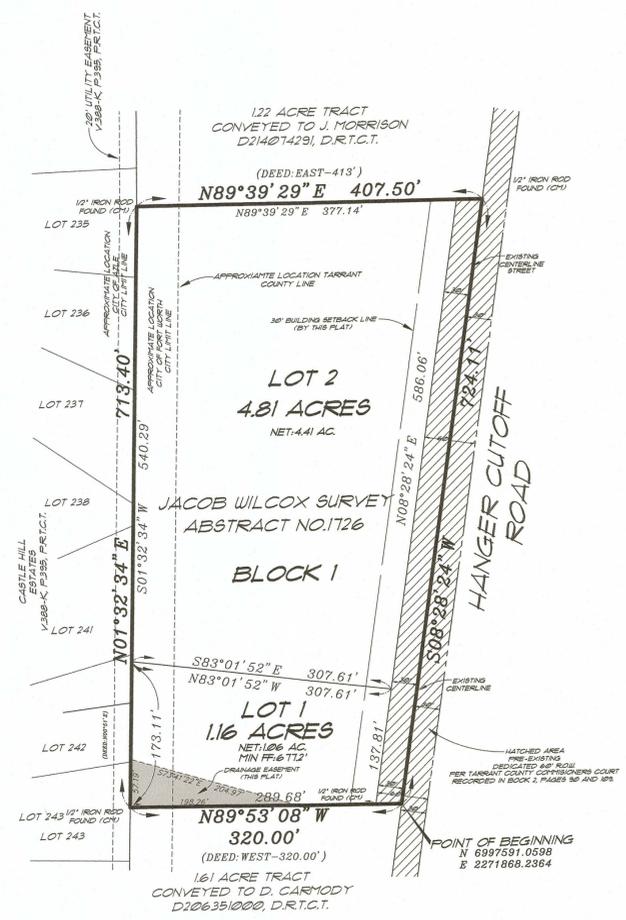


SCALE: 1" = 100'



**Floodplain/Floodway/Drainageway Maintenance**  
All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.

**Floodplain Restriction Note**  
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, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. 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.

**Building Permits**  
No building permits shall be issued for any lot in this subdivision until an appropriate CFA 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.

The proper zone and realization of the state plane coordinates shown are shown and noted. Consistent with the NOAA's National Geodetic Survey (NGS) reference frames, current surveys should and uses NAD 83.

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.

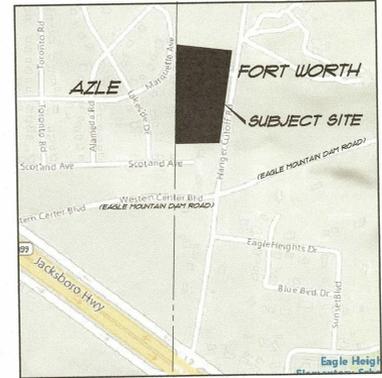
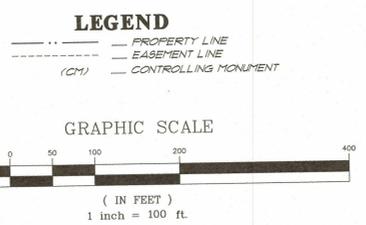
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.

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 clear 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/waterway 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.



Land Use Table			
DEVELOPMENT YIELD	GROSS SITE AREA (ACRES): 5.97	TOTAL NUMBER LOTS: 2	
RESIDENTIAL LOTS: NUMBER 2	TOTAL NUMBER OF DWELLING UNITS: 1		
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: 0		
ACREAGE: COMMERCIAL LOTS: 0	INDUSTRIAL LOTS: 0	OPEN SPACE LOTS: 0.00	ROW: 0.10

**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 48439C035K, Map Revised Date, September 25, 2009.

**General Notes**  
NOTE: BEARINGS PER GRS 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: SEWER IS TO BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.  
NOTE: WATER BY PRIVATE WELL.

**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: 6/15/23

BY: *Donald R. Brown* CHAIRMAN

BY: *[Signature]* 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.

**Owners Certificate**  
Whereas Joseph and Tammy Morrison are the owners of a tract or parcel of land situated in the Jacob Wilcox Survey, Abstract No. 1726, City of Fort Worth, Tarrant County, Texas, being part all of a tract conveyed to the J. Morrison by deed recorded in Volume 12593, Page 1465, Deed Records, Tarrant County, Texas, being more particularly described as follows:  
Beginning at a point for corner in Hanger Cutoff Road, being the southeast corner of said Morrison tract and the northeast corner of a 1.61 acre tract as conveyed to D. Carmody by deed recorded as D206351000, Deed Records, Tarrant County, Texas;  
Thence North 89°53'08" West with the common line between said 1.61 acre tract and said Morrison tract passing a 1/2" iron rod found for reference at 30.23 feet continuing in all a distance of 320.00 feet to a 1/2" iron rod found for corner in east line of Castle Hill Estates an addition to the City of Azle, being the southwest corner of said Morrison tract and the northwest corner of said 1.61 acre tract;  
Thence North 01°32'34" East with the common line between said Castle Hill Estates and said Morrison tract a distance of 713.40 feet to a 1/2" iron rod found for corner in the east line of said Castle Hill Estates, being the northwest corner of said Morrison tract;  
Thence North 89°39'29" East with the north line of said Morrison tract a distance of 407.50 feet to a 1/2" iron rod found for corner in said Hanger Cutoff Road and being the northeast corner of said Morrison tract;  
Thence South 08°28'24" West with said Hanger Cutoff Road and the east line of said Morrison tract a distance of 724.11 feet to the POINT OF BEGINNING and containing 5.97 acres of land, more or less, as surveyed on the ground in February, 2022 by Texas Surveyors.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS  
That We, Joseph and Tammy Morrison, do hereby adopt this final plat as Morrison Crossing, Lot 1 and Lot 2, Block 1, an addition to the City of Fort Worth and Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown hereon.  
WITNESS MY HAND AT TARRANT COUNTY, TEXAS, this 15th day of June 2023.  
*Joseph Morrison*  
*Tammy Morrison*

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 Joseph Morrison, 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 15th day of June 2023.  
Notary Public  
*Monica Guerrero*  
MONICA GUERRERO  
Notary Public, State of Texas  
Comm. Expires 10-16-2024  
Notary ID 129166739

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 Tammy Morrison, 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 15th day of June 2023.  
Notary Public  
*Monica Guerrero*  
MONICA GUERRERO  
Notary Public, State of Texas  
Comm. Expires 10-16-2024  
Notary ID 129166739

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 L. Tucker, 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 15th day of June 2023.  
Notary Public  
*Donnie L. Tucker*  
DONNIE L. TUCKER  
Notary Public, State of Texas  
Comm. Expires 10-16-2024  
Notary ID 129166739

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 she executed the same purposes and consideration therein express and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of June 2023.  
Notary Public  
*Donnie Tucker*  
DONNIE L. TUCKER  
Notary Public, State of Texas  
Comm. Expires 10-16-2024  
Notary ID 129166739

FINAL PLAT  
OF  
**Morrison's Crossing**  
Lot 1 and Lot 2, Block 1  
5.97 ACRES  
JACOB WILCOX SURVEY, ABSTRACT NO. 1726  
BEING IN CITY OF FORT WORTH AND TARRANT COUNTY, TEXAS  
being part all of a tract conveyed to the J. Morrison  
by deed recorded in Volume 12593, Page 1465,  
Deed Records, Tarrant County, Texas

DATE: June, 2022 SCALE: 1" = 100' FS-22-150  
REVISED: 10/02/2022  
REVISED: 06/10/2023  
REVISED: 06/10/2023

FIRM NO. 10194218

OWNER:  
Joseph Morrison  
Tammy Morrison  
7665 Hanger Cutoff Road  
Fort Worth, Texas 76135  
817-913-2180  
email: 6167665@aol.com

SURVEYOR:  
DONNIE L. TUCKER  
TEXAS SURVEYORS  
P.O. BOX 1959  
BURLESON, TEXAS 76007  
PHONE: (817)-295-2999  
FAX: (817)-295-3311  
email: tucker@texasurveyors.com

