

DAVID H SMITH SURVEY
ABSTRACT No. 1488

JAMES GIBSON SURVEY

called 5.3600 acres
Martha Sue Baker
Volume 8385, Page 271
O.P.R.T.C.T.

LINE	BEARING	DISTANCE
1	S 75°29'55" E	114.14
2	N 59°30'05" E	110.00
3	S 30°29'55" E	110.00
4	N 14°30'05" E	114.14
5	N 30°29'55" W	110.00
6	N 59°30'05" E	110.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	114.49'	60.00'	113°50'08"	S 88°57'24" E	114.49'
C2	148.22'	60.00'	141°13'25"	N 11°19'08" W	113.30'
C3	132.44'	60.00'	126°33'48"	S 57°13'01" E	110.71'
C4	30.17'	60.00'	28°48'44"	S 20°28'15" W	28.86'

GENERAL NOTES

- All outer boundary corners monuments are 1/2" capped iron rods marked "SANDS" unless noted otherwise.
- All inner boundary corners monuments are 1/2" capped iron rods marked "SANDS".
- All bearings are based on Texas State Plane Coordinate System, North Central Zone, (4202) Reference frame is NAD 83(2011) epoch 2010.00
- 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.

LOT TABULATION

Block 1, Lot 1 - Residential	58523 Sq. Feet 1.343 Acres	1.225 Ac. Net
Block 1, Lot 2 - Residential	46757 Sq. Feet 1.073 Acres	1.073 Ac. Net
Block 1, Lot 3 - Residential	46459 Sq. Feet 1.067 Acres	1.067 Ac. Net
Block 1, Lot 4 - Residential	44978 Sq. Feet 1.033 Acres	1.033 Ac. Net
Block 1, Lot 5 - Residential	43560 Sq. Feet 1.000 Acres	1.000 Ac. Net
Block 1, Lot 6 - Residential	63201 Sq. Feet 1.450 Acres	1.227 Ac. Net
Right-of-Way Dedication	45958 Sq. Feet 1.055 Acres	

Total 6 Lots - 6 Residential
0 Non-Residential
0 Open Space

According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas - Map No. 48439C0455 K Effective Date: 09/25/09, the property hereon does not lie in a Special Flood Hazard Zone (SFHZ).

Plat Revision -1 10/09/2020
Plat Revision -2 12/03/2020



OWNER
MKG Homes, Inc.
6749 Bennett Lawson Road
Mansfield, TX 76063
817-899-7420
kelly@mkghomes.net

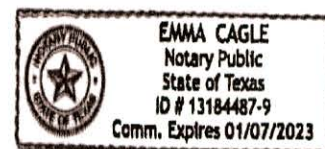
ENGINEER
MMA, Inc.
519 E. Border Street
Arlington, TX 76010
817-469-1671
ataylor@mmatexas.com

SURVEYOR
SandS Surveying Corporation
2221 Justin Rd. #119-466
Flower Mound Texas 75028
214-919-7883
scott.cole@sstctx.net



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: 12/11/2020
By: *Monica R. Brown*
Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: 11/5/2021
CO#134561
BY: *April Drake*
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



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.

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 Drainage Easements: 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 private easements. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said private drainage easements. Property owners shall keep the adjacent private drainage easements 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 private drainage easements 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 private drainage easements.

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.

"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."

Sewer to be served by private individual disposal system. " Water to be provided by CCN No.10089 - Bethesda Water Supply Corporation.

TARRANT COUNTY STANDARD PLAT 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.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

That MKG Homes, Inc., A Texas Corporation does hereby adopt this Plat as Lots 1, 2, 3, 4, 5, and 6, Block 1, GIBSON ADDITION, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

By: *Kelly Pollard*
Kelly Pollard, President

STATE OF TEXAS §

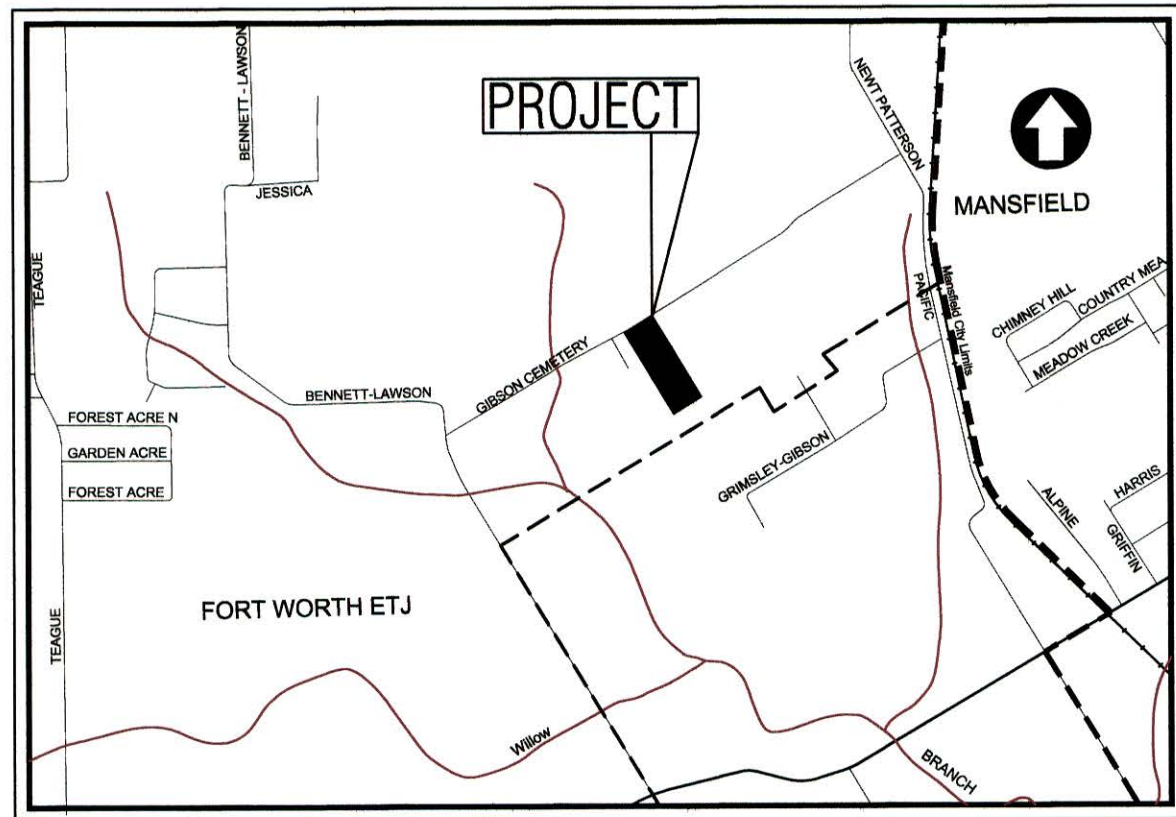
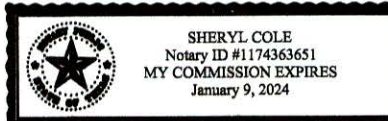
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kelly Pollard known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 10th DAY OF December, 2020.

Shirley Cole
NOTARY PUBLIC in and for the STATE OF TEXAS



VICINITY MAP
NTS

WHEREAS MKG HOMES, INC. is the owner of that certain Lot, Tract or Parcel of land situated in the James Gibson Survey, Abstract No. 620, Tarrant County, Texas and being all that certain called 8.0196 acre tract of land described in Deed from Bryan Craiton Taylor to MKG Homes, Inc. and recorded in County Clerks File No. D220005218 of the Real Property Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow cap found for corner in the Northwest line of said Gibson Survey, same being the Southeast line of the Wash Davidson Survey, Abstract No.1488 at the North corner of said 8.0196 acre tract, same being the West corner of that certain 8.30 acre tract of land described in Deed from Douglas R. Locklin, et ux to David P. Fricks and recorded in Volume 11226, Page 1387 of said Property Records and being in the Southeast line of Gibson Cemetery Road (60 foot wide Right-of-Way), said North corner being South 59°30'05" West - 393.60 feet from the North corner of said James Gibson Survey;

THENCE South 30°29'55" East with the Northeast line of said 8.0196 acre tract, same being the Southwest line of said 8.30 acre tract a distance of 998.10 feet to a 1/2" iron rod with yellow plastic cap found for corner at the East corner of said 8.0196 acre tract, same being the South corner of said 8.30 acre tract and being in the Northwest line the Tate Addition to Tarrant County according to the Revised Plat thereof recorded in Volume 388-191, Page 10 of the Map or Plat Records of Tarrant County, Texas;

THENCE South 59°30'05" West with the Southeast line of said 8.0196 acre tract and the Northwest line of said Tate Addition a distance of 350.00 feet to a 1/2" iron rod with yellow plastic cap found for corner at the South corner of said 8.0196 acre tract, same being the East corner of that certain called 5.3600 acre tract of land described in Deed to Martha Sue Baker and recorded in Volume 8385, Page 271 of said Property Records;

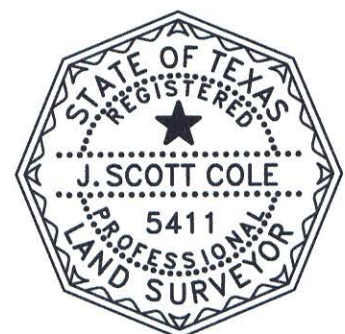
THENCE North 30°29'55" West with the Southwest line of said 8.0196 acre tract, same being the Northeast line of said 5.3600 acre tract a distance of 998.10 feet to a 1/2" iron rod with plastic cap marked "SANDS" set for corner at the West corner of said 8.0196 acre tract, same being the North corner of said 5.3600 acre tract and being in the Southeast line of said Gibson Cemetery Road and said Northwest line of the above reference Gibson Survey;

THENCE North 59°30'05" East with said Gibson Cemetery Road, same being the Northwest line of said 8.0196 acre tract a distance of 350.00 feet back to the POINT OF BEGINNING and CONTAINING 349,335 square feet or 8.0196 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, J. Scott Cole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my direct supervision in accordance with platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

J. Scott Cole
J. Scott Cole
Registered Professional Land Surveyor
State of Texas No. 5411



STATE OF TEXAS §

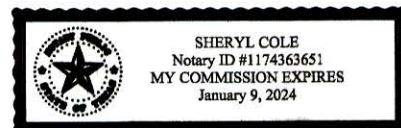
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Scott Cole known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 10th DAY OF December, 2020.

Shirley Cole
NOTARY PUBLIC in and for the STATE OF TEXAS



FINAL PLAT
of
GIBSON ADDITION
Lots 1-6, Block 1
A 8.0961 acre Addition to Tarrant County, Texas
Situated in the James Gibson Survey, Abstract Number 620
6 single-family lots

This plat recorded in Document Number _____ Date: _____