POINT OF COMMENCING (TRACT 1)

SOUTH LINE OF GEORGE W. PYROR SURVEY ABSTRACT No. 1212

DICK PRICE RD.

NORTHWEST CORNER OF WASH DAVIDSON SURVEY, M. J. AROCHA SURVEY, ABSTRACT No. 3, AND GEORGE W. PYROR SURVEY, ABSTRACT No. 9

EAST 1200'

SOUTH 2140'

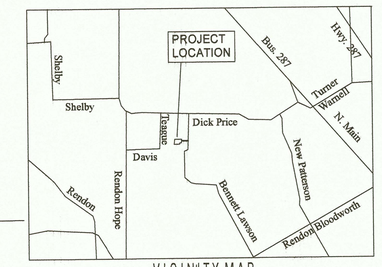
TEAGUE RD.

POINT OF BEGINNING

WASH DAVIDSON SURVEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.47'	25.00'	62°57'52"	S 59°13'15" E	26.11'
C2	277.65'	52.00'	305°55'43"	N 00°42'10" W	47.27'
C3	27.47'	25.00'	62°57'52"	S 57°48'54" W	26.11'
C4	16.48'	15.00'	62°57'52"	N 57°48'54" E	15.67'
C5	148.04'	62.00'	136°48'30"	S 85°15'47" E	115.30'
C6	172.72'	62.00'	159°36'51"	N 79°27'16" E	122.04'
C7	16.48'	15.00'	62°57'52"	S 59°13'15" E	15.67'

LINE	BEARING	DISTANCE
L1	S 00°47'35" W	10.00'
L2	S 00°03'07" W	10.00'
L3	N 88°49'20" W	6.02'
L4	N 01°10'40" E	10.00'
L5	S 88°49'20" E	3.66'



VICINITY MAP

called 12.286 acres
Alisha Henderson, a single person; Patsy Tucker, a single person; Linda Wrinkle and Vernon C. Wrinkle
to
Monaco Partners LLC
Inst. No. D220019814
D.R.T.C.T.

called 0.478 acres, Tract 1
and
called 0.965 acres, Tract 2
William Lagrange and wife, Kathryn Lagrange
to
James L. Clements and wife, Charla Clements
Volume 16322, Page 121
D.R.T.C.T.

Rick Patterson
to
James L. Clements
Tract 1
Volume 8516, Page 1380
D.R.T.C.T.

Rick Patterson
to
James L. Clements
Tract 2
Vol. 8516, Pg. 1380
D.R.T.C.T.

called 0.39 acres
Ginger Stevens f/k/a Ginger Patterson
to
James L. Clements and Charla L. Clements
Inst. No. D219069945
D.R.T.C.T.

called 0.751 acres
Joe Don Patterson and wife, Helen Patterson
to
William G. McFarland and wife, Bonnie L. McFarland
Inst. No. D204360474
D.R.T.C.T.

Don Ray Patterson
to
David Lacoy Tingley, Sr., and Diane Kay Tingley
Inst. No. D200226913
D.R.T.C.T.

Chad Crafton
to
Brandy Crafton
Inst. No. D220084080
D.R.T.C.T.

called 3.615 acres
J. H. Seago, et ux
to
Texas Eletric Services Company (TESCO R.O.W.)
(Oncor Electric Delivery Company, LLC)
Vol. 4649, Pg. 673
D.R.T.C.T.

Michael Casavechia
to
Chad Crafton and Wife, Brandy Crafton
Inst. No. D218208655
D.R.T.C.T.

Mohammad Mansoor
James Randall Vavrin
Inst. No. D221270388
D.R.T.C.T.

15453 Sq. Feet
0.3548 Acre
PUBLIC ACCESS EASEMENT
PRIVATELY MAINTAINED
(by seperate instrument)
Instrument No. D223113507
D.R.T.C.T.

EXISTING
30 Foot Wide
Access Road Easement
Texas Electric Service Company
to
Joe Patterson
Unrecorded, Filed with ONCOR
Document No. E-72287

93072 Sq. Feet
2.1366 Acres

Block 1

Lot 1

54892 Sq. Feet
1.2596 Acres

17488 Sq. Feet
0.4015 Acre

14282 Sq. Feet
0.3279 Acres
Public Access Easements-
Privately Maintained
(Dedicated by this Plat)

8643 Sq. Feet/0.1984 Acre
Private Drainage Easement
(By Plat)

MFFE=726.67
MFFE=728.02
MFFE=729.70
MFFE=729.90

Private Septic System
Private Septic System

20' Privately Maintained Compacted Gravel Road
"Privately Maintained" Compacted Gravel Road

10' Utility Easements
10' Utility Easement Dedicated by this Plat
10.0' Utility Easement Dedicated by this Plat

N 89°28'09" E 289.93'
S 89°12'11" W 146.46'
S 89°23'10" W 146.15'
S 89°28'32" W 99.22'
N 89°28'22" E 145.69'
N 89°17'50" E 145.52'
S 89°17'50" W 191.07'
N 89°37'53" E 578.07'
S 89°37'53" W 578.04'
N 44°34'58" E 14.13'
N 45°25'02" W 14.15'
S 00°25'02" E 60.00'

N 00°23'58" E 113.54'
N 01°10'40" E 112.54'
S 00°47'35" W 112.43'
S 00°03'07" W 112.59'
N 00°04'17" E 146.38'
S 00°04'17" W 156.53'
N 00°03'07" E 15.00'

S 89°17'50" W 301.84'
S 89°17'50" W 301.57'
S 89°17'50" W 324.72'
N 89°17'50" E 256.00'
N 89°17'50" E 255.87'

108.03'
45.24'
191.07'
40.39'
149.72'
189.22'
189.82'
170.38'
36.46'
62.76'
42.37'
63.60'

30.0'
30.0'
60.0'

60' Right-of-Way Dedication
Volume 3025, Page 365
D.R.T.C.T.

BENNETT LAWSON ROAD

called
Brenda L. Shuford
to
Alex B. Conrad
Volume 12307, Page 1041
D.R.T.C.T.

ABSTRACT No. 393

WHEREAS KAYLAN BAUCOM and husband GRANT BAUCOM are the owners of a 2.136 acre tract of land situated in the Wash Davidson Survey, Abstract No. 393, Tarrant County, Texas and being all those certain called Tracts 1, Tract 2, Tract 3, Tract 4, Tract 5 and Tract 6 (Easement Estate) described in a General Warranty Deed from Renovating Texas, LLC and Treasures RE, LLC to Kaylan Baucom and husband, Grant Baucom and recorded in Instrument No. D222160749 of the Official Public Records of Tarrant County, Texas, said 2.136 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the Wash Davidson Survey, Abstract No. 393, the Northeast corner of the M. J. Arocha Survey, Abstract No. 3, and being in the South line of the George W. Pryor Survey, Abstract No. 1212; Thence East a distance of 1200 feet; Thence South a distance of 2,140 feet to a 1/2" capped iron rod "5411" set corner at the Northwest corner of said Tract 2, same being the Southwest corner of that certain called 0.478 acre tract of land described in Deed from William Lagrange and wife, Kathryn Lagrange to James L. Clements and wife, Charla Clements and recorded in Volume 16322, Page 121 of said Deed Records and being in the East line of that certain called 12.286 acre tract of land described in Deed from Alisha Henderson, a single person; Patsy Tucker, a single person; Linda Wrinkle and Vernon C. Wrinkle to Monaco Partners LLC and recorded in Instrument No. D220019614 of said Public Records and being at the POINT of BEGINNING:
THENCE N 89°28'09" E with the South line of said Clements tract, same being the North line of said Tract 2 a distance of 289.93 feet to a 5/8" capped iron rod found for corner at the Northeast corner of said Tract 2, same being the Northwest corner of said Tract 3;
THENCE N 89°28'22" E continuing with said North and South lines a distance of 145.69 feet to a 1/2" capped iron rod "MAKI" found for corner at the Northeast corner of said Tract 3, same being the Northwest corner of that certain called 0.39 acre tract of land described in Deed from Ginger Stevens f/k/a Ginger Patterson to James L. Clements and Charla L. Clements and recorded in Instrument No. D219069945 of said Deed Records;
THENCE S 00°47'35" W with the East line of said Tract 3, same being the West line of said Clements tract a distance of 112.43 feet to a 1/2" iron rod found for corner at the Southeast corner of said Tract 3, and being in the North line of that certain called 0.751 acre tract of land described in Deed from Joe Don Patterson and wife, Helen Patterson to William G. McFarland and wife, Bonnie L. McFarland and recorded Instrument No. D204360474 of said Deed Records;
THENCE S 89°17'50" W with the South line of said Tract 3 and said North line a distance of 45.24 feet to a 1/2" iron rod "RHODES" found for corner at the Northeast corner of said Tract 4, same being the Northwest corner of said 0.751 acre tract;
THENCE S 00°03'07" W with the East line of said Tract 4, same being the West line of said 0.751 acre tract a distance of 112.76 feet to a 1/2" capped iron rod "RHODES" found for corner at the Southeast corner of said Tract 4, same being the Southwest corner of said 0.751 acre tract and being in the North line of that certain tract of land described in Deed from Brenda L. Shuford to Alex B. Conrad and recorded in Volume 12307, Page 1041 of said Deed Records;
THENCE S 89°28'32" W with the South line of said Tract 4, same being the North line of said Conrad tract a distance of 99.22 feet to a 1/2" capped iron rod "HANCOCK" found for corner at the Southwest corner of said Tract 4, same being the Southeast corner of Tract 5;
THENCE S 89°23'10" W continuing with said North and South lines a distance of 146.15 feet to a 5/8" capped iron rod "HANCOCK" found for corner at the Southwest corner of said Tract 5, same being the Southeast corner of Tract 1;
THENCE S 89°12'11" W continuing with said North and South lines a distance of 146.46 feet to a 5/8" capped iron rod found for corner at the Southwest corner of said Tract 1, the Northwest corner of said Conrad tract and being in the East line of the above referenced 12.286 acre tract;
THENCE N 01°10'40" E with the East line of said 12.286 acre tract, same being the West line of said Tract 1 a distance of 112.54 feet to a 5/8" iron rod found for corner at the Northwest corner of said Tract 1, same being the Southwest corner of said Tract 2;
THENCE N 00°23'58" E continuing with said East and the West line of said Tract 2 a distance of 113.54 feet back to the POINT OF BEGINNING and CONTAINING 93,054 square feet or 2.1362 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.
Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

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

STATE OF TEXAS REGISTERED J. SCOTT COLE 5411 PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

That **Kaylan Baucom** and husband **Grant Baucom**, does hereby adopt this Plat as Lot 1, Block 1, AK RV PARK 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.

Owners:

By: Kaylan Baucom — By: Grant Baucom

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 Kaylan Baucom 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 15th DAY OF August, 2023.
NOTARY PUBLIC in and for the STATE OF TEXAS

CHELSEA ELIZABETH MURPHY
Notary Public, State of Texas
Comm. Expires 04-11-2027
Notary ID 13196947-7

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 Grant Baucom 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 15th DAY OF August, 2023.
NOTARY PUBLIC in and for the STATE OF TEXAS

CHELSEA ELIZABETH MURPHY
Notary Public, State of Texas
Comm. Expires 04-11-2027
Notary ID 13196947-7

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 24th DAY OF August, 2023.
NOTARY PUBLIC in and for the STATE OF TEXAS

SHERYL COLE
Notary ID #11743651
My Commission Expires
January 9, 2024

LOT TABULATION

Block 1, Lot 1 – Residential	93072 Sq. Feet	2.1366 Acres	Gross
Drainage Easement - Private	-8643 Sq. Feet	-0.1984 Acres	(includes AE)
Private Septic	-17488 Sq. Feet	-0.4015 Acres	(includes AE)
Access Easement - Public	-14282 Sq. Feet	-0.2771 Acres	(remainder)
Block 1, Lot 1 – Residential	= 54858 Sq. Feet	1.2596 Acres	Net

Total 1 Lot – 1 Residential
0 Non-Residential
0 Open Space

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.

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

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.

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: 8/29/2023
By: Nonglak McBroom, Chairman
By: _____, Secretary 8/29/2023

FORT WORTH FIRE DEPARTMENT
LT D Voex
08/28/2023

TARRANT COUNTY STANDARD PLAT 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.

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."

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

FINAL PLAT
AK RV PARK ADDITION
Lot 1, Block 1
A 2.136 Acre Addition
to
Tarrant County, Texas
situated in the
Wash Davidson Survey Abstract No. 393

SURVEYOR:
SandS Surveying Corporation
2221 Justin Rd. #119-466
Flower Mound, Texas 75028
PH: (214) 919-7883
Texas Firm Reg. No. 10014600
Scott.Cole@sscts.net

OWNER/DEVELOPER:
Kaylan Baucom & Grant Baucom
1120 Kingbird Lane
Alvarado, Texas 76009
kaylansellshomes@gmail.com
(817) 908-2905

Date- 01/10/2023
Revised Date: 5/18/2023
Revised Date: 08/10/2023

Case No. FS-23-055