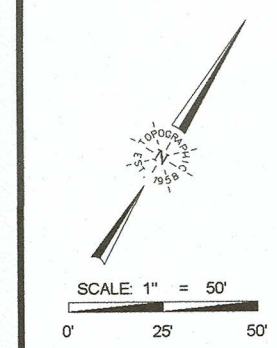


VICINITY MAP
N.T.S.



BEVI B. PANBECHI
INSTRUMENT NO. D203090393
O.P.R.T.C.T.

LOT 7, BLOCK 1
HIDDEN CREEK ESTATES
INSTRUMENT NO. D215008992
O.P.R.T.C.T.

TARRANT COUNTY 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 TRAVELING 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 TRAVELING 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 BY 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 FORTH 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.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATIVE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONMENT. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 4849C0468K, REVISED SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE A.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- MINIMUM FINISHED FLOOR ELEVATION AND ULTIMATE FLOODPLAIN EASEMENTS SHOWN HEREON WERE PROVIDED BY CITY OF FORT WORTH STORMWATER DEVELOPMENT SERVICES.
- LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEWAGE FACILITIES.
- LOTS ARE TO BE SERVICED BY BETHESDA WATER SUPPLY CORPORATION.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING 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 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.

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.

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 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.

FLOODPLAIN/DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING 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 TRAVELING 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.

WATER IMPACT FEE
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.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS MARTIN B. LOWE AND LUZ E. LOWE ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE R.B. ENGLISH & F.A. ENGLISH SURVEY, ABSTRACT NUMBER 486, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 11.582 ACRE TRACT DESCRIBED IN A DEED TO MARTIN B. LOWE AND LUZ E. LOWE, AS RECORDED IN INSTRUMENT NO. D222041699 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.582 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 10.000 ACRE TRACT DESCRIBED IN INSTRUMENT NO. D203340478, O.P.R.T.C.T. AND BEING IN WEST MARGIN OF RETTA MANSFIELD ROAD;

THENCE SOUTH 28°38'28" EAST, WITH THE EAST LINE OF SAID 11.582 ACRE TRACT, AND GENERALLY ALONG SAID WEST MARGIN OF RETTA MANSFIELD ROAD, A DISTANCE OF 394.27 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.582 ACRE TRACT AND ON THE NORTH LINE OF A CALLED 10.541 ACRE TRACT DESCRIBED IN A DEED TO SAM SMITH AND CATHERINE SMITH, AS RECORDED IN INSTRUMENT NO. D209281346, O.P.R.T.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5614" BEARS NORTH 40°50'59" EAST, 2.45 FEET;

THENCE SOUTH 57°02'03" WEST, WITH THE SOUTH LINE OF SAID 11.582 ACRE TRACT AND SAID NORTH LINE OF 10.541 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 1.000 ACRE TRACT DESCRIBED IN A DEED TO JASON MICHAEL SMITH AND ERIKA LISA RABLER SMITH, AS RECORDED IN INSTRUMENT NO. D212210043, O.P.R.T.C.T. TO AND WITH SAID NORTH LINE OF 10.541 ACRE TRACT, A DISTANCE OF 1272.85 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.582 ACRE TRACT AND BEING THE EASTERMOST SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF HIDDEN CREEK ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D218008992, O.P.R.T.C.T.;

THENCE NORTH 31°01'37" WEST, WITH THE WEST LINE OF SAID 11.582 ACRE TRACT AND THE EAST LINE OF SAID LOT 7, TO AND WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BEVI B. PANBECHI, AS RECORDED IN INSTRUMENT NO. D203090393, O.P.R.T.C.T., A DISTANCE OF 394.64 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 11.582 ACRE TRACT;

THENCE NORTH 57°02'03" WEST, WITH THE WEST LINE OF SAID 11.582 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 1289.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.580 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT MARTIN B. LOWE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, BLOCK 1 OF MAGNOLIA RANCH ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT. 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.

EXECUTED THIS 7 DAY OF September, 2023.

BY: *Martin B. Lowe*

NAME: MARTIN B. LOWE

TITLE: OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Martin B. Lowe*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF September, 2023.

Kelley Kimmel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
5-25-2025

MY COMMISSION EXPIRES ON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT LUZ E. LOWE, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOTS 1-3, BLOCK 1 OF MAGNOLIA RANCH ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED AND DO HEREBY ADOPT THIS FINAL PLAT. 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.

EXECUTED THIS 7 DAY OF September, 2023.

BY: *Luz E. Lowe*

NAME: LUZ E. LOWE

TITLE: OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Luz E. Lowe*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

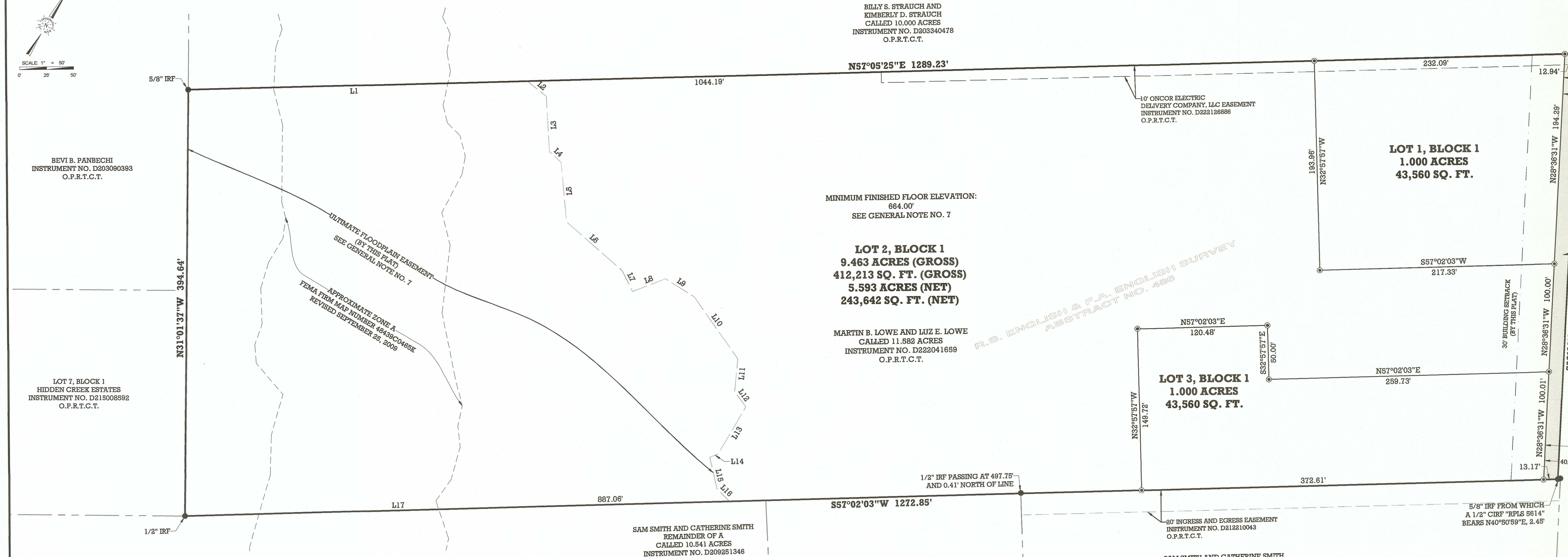
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF September, 2023.

Kelley Kimmel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
5-25-2025

MY COMMISSION EXPIRES ON:

KELLEY KIMMEL
Notary Public, State of Texas
Comm. Expires 05-25-2025
Notary ID 129023894



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°02'03"E	314.66'	L10	S88°37'41"E	70.43'
L2	S82°35'27"E	22.28'	L11	S28°02'06"E	30.45'
L3	S34°52'30"E	61.14'	L12	S67°39'13"E	17.57'
L4	S78°22'00"E	14.74'	L13	S01°00'29"E	90.86'
L5	S38°42'47"E	55.53'	L14	S36°50'20"W	8.34'
L6	S80°18'08"E	68.54'	L15	S44°22'27"E	29.74'
L7	S57°44'48"E	21.73'	L16	S78°29'42"E	16.72'
L8	N37°14'14"E	32.76'	L17	S67°02'03"W	606.12'
L9	S89°19'39"E	31.17'			

R.O.W. DEDICATION (PROPOSED BY THIS PLAT) 0.118 OF AN ACRE

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: *9/20/2023*

By: *Amalita R. Bonner* Chairman
By: *Scott* Secretary



CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 23, 2023.

Forrest C. Nance 9/1/2023

FORREST C. NANCE, R.P.L.S. NO. 6809

LEGEND	LAND USE	ABBREVIATIONS	OWNER	OWNER	OWNER
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT RIGHT-OF-WAY DEDICATION MONUMENT FOUND (AS NOTED) 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" 	<p>TOTAL NUMBER OF LOTS = 3</p> <p>GROSS ACREAGE = 11.580 ACRES</p> <p>RIGHT-OF-WAY DEDICATION = 0.118 OF AN ACRE</p> <p>NET ACREAGE = 11.462 ACRES</p> <p>LOT 1 NET ACREAGE = 1.000 ACRES</p> <p>LOT 2 NET ACREAGE = 5.593 ACRES</p> <p>LOT 3 NET ACREAGE = 1.000 ACRES</p>	<p>O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS</p> <p>D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS</p> <p>P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>IRF = IRON ROD FOUND</p> <p>CIF = CAPPED IRON ROD FOUND</p> <p>R.O.W. = RIGHT-OF-WAY</p>	<p>MARTIN B. & LUZ E. LOWE</p> <p>8106 OAK LANE</p> <p>ARLINGTON, TX 76017</p>	<p>MARTIN B. & LUZ E. LOWE</p> <p>8106 OAK LANE</p> <p>ARLINGTON, TX 76017</p>	<p>TOPOGRAPHIC</p> <p>41 WINDCOTT ROAD, SUITE 300, BROWNSBORO, TEXAS 77802</p> <p>TELEPHONE (817) 744-7912 • FAX (817) 744-7954</p> <p>TEXAS FIRM REGISTRATION NO. 100000</p> <p>WWW.TOPOGRAPHIC.COM</p>
<p>FILE: FP_ML_RETTA_20230713_SIGNED</p> <p>DRAFT: BWM CHECK: FCN</p> <p>SHEET: 1 OF 1 DATE: 05/10/2023 (REV. 06/22/2023, REV. 07/12/2023)</p>				<p>REVISION</p> <p>2</p>	