

*** LEGEND ***

PROPERTY LINE
EASEMENT

*** LEGEND ***

CIRP CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
IRF IRON ROD FOUND
X-CUT 7" CUT ON CONCRETE
ABST. ABSTRACT NUMBER
(C.M.) CONTROLLING MONUMENT
ADN. ADDITION
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
INST.# INSTRUMENT NUMBER
VOL. VOLUME
PAGE PAGE
R.B. BUILDING SETBACK
R.O.W. RIGHT-OF-WAY
ESM. EASEMENT
POB. POINT OF BEGINNING
N/S. NOT TO SCALE
SF. SQUARE FEET
NORTHING NORTHING
E. EASTING EASTING

*** PLAT NOTES ***

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(IES) 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 FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM THE 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 DRAINAGEWAYS 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.

UTILITY PROVIDERS FOR THIS PROPERTY ARE AS FOLLOWS:
WATER - BETHESDA WATER SUPPLY CORPORATION (817)295-2131, CCN NO. 10089
SEWER - PRIVATE INDIVIDUAL SEPTIC SYSTEMS

THE PROPOSED RIGHT-OF-WAY DEDICATION ALONG TEAGUE ROAD IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.

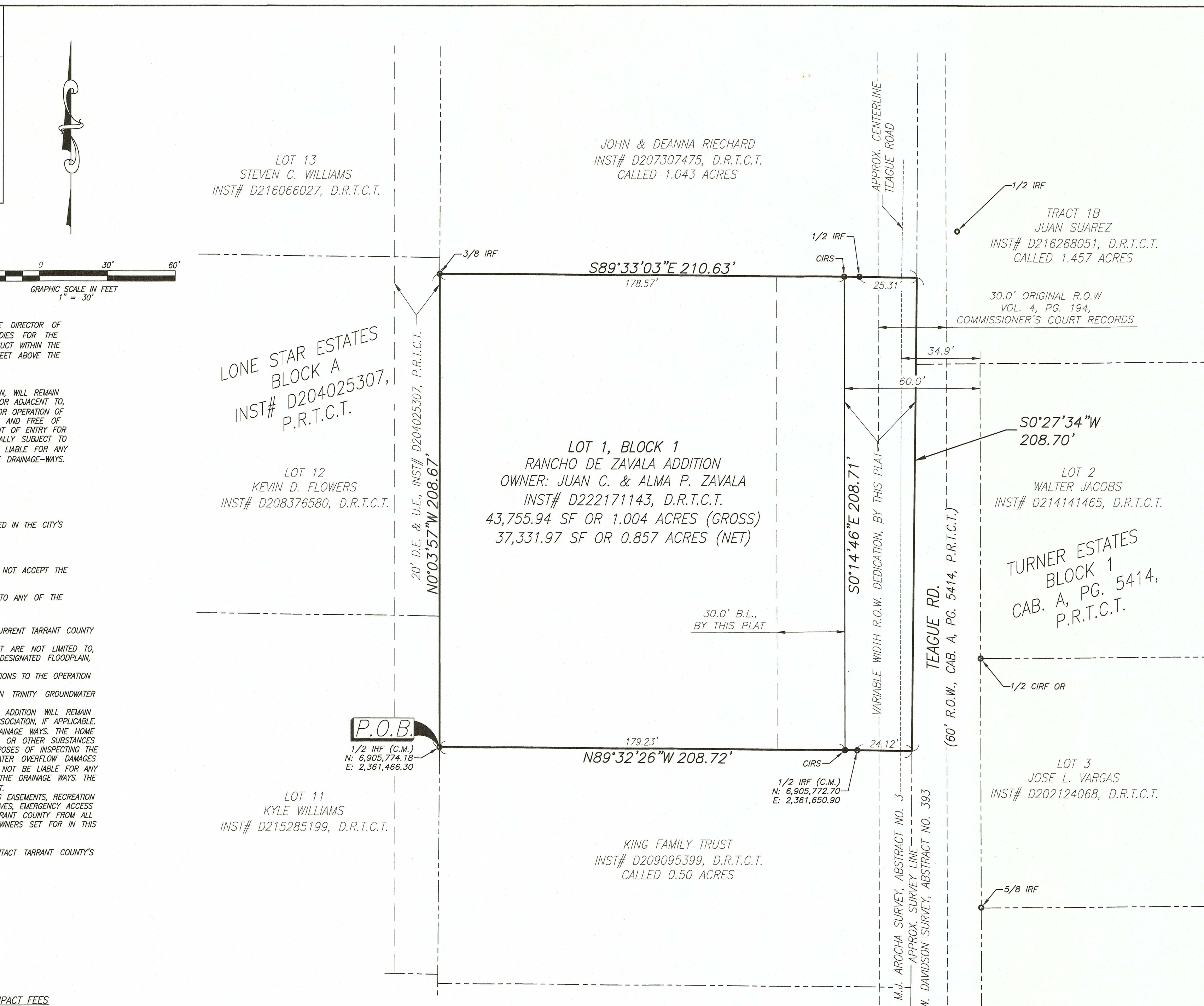
ALL DRAINAGE EASEMENTS SHOWN IN THIS PLAT WILL BE PRIVATELY MAINTAINED.

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.

AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

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 SEWERAGE 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.
- 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 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 THE 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 DEFINED. 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 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.



STATE OF TEXAS,
COUNTY OF TARRANT,
LEGAL DESCRIPTION

BEING ALL OF A TRACT OF LAND OUT OF THE M.J. AROCHA SURVEY, ABSTRACT NUMBER 3, AS CONVEYED TO JUAN C. ZAVALA AND ALMA P. ZAVALA IN A DEED RECORDED IN INSTRUMENT NUMBER D222171143 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 0.50 ACRE TRACT OF LAND AS CONVEYED TO KING FAMILY TRUST IN A DEED RECORDED IN INSTRUMENT NUMBER D209095399, D.R.T.C.T., SAID POINT ALSO BEING IN THE EASTERLY LINE OF LOT 11, BLOCK A, LONE STAR ESTATES ADDITION, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER D204025307, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING ALONG THE COMMON LINE OF SAID SUBJECT TRACT AND THE EASTERLY LINE OF LOTS 11 AND 12 OF SAID LONE STAR ESTATES ADDITION, NORTH 00 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 208.67 FEET, TO A 3/8-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A CALLED 1.043 ACRE TRACT OF LAND AS CONVEYED TO JOHN AND DEANNA RIECHARD IN A DEED RECORDED IN INSTRUMENT NUMBER D207307475, D.R.T.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND THE EASTERLY LINE OF SAID LONE STAR ESTATES ADDITION, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT, SOUTH 89 DEGREES 33 MINUTES 03 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 178.57 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 185.32 FEET, AND CONTINUING A TOTAL DISTANCE 210.63 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID RIECHARD TRACT, SAID POINT ALSO BEING IN THE WESTERLY LINE OF A CALLED 1.457 ACRE TRACT AS CONVEYED TO JUAN SUAREZ IN A DEED RECORDED IN INSTRUMENT NUMBER D216268051, D.R.T.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID RIECHARD TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID SUAREZ TRACT, ALONG THE EASTERLY SIDE OF TEAGUE ROAD, SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST, A DISTANCE OF 208.70 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID KING FAMILY TRUST TRACT;

THENCE, DEPARTING THE APPROXIMATE CENTERLINE OF TEAGUE ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID KING FAMILY TRUST TRACT, NORTH 89 DEGREES 32 MINUTES 26 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 24.12 FEET, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 29.49 FEET, AND CONTINUING A TOTAL DISTANCE OF 208.72 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 43,755.94 SQUARE FEET OR 1.004 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS,
COUNTY OF TARRANT,
DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, JUAN C. ZAVALA AND ALMA P. ZAVALA, BEING THE SOLE OWNER(S) OF THE ABOVE DESCRIBED PARCEL, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, RANCHO DE ZAVALA 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.

JUAN C. ZAVALA (SIGNATURE OF OWNER)
DATE 9 / 14 / 2023

ALMA P. ZAVALA (SIGNATURE OF OWNER)
DATE 9 / 14 / 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUAN C. ZAVALA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF September, 2023.

LISA JO RAY
Notary Public, State of Texas
Comm. Expires 04-23-2024
Notary ID 126489174

MY COMMISSION EXPIRES: 04.23.2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALMA P. ZAVALA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF September, 2023.

LISA JO RAY
Notary Public, State of Texas
Comm. Expires 04-23-2024
Notary ID 126489174

MY COMMISSION EXPIRES: 04.23.2024

CASE NO. FS-23-136

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE 9/14/2023

BY: *Arnold R. Bann* CHAIRMAN

BY: *[Signature]* SECRETARY

*** PLAT NOTES ***

WATER/WASTEWATER IMPACT FEES
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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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 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.

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.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
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.

I, SAMUEL C. HANNA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY STATE THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY, AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION.

Date: 13 SEPTEMBER 2023

[Signature]
SAMUEL C. HANNA
Registered Professional Land Surveyor
Texas Registration No. 6647

LAND USE TABLE

LOT NUMBER	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE
1	0.857 ACRES	1.004 ACRES	0.147 ACRES	RESIDENTIAL

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVED 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.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT.
- ALL CIRS REFERENCED ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- ALL MAG NAIL SET REFERENCED ARE 1/2-INCH MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
- BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
- CONTROLLING MONUMENTS ARE AS NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0455K DATED SEPTEMBER 25, 2009, TARRANT COUNTY UNINCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FINAL PLAT
LOT 1, BLOCK 1
RANCHO DE ZAVALA ADDITION
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
M.J. AROCHA SURVEY, ABSTRACT NO. 3
JUNE, 2023 (REVISED 08-25-23)

PAGE 1 OF 1

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE _____

CASE NO. FS-23-136