

**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 THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**CONSTRUCTION OVER EASEMENTS:**

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

**PARKWAY PERMIT:**

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

**FLOOD HAZARD NOTE:**

THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND FLOOD HAZARD ZONE "A" - AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN (NO BASE FLOOD ELEVATIONS ESTABLISHED), ACCORDING TO THE F.I.R.M. COMMUNITY PANEL 48367C0325E, DATED SEPTEMBER 26, 2008.

**PRIVATE WATER AND SEWER:**

WATER TO BE SERVED BY PRIVATE WELL WATER. SEWER TO BE SERVED BY PRIVATE DISPOSAL SYSTEM.

**WATER/WASTEWATER IMPACT FEE STATEMENT:**

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 WASTEWATER AND/OR WASTEWATER SYSTEM.

**SIDEWALKS:**

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

**BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE:**

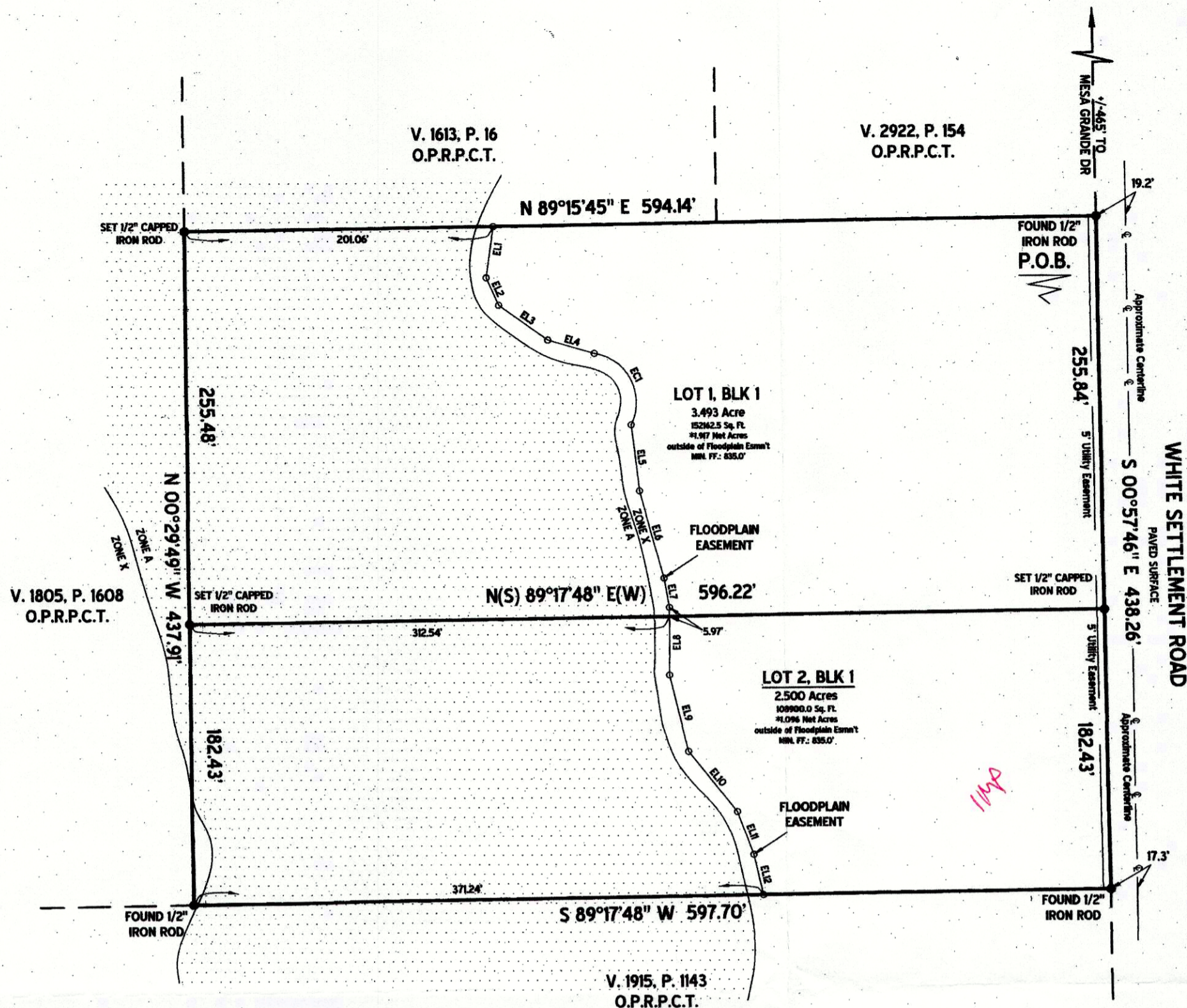
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

**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, SALT 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 DEFERRED. 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.

**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 FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON WERE PROVIDED BY THE CITY OF FORT WORTH STORMWATER DEVELOPMENT DEPARTMENT.



LINE	BEARING	DISTANCE
EL1	S 08°00'45\" W	33.83'
EL2	S 24°08'47\" E	19.63'
EL3	S 54°51'59\" E	39.33'
EL4	S 73°56'42\" E	31.49'
EL5	S 07°01'42\" E	43.47'
EL6	S 15°37'04\" E	58.69'
EL7	N 09°42'59\" W	19.36'
EL8	S 00°19'19\" W	44.21'
EL9	N 13°46'05\" W	51.02'
EL10	S 38°53'18\" E	50.66'
EL11	S 20°26'06\" E	30.08'
EL12	N 12°57'23\" W	26.98'

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA
EC1	32.30'	61.05'	52.36'	S 26°46'03\" E	108°16'34\"

**LAND USE TABLE:**

TOTAL GROSS ACREAGE -	5.993
NUMBER OF RESIDENTIAL LOTS -	2
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	N/A
RESIDENTIAL ACREAGE -	5.993
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
R.O.W. DEDICATION ACREAGE -	N/A
TOTAL NET ACREAGE -	5.993

OWNER:  
RALPH & CAROLE ELSTON  
1543 WHITE SETTLEMENT RD  
FORT WORTH, TEXAS 76108  
817-909-6851

SURVEYOR:  
KYLE RUCKER, R.P.L.S.  
104 S. WALNUT ST.  
WEATHERFORD, TX 76086  
817-594-0400

**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: June 17, 2020

*Donald R. Brown* CHAIRMAN  
*Mary Elliott* SECRETARY

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202017500  
06/17/2020 03:35 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT



L.G.R. MAHS  
6/17/2020

SURVEY DESCRIPTION:  
STATE OF TEXAS  
COUNTY OF PARKER

BEING A 5.993 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION 3, ABSTRACT NO. 1509, PARKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND AS RECORDED IN V. 2723, P. 1932, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

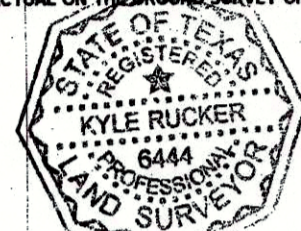
BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST LINE OF WHITE SETTLEMENT ROAD AND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS RECORDED IN V. 2922, P. 154, O.P.R.P.C.T. FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE SOUTHWEST CORNER OF THE M. MILLER SURVEY, ABSTRACT NO. 2461 IS CALCULATED TO BEAR N 76°22'28" W 2032.53 FEET.  
THENCE S 00°57'46" E 438.26 FEET ALONG THE WEST LINE OF SAID WHITE SETTLEMENT ROAD TO A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT AS RECORDED IN V. 1915, P. 1943, O.P.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE S 89°17'48" W 597.70 FEET ALONG THE NORTH LINE OF SAID V. 1915, P. 1943 TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS RECORDED IN V. 1805, P. 1608, O.P.R.P.C.T. FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE N 00°29'49" W 437.91 FEET ALONG THE EAST LINE OF SAID V. 1805, P. 1608 TO A SET 1/2" CAPPED IRON ROD (TEXAS SURVEYING, INC.) AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT AS RECORDED IN V. 1618, P. 16, O.P.R.P.C.T. FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE N 89°15'45" E 594.14 FEET ALONG THE SOUTH LINES OF SAID V. 1613, P. 16 AND V. 2922, P. 154 TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT NAD, 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRID)

**SURVEYOR CERTIFICATION:**

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Kyle Rucker*  
KYLE RUCKER, R.P.L.S. NO. 6444  
1190410P - MAY 2019



**KNOW ALL MEN BY THESE PRESENTS:**

THAT RALPH AND CAROLE ELSTON, OWNERS OF THE ABOVE DESCRIBED TRACTS OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, ELSTON ACRES ADDITION, IN ADDITION TO PARKER COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

*Ralph Elston* DATE JUNE 10, 2020  
RALPH ELSTON  
*Carole Elston* 6, 10, 2020  
CAROLE ELSTON

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED RALPH ELSTON

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF June, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED CAROLE ELSTON

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF June, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RALPH ELSTON

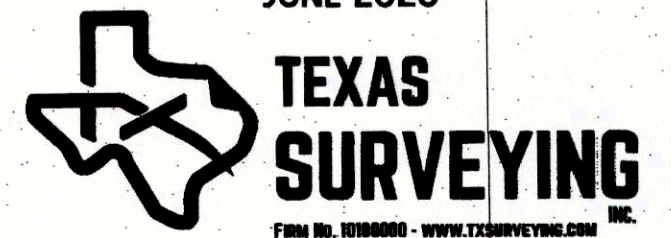
JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

CAROLE ELSTON

JOSHUA J. ANDERSON  
Notary Public, State of Texas  
Comm. Expires 07-15-2020  
Notary ID 130741161

ACCT. NO.: 12108  
SCH. DIST.: AL  
CITY: \_\_\_\_\_  
MAP NO.: N-8  
North

LOT 1 & 2, BLOCK 1  
ELSTON ACRES ADDITION  
AN ADDITION TO PARKER COUNTY, TEXAS  
BEING A 5.993 ACRES TRACT OF LAND OUT OF  
THE T. & P. R.R. CO. SURVEY, SECTION 3,  
ABSTRACT NO. 1509, PARKER COUNTY, TEXAS.  
JUNE 2020



CASE No. FS-19-165

PLAT CAB. E, SLIDE 533

21509.09.000.00

