

P.R.V. REQUIRED
P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This Plat is valid only if recorded within (90) ninety days after date of approval.

Plat Approved Date: 3/30/2023

By: Ronald R. Boren Chairman
[Signature] Secretary

STATE OF TEXAS 202308867 PLAT Total Pages: 1
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Lucas J. Turner and Holly G. Turner acting by and through the undersigned, it's duly authorized agent, are the owners of the following real property, to wit:

5.002 acres situated in the J.G. STEEL AND E.E. GILLIS SURVEY, Abst. No. 2352, Parker County, Texas being a portion of that certain tract of land described in deed to Lucas J. Turner and Holly G. Turner by deed recorded in Document Number 201515009, Official Records Parker County, Texas. Said 2.501 acres being more particularly described, as follows:

Beginning at a 1/2" iron found at the most northerly corner of said Turner tract and the westerly corner of that certain tract of land described in deed to John H. and Patricia A. Presley by deed recorded in Volume 2148, Page 1934 Official Records, Parker County, Texas and further described by metes and bounds in Volume 1097, Page 914, Official Records, Parker County, Texas;

THENCE South 39 degrees 52 minutes 11 seconds East, along the common line of said Turner and Presley tracts, 755.98 feet to a capped Stevens Surveying 1/2" iron set;

THENCE South 46 degrees 02 minutes 00 seconds West, 308.17 feet to a 1/2" iron found in the northeasterly line of a 60 foot wide road easement;

THENCE North 36 degrees 59 minutes 46 seconds West, along the northeasterly line of said road easement, 758.88 feet to a 1/2" iron found;

THENCE North 45 degrees 52 minutes 05 seconds East, continuing along said road easement 270.08 feet to the POINT OF BEGINNING and containing 5.002 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Lucas J. Turner and Holly G. Turner acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lots 1 & 2, Block 1
LLANO ESTACADO
City of Fort Worth (ETJ)
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 1st day of January, 2023
[Signature]
Lucas J. Turner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Lucas J. Turner, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of January, 2023.

[Signature]
MARTY A. YOUNG
Notary Public, State of Texas
Comm. Expires 10-26-2023
Notary ID 126303240

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Holly G. Turner, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 1st day of January, 2023.

[Signature]
MARTY A. YOUNG
Notary Public, State of Texas
Comm. Expires 10-26-2023
Notary ID 126303240

Executed this the 1st day of January, 2023
[Signature]
Holly G. Turner

Utility Easements
Any public franchised 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.

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 100 year flood elevation.

Utility Easements
Any public franchised 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 improvements 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.

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".

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.

Parkway Permit
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drive, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

LOT 1 GROSS AREA=2.501 ACRES
NET=2.500 ACRES
LOT 2 GROSS AREA=2.501 ACRES
LOT USE TYPE-- SINGLE FAMILY RESIDENTIAL

2.500 Acres
108887.2 Sq. Feet

1

J.G. STEELE AND E.E. GILLIS SURVEY,
ABST. NO. 2352

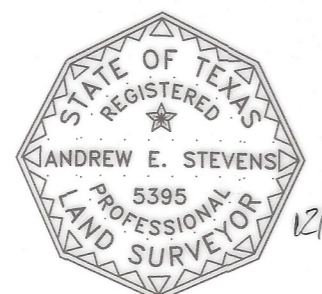
I. & G.N. RR. CO. SURVEY
ABST. NO. 1778

2.501 Acres
108935.3 Sq. Feet

JOHN H. AND PATRICIA A. PRESLEY
V. 2148, P. 1934
FURTHER DESCRIBED IN V. 1097, P. 914

14631
AL
M-13
NAL

MATTIE GRAHAM
201616251



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON.

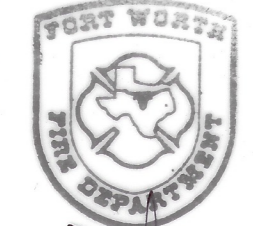
[Signature]
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395
FEBRUARY 25, 2022

22352.007.001.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
Lila Deakle

202308867
04/11/2023 10:52 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, TX
PLAT



LT DVORAK
03/30/2023

STEVENS LAND SURVEYING
OF TEXAS
P.O. Box 26951
FORT WORTH, TEXAS 76126
(817) 696-9775
FIRM REGISTRATION # 10194023

