

NOTES:

BEARINGS CORRELATED TO PLAT CALL N 89°51'36" E ALONG NORTH LINE OF SITE.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4836700450E DATED SEPTEMBER 26, 2009, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

MINIMUM FINISHED FLOOR ELEVATION PROVIDED BY CCM ENGINEERING.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.

TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY IN TITLE COMMITMENT OF NO. 1804238-FRSL, EFFECTIVE DATE DECEMBER 07, 2018, ISSUED DECEMBER 20, 2018.

SCHEDULE B ITEM:

100. 150' BUILDING LINE ALONG NORTH PROPERTY LINE, 25' BUILDING LINE ALONG EAST AND WEST PROPERTY LINES, 10' UTILITY EASEMENT ALONG SOUTH PROPERTY LINE, 10' X 200' UNDERGROUND UTILITY EASEMENT ALONG WEST PROPERTY LINE, AND 40' DRAINAGE EASEMENT ACROSS PROPERTY SOUTHWEST TO NORTHEAST ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 113, PLAT RECORDS, PARKER COUNTY, TEXAS. AS SHOWN ON MAP.

10E. THE EASEMENT RECORDED IN VOLUME 498, PAGE 96, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.

10F. THE EASEMENT RECORDED IN VOLUME 1868, PAGE 1396, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.

UNDERGROUND UTILITIES MAY EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.

THE ABANDONMENT OF THE 40' DRAINAGE EASEMENT PER THIS FILING ONLY AFFECT PORTIONS OF SAID EASEMENT LOCATED WITHIN THE BOUNDARY OF LOT 4, BLOCK 1, MEADOW VIEW FARMS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 113, PLAT RECORDS, PARKER COUNTY, TEXAS.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202012237
05/04/2020 02:33 PM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

Fort Worth

City Plan Commission
City of Fort Worth, Texas

This plat is valid if recorded within 90 days after date of approval.

Plot Approval Date: 5/11/2020

By: *Donald Williams*
By: *Mary Elliott*
Secretary

Fort Worth

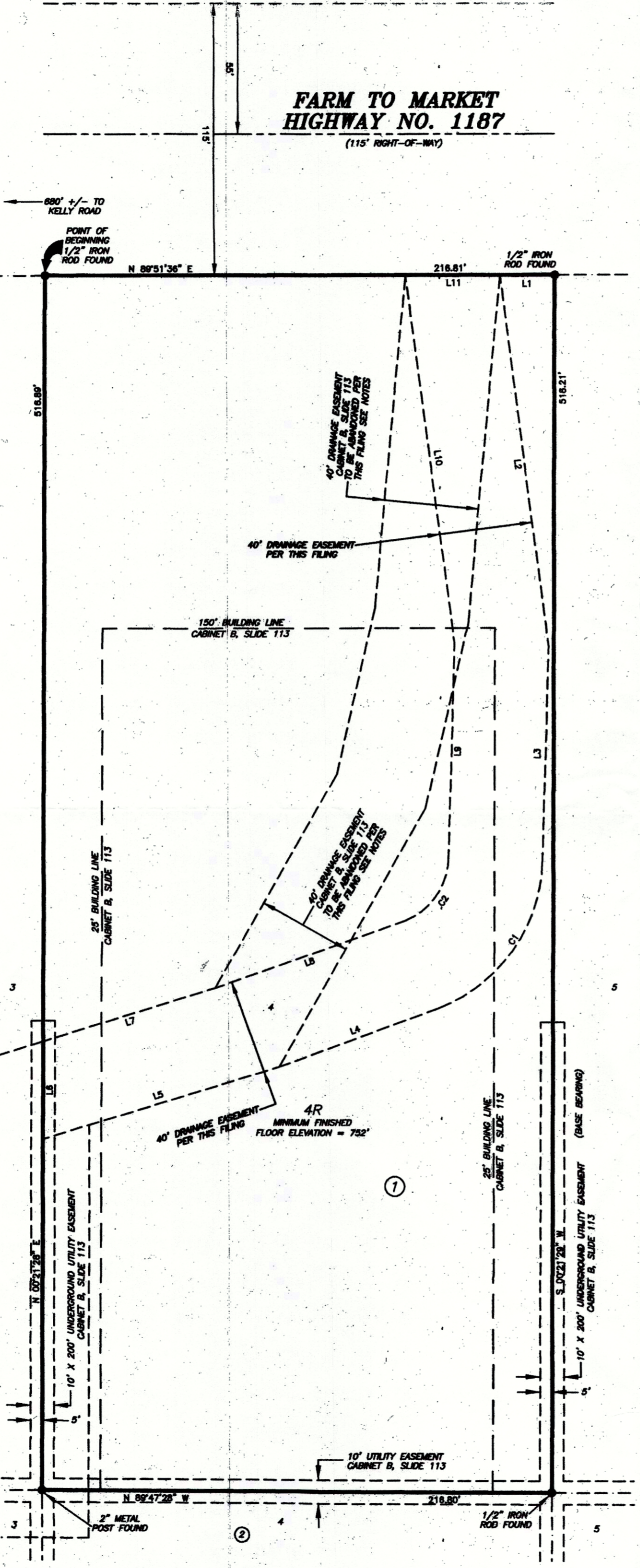
City Seal

Carl Ceasley
5-1-20

TEXAS GEOSPATIAL
STEPHEN@TXGEO.COM
4918 BEN DAY MURKIN RD.
FT. WORTH, TX 76126
817-819-7987
TBPELS FIRM NO. 10083300

OWNER/DEVELOPER
JIM AND BEVERLY HUDDESTON
2630 GRAVEL DRIVE
FT. WORTH, TX 76116

SCALE 1" = 40'



FARM TO MARKET HIGHWAY NO. 1187
(115' RIGHT-OF-WAY)

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOT AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES. AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

UTILITY EASEMENTS
ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO 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 SUCH 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
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A SITE 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 NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SALE.

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount to be 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.

COMPLIANCE WITH ORDINANCE 18815 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

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 A PARKWAY PERMIT.

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION OVER EASEMENTS PROHIBITED.

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

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH STANDARDS.

COVENANTS OR RESTRICTIONS ARE UNALTERED.

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.

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 ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD PLAN/DRAINAGE WAY: MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTAINED 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 TRaversing THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER OTHER SUBSTANCES WHICH WOULD RESULT IN UNDESIRABLE CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY TO INSPECT 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.

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

STATE OF TEXAS ;
COUNTY OF TARRANT ;

202012237 PLAT Total Pages: 1

KNOW ALL MEN BY THESE PRESENTS, Jim and Beverly Huddleston, are the owners of following described real property, to wit:

FIELD NOTES:

2.576 acres, being Lot 4, Block 1, MEADOW VIEW FARMS, an Addition to Parker County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 113, Plat Records, Parker County, Texas, being the tract described in deed to Jim Huddleston and Beverly Huddleston by deed recorded in Document Number 201832590, Official Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod found for the northwest corner of said Lot 4, for the northeast corner of Lot 3, Block 1, said MEADOW VIEW FARMS, in the south line of FARM TO MARKET HIGHWAY NO. 1187 (a 110' Right-of-Way);

THENCE N 89°51'36" E, along the common line of said Lot 4 and FARM TO MARKET HIGHWAY NO. 1187, 216.81 feet to a 1/2" iron rod found for the northeast corner of said Lot 4, for the northwest corner of Lot 5, Block 1, said MEADOW VIEW FARMS;

THENCE S 00°21'29" W, along the common line of said Lots 4 and 5, 518.21 feet to a 1/2" iron rod found for the southeast corner of said Lot 4, for the southwest corner of said Lot 5, for the northeast corner of Lot 4, Block 2, said MEADOW VIEW FARMS, and for the northwest corner of Lot 5, Block 2, said MEADOW VIEW FARMS;

THENCE N 89°47'28" W, along the common line of said Lot 4, Block 1 and Lot 4, Block 2, 216.80 feet to a 2" metal post found for the southwest corner of said Lot 4, Block 1, for the northwest corner of said Lot 4, Block 2, for the southeast corner of said Lot 3, Block 1, and for the northeast corner of Lot 3, Block 2, said MEADOW VIEW FARMS;

THENCE N 00°21'28" E, along the common line of said Lot 4, Block 1 and Lot 3, Block 1, 516.89 feet to the POINT OF BEGINNING and containing 2.576 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That, Jim and Beverly Huddleston do hereby adopt this Plat of the hereinabove described real property to be designated as.....

LOT 4R, BLOCK 1
MEADOW VIEW FARMS

and does hereby dedicate to the Public's use, the streets and easements shown hereon.

EXECUTED this the 29 day of April, 2020

Jim Huddleston
Jim Huddleston

Beverly Huddleston
Beverly Huddleston

STATE OF TEXAS ;
COUNTY OF TARRANT ;

BEFORE ME, the undersigned authority on this day personally appeared Jim Huddleston, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 29 day of April, 2020

Rafael Leonidas Trujillo
Notary Public, Tarrant County, Texas
My Commission Expires 6/28/2022

STATE OF TEXAS ;
COUNTY OF TARRANT ;

BEFORE ME, the undersigned authority on this day personally appeared Beverly Huddleston, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executes the same for the purpose and consideration therein expressed in the capacity thereof.

GIVEN UNDER MY HAND AND SEAL OF THIS 29 day of April, 2020

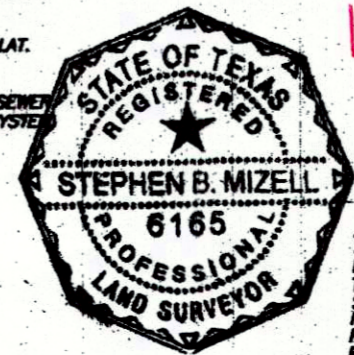
Rafael Leonidas Trujillo
Notary Public, Tarrant County, Texas
My Commission Expires 6/28/2022

LINE TABLE

LINE NO.	START	END	LENGTH
1	0+00	0+25	25.00
2	0+25	0+50	25.00
3	0+50	0+75	25.00
4	0+75	1+00	25.00
5	1+00	1+25	25.00
6	1+25	1+50	25.00
7	1+50	1+75	25.00
8	1+75	2+00	25.00
9	2+00	2+25	25.00
10	2+25	2+50	25.00
11	2+50	2+75	25.00
12	2+75	3+00	25.00
13	3+00	3+25	25.00
14	3+25	3+50	25.00
15	3+50	3+75	25.00
16	3+75	4+00	25.00
17	4+00	4+25	25.00
18	4+25	4+50	25.00
19	4+50	4+75	25.00
20	4+75	5+00	25.00

CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PERCENTAGE
0+00	N 89°51'36" E	216.81	216.81	100.00
0+25	S 00°21'29" W	518.21	518.21	100.00
0+50	N 89°47'28" W	216.80	216.80	100.00
0+75	N 00°21'28" E	516.89	516.89	100.00



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

Stephen B. Mizell
STEPHEN B. MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165
SERVED ON THE GROUND NOVEMBER 13, 2018
REVISED DECEMBER 20, 2018 (TITLE COMMENT)
PLAT PREPARED FEBRUARY 10, 2020
REVISED MARCH 10, 2020 (CITY COMMENTS)
REVISED APRIL 17, 2020 (CITY COMMENTS)

ACCT. NO.: 14991
SCH. DIST.: AL
CITY: M-19
MAP NO.: M-19

Final Plat
Lot 4R, Block 1
MEADOW VIEW FARMS,
being a replat of
Lot 4, Block 1
MEADOW VIEW FARMS,
an Addition to the Parker County,
Texas, according to the Plat
thereof recorded in Cabinet B, Slide
113, Plat Records, Parker County,
Texas.

E 507