

Submitted by: **Tamara Fisher**  
*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

REGISTERED PROFESSIONAL SURVEYORS  
**HERBERT S. BEASLEY**  
LAND SURVEYORS L.P.  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com  
P. O. BOX 8873  
FORT WORTH, TEXAS 76124

**FP-21-139**

**29 Total Addresses**  
**3 Block Ranges**

**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**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.

**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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**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 are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution facilities; and recreation/clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots 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.

**BUILDING PERMITS**  
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 water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

**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".

**FLOOD-PLAIN/DRAINAGEWAY: 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 drainage-ways 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 flood-plain easement line as shown on the plat.

**SITE DRAINAGE STUDY**  
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 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 required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**PRIVATE MAINTENANCE**  
The city of Fort Worth shall not be responsible for maintenance of private streets, drives, 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.

**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 a parkway permit.

**P.R.V. required**  
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

**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 I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date the building permit is issued, or on the connection date to the municipal water and/or wastewater system.

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined.) Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and Zone X (Areas determined to be outside the 0.2% annual chance flood plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C065L, Community-Panel No. 480596 65 L, dated March 21, 2019.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°47'30"E	28.28
L2	S45°12'30"E	28.28
L3	N44°47'30"E	28.28
L4	S45°12'30"E	28.28

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone. Grid Scale Factor: 0.99984445816

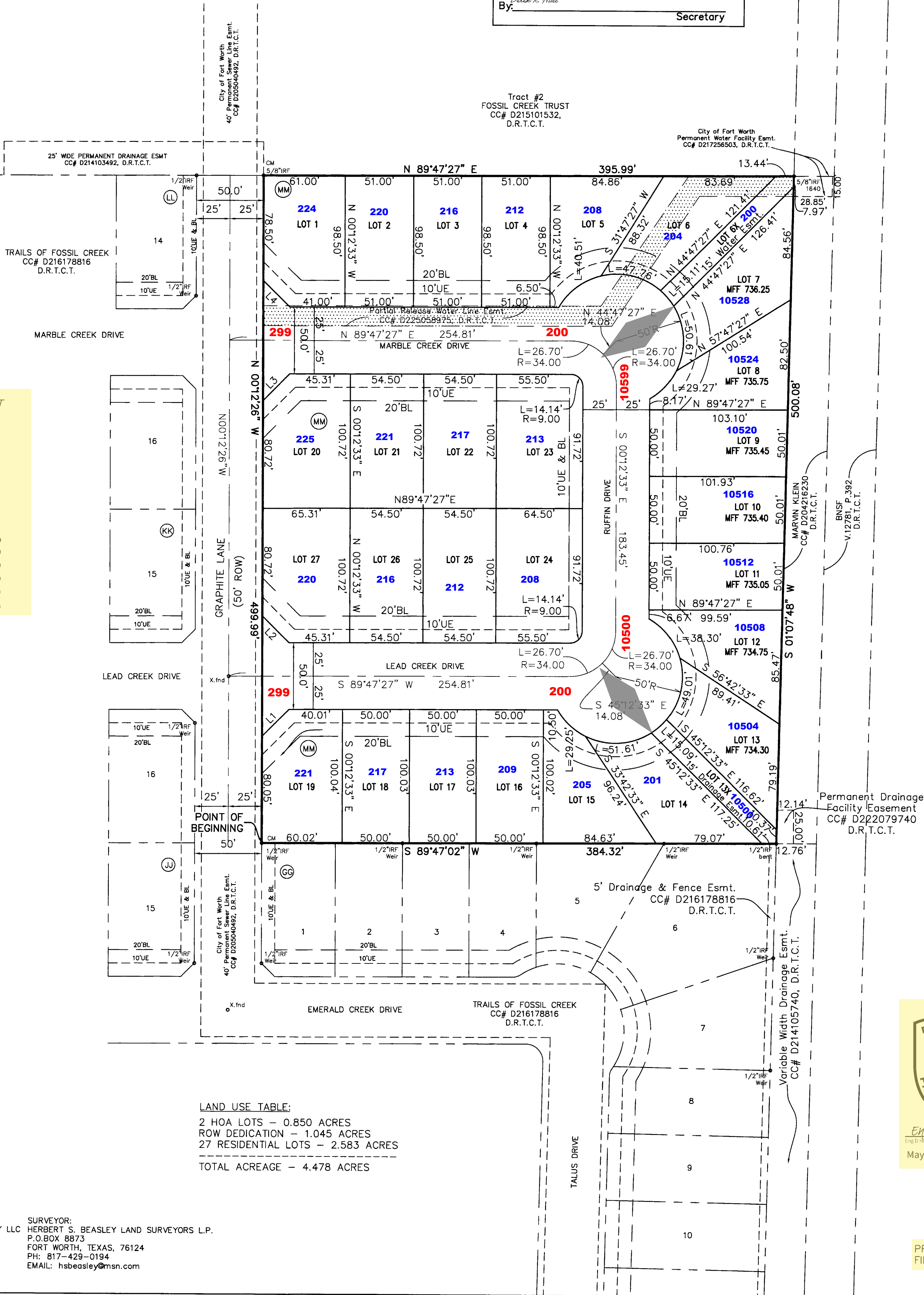
ENGINEER:  
MTHOMAS ENGINEERING  
4700 BRYANT IRVIN CT, STE: 204  
FORT WORTH, TEXAS 76107  
PH: (817) 732-9839  
FAX: (817) 732-9841  
CONTACT: MICKEY THOMAS, P.E.

OWNER & DEVELOPER:  
NEWPAD BUILDING COMPANY LLC  
P.O. BOX 101854  
4450 OAK PARK LANE  
FORT WORTH, TX 76109  
PH: (208) 266-0166  
EMAIL: COOPER CONGER

SURVEYOR:  
HERBERT S. BEASLEY LAND SURVEYORS L.P.  
P.O. BOX 8873  
FORT WORTH, TEXAS 76124  
PH: 817-429-0194  
EMAIL: hsbeasley@msn.com

**LAND USE TABLE:**  
2 HOA LOTS - 0.850 ACRES  
ROW DEDICATION - 1.045 ACRES  
27 RESIDENTIAL LOTS - 2.583 ACRES  
TOTAL ACREAGE - 4.478 ACRES

**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:**  
By: Donald R. Borer May 6, 2025  
Chairman  
By: Frank R. Hall  
Secretary



PRELIMINARY PLAT CASE # PP-20-072  
FINAL PLAT CASE # FP-21-139

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, NEWPAD BUILDING COMPANY, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, County of Tarrant, Texas, being the tract of land described in the deed to NEWPAD BUILDING COMPANY, LLC, a Texas limited liability company, recorded in County Clerk's Instrument No. D224079603, Deed Records, Tarrant County Texas being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped "Wier" found at the southwest corner of said Newpad tract, said iron rod being the northwest corner of Lot 1, Block GG, Trails of Fossil Creek, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D215101532, Deed Records, Tarrant County, Texas and said iron lying in the east line of Graphite Lane, of said Trails of Fossil Creek;

THENCE N00°12'26"W, along said Graphite Lane east line, a distance of 499.99 feet to a 5/8" iron rod found at the northwest corner of said Newpad tract, said iron rod lying in the south line of a tract of land described as Tract #2, in the deed to Fossil Creek Trust, recorded in County Clerk's Instrument No. D215101532, Deed Records, Tarrant County, Texas;

THENCE N89°47'27"E, along said south line, a distance of 395.99 feet to a 5/8" iron rod stamped "RPLS 1640" found at the northeast corner of said Newpad tract, said iron rod being the southeast corner of said Tract #2 and said iron rod lying in the west line of a remainder portion of land described in the deed to Marvin Klein, recorded in County Clerk's Instrument No. D204216230, Deed Records, Tarrant County, Texas;

THENCE S01°07'48"W, along said Marvin Klein west line, a distance of 500.08 feet to an 1/2" iron rod found bent at the southeast corner of said Newpad Tract and being the northeast corner of said Block GG;

THENCE S89°47'02"W, along the north line of said Block GG, a distance of 384.32 feet to the point of beginning, containing 4.478 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, NEWPAD BUILDING COMPANY, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above-described real property as LOTS 1-27, BLOCK MM, TRAILS OF FOSSIL CREEK, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 10<sup>th</sup> day of April, 2025.

NEWPAD BUILDING COMPANY, LLC, a Texas limited liability company,

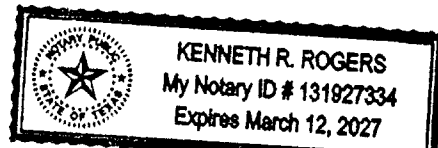
By: Cooper Conger, President

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Cooper Conger, President, NEWPAD BUILDING COMPANY, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 10<sup>th</sup> day of April, 2025.

NOTARY PUBLIC TARRANT COUNTY, TEXAS



This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not to be considered original.



Dick S. Jones  
Dick S. Jones R.P.L.S.  
Texas Registration No. 5524

**FINAL PLAT**  
of  
**TRAILS OF FOSSIL CREEK**  
Lots 1-27. Block MM  
27 Residential Lots  
2 HOA Lots  
4.478 Acres located in the  
Henry Robertson Survey, Abst. No. 1259,  
City of Fort Worth, Tarrant County, Texas

Prepared November 2020

THIS PLAT FILED IN INSTRUMENT No. \_\_\_\_\_, DATE \_\_\_\_\_

Trails of Fossil Creek Blk MM FP-dwg





**TARRANT COUNTY TAX OFFICE**  
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcountytx.gov  
In God We Trust

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006139841  
AD NUMBER: A1259 1  
CERTIFICATE NO : 142470010  
COLLECTING AGENCY  
RICK D. BARNES  
PO BOX 961018  
FORT WORTH TX 76161-0018

REQUESTED BY  
NEWPAD BUILDING COMPANY LLC  
  
PO BOX 101654  
FORT WORTH TX 76185

DATE : 4/9/2025  
FEE : \$10.00  
PROPERTY DESCRIPTION  
ROBERTSON, HENRY SURVEY ABST  
RACT 1259 TRACT 1


0000451 W BONDS RANCH RD  
4.4779 ACRES  
PROPERTY OWNER  
NEWPAD BUILDING COMPANY LLC  
  
PO BOX 101654  
FORT WORTH TX 76185

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FORT WORTH	\$0.00
2024	Tarrant County	\$0.00
2024	TARRANT REGIONAL WATER DIST.	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
TOTAL		\$0.00

ISSUED TO : NEWPAD BUILDING COMPANY LLC  
ACCOUNT NUMBER: 00006139841  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy

