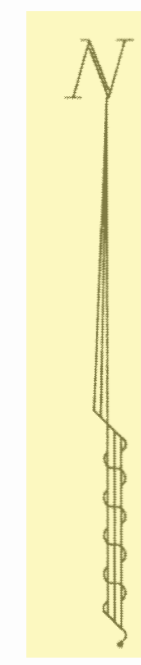


VICINITY MAP
N.T.S.

TARRANT COUNTY STANDARD NOTES

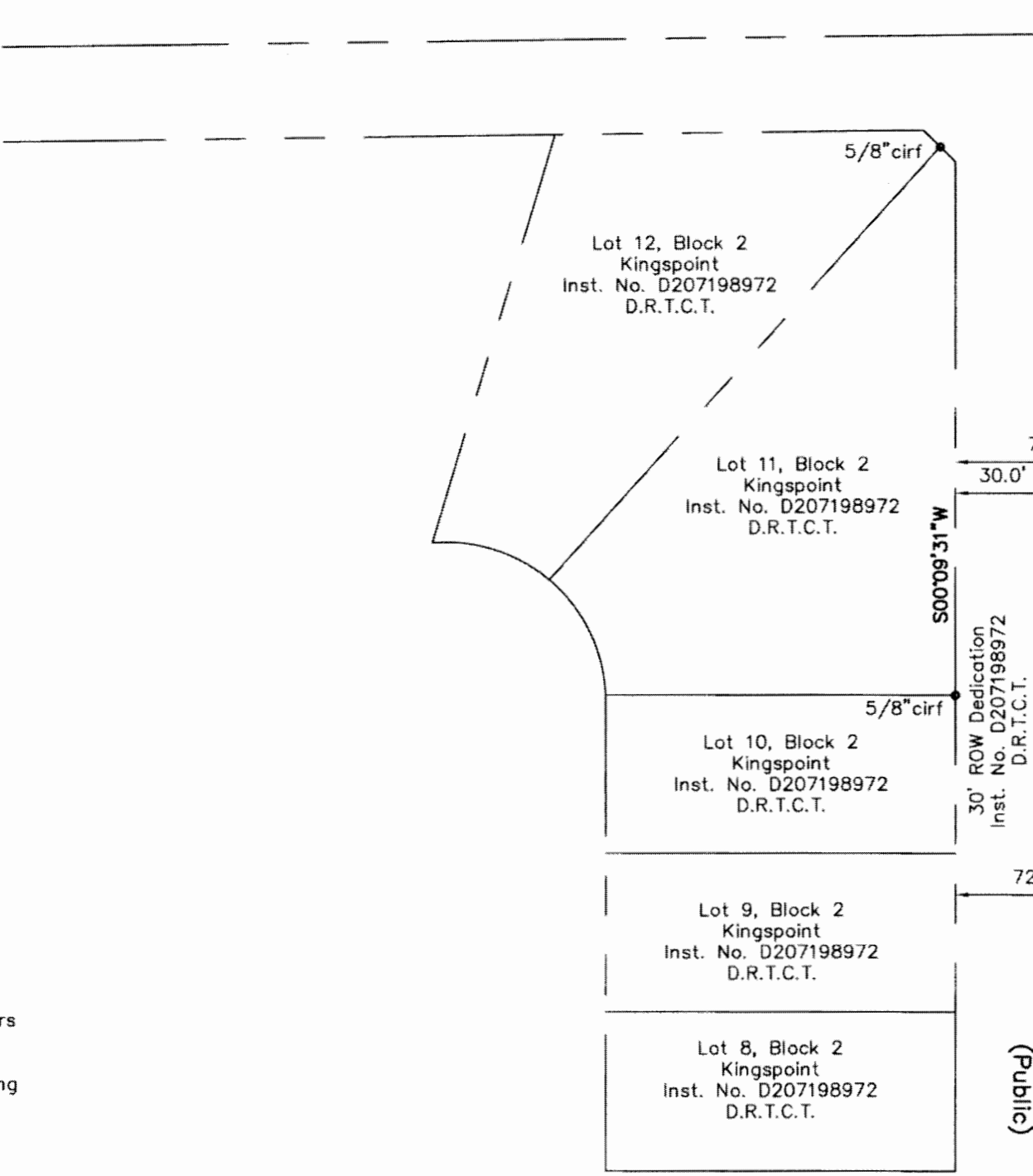
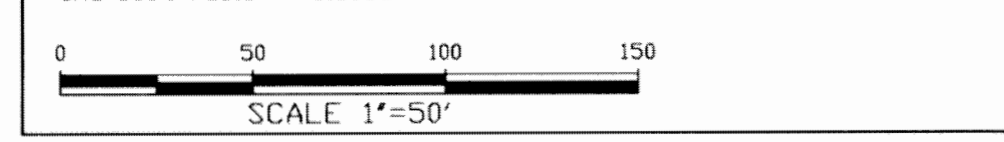
- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Development Regulations Manual, and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but 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 sewage 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. All drainage easements that are adjacent and parallel to the right-of-way of dedicated public roadways will be maintained by Tarrant County as approved by Tarrant County Transportation Services.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County is not responsible for confirming or ensuring the availability of groundwater.
- Any 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 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 identified. 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 ways 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 the performance of the obligations of said owners set forth in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Landowners 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.
- Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by a separate instrument that is associated with said property); and any public utility, including the County, shall have the right of all times on ingress and egress to and from 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 of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or other improvement(s) and does not have the responsibility to replace them.
- Tarrant County requires a minimum lot size of 1.0 acre (net) for properties that are not served by a public water system, and that will be served by private on-site sewage facilities (OSSF). For lots that are less than 1.0 acre (net) and not served by a public water system, landowners shall submit a formal request for a variance of the Tarrant County Development Regulations relating to lot size and a written authorization from Tarrant County Public Health confirming that it has no objections with the processing of the plat. The approval of this plat does not guarantee that any lot is suitable for an OSSF.

FLOOD STATEMENT:
According to Flood Insurance Rate Map (FIRM) No. 48439C0435L revised September 25, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Tarrant County, Texas this property is within Zone X.



- NOTE:**
 CM - Control Monument
 IR - Iron rod found
 IRS - Iron rod set capped & stamped "BEASLEY RPLS 6066"
 UE - Utility Easement
 DE - Drainage Easement
 BL - Building Line
 D.R.T.C.T. - Deed Records, Tarrant County, Texas
 CC# - County Clerk's Instrument No.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)
 Geoid 18, Texas North Central Zone. Grid bearings & Surface distances.
 Grid Scale Factor = 0.999874861227

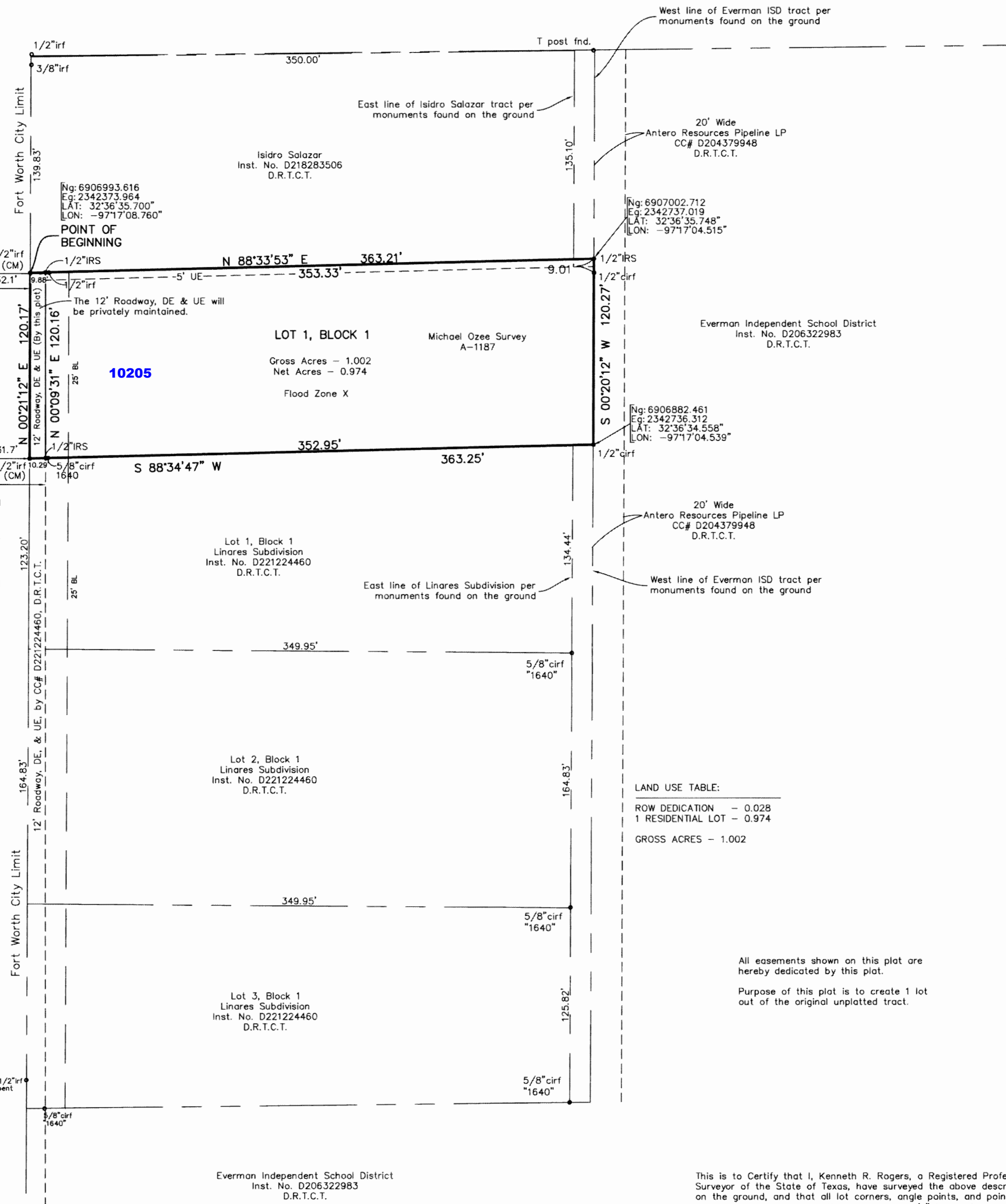


CITY OF FORT WORTH PLAT NOTES:
CONSTRUCTION PROHIBITED OVER EASEMENTS:
 No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type. COVENANTS OR RESTRICTIONS ARE UNALTERED.
UTILITY EASEMENTS:
 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 of procuring the permission of anyone.
PRIVATE MAINTENANCE:
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.
FLOOD PLAIN:
 The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas, Map No. 48439C0435L revised September 25, 2009. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.
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.
WATER SERVICE:
 Water service to be provided by the City of Fort Worth.
SEWER SERVICE:
 Sewer to be provided by private individual disposal system.

GENERAL NOTE:
 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.

Owner/Developer:
 YOLANDA HERNANDEZ
 909 Kings Ct.
 Burleson, TX 76028
 (817) 880-4570
 EMAIL: hortenziaholdings@gmail.com

SURVEYOR:
 HERBERT S. BEASLEY LAND SURVEYORS L.P.
 P.O. BOX 8873
 FORT WORTH, TEXAS 76124
 PH 817-429-0194
 FAX 817-446-5488
 EMAIL: hbeasley@man.com



Everman Independent School District
 Inst. No. D206322983
 D.R.T.C.T.

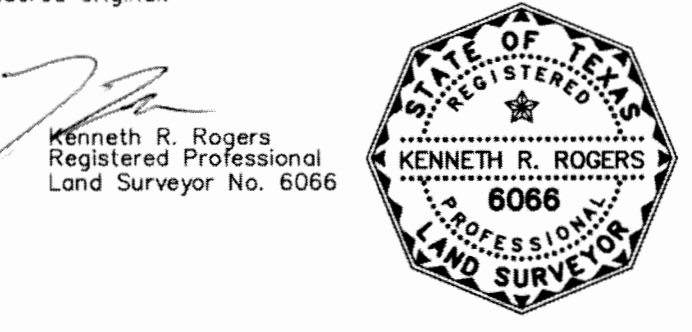
LAND USE TABLE:
 ROW DEDICATION - 0.028
 1 RESIDENTIAL LOT - 0.974
 GROSS ACRES - 1.002

All easements shown on this plat are hereby dedicated by this plat.
 Purpose of this plat is to create 1 lot out of the original unplatted tract.

This is to Certify that I, Kenneth R. Rogers, 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 shall not be considered original.

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
 hbeasley@man.com

FS-23-246



STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, Yolanda Hernandez, is the sole owner of all that certain tract, parcel, or lot of land located in the Michael Ozee Survey, Abstract No. 1187, Tarrant County, Texas, being the tract of land described in the deed to Yolanda Hernandez, recorded in County Clerk's Instrument No. D223021690, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said Hernandez tract, being the southwest corner of a tract of land described in the deed to Isidro Salazar, recorded in County Clerk's Instrument No. D18283506, Deed Records, Tarrant County, Texas;

THENCE N88°33'53"E, along the north line of said Hernandez tract and the south line of said Salazar tract, at a distance of 9.88' passing a 1/2" iron rod stamped "Beasley 6066" set, at a distance of 12.13 feet passing a 1/2" iron rod found, continuing in all a distance of 363.21 feet to a point at the northeast corner of said Hernandez tract and at the southeast corner of said Salazar tract, being in the west line of a tract of land described in the deed to Everman Independent School District, recorded in County Clerk's Instrument No. D206322983, Deed Records, Tarrant County, Texas;

THENCE S00°20'12"W, along the east line of said Hernandez tract and said west line, at a distance of 9.01 feet passing a 1/2" capped iron rod found, continuing in all a distance of 120.27 feet to a 1/2" capped iron rod found at the southeast corner of said Hernandez tract;

THENCE S88°34'47"W, along the south line of said Hernandez tract, at a distance of 13.16 feet passing a point at the northeast corner of Linares Subdivision, an addition to Tarrant County, Texas, recorded in County Clerk's Instrument No. D221224460, Deed Records, Tarrant County, Texas, at a distance of 351.25 feet passing a 5/8" capped iron rod stamped "1640" found, at a distance of 352.95' passing a 1/2" iron rod stamped "Beasley 6066" set, continuing in all a distance of 363.25 feet to a 1/2" iron rod found at the southwest corner of said Hernandez tract and at the northwest corner of said Linares Subdivision;

THENCE N00°21'12"E, along the west line of said Hernandez tract, a distance of 120.17 feet to the point of beginning, containing 1.002 acres of land.

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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Yolanda Hernandez, Owner, do hereby bind myself and their heirs, assignees, and successors of title this plat designating the hereinabove described property as LOT 1, BLOCK 1, OZEE ADDITION No. 2, an addition to Tarrant County, and do hereby dedicate to the public use forever the streets, alley, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility, including the County, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvement or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility, including the County, shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Furthermore, I/we certify that all parties with an interest in the title to this property have joined in this dedication.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 29th day of August, 2024.

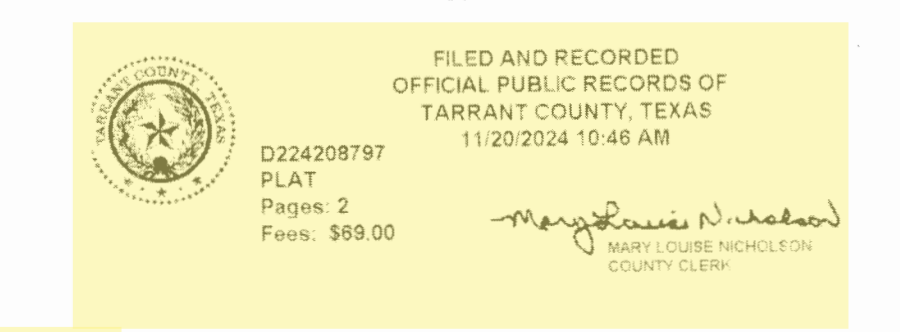
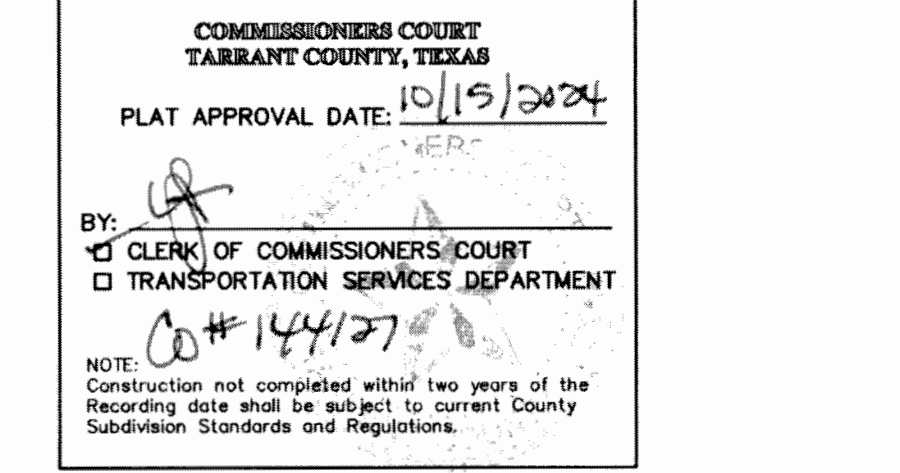
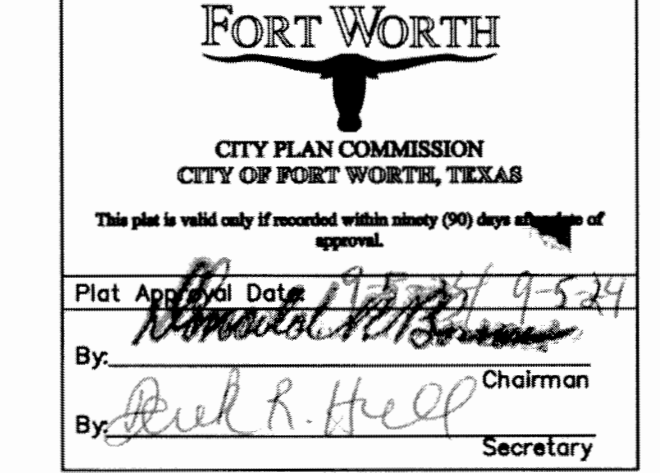
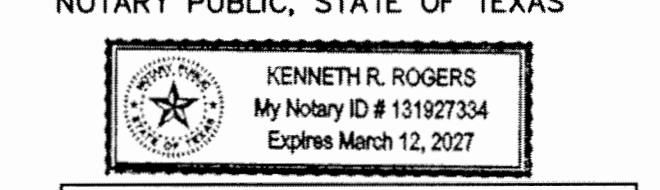
Yolanda Hernandez
 By: Yolanda Hernandez, Owner

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Yolanda Hernandez, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29th day of August, 2024.

Kenneth R. Rogers
 NOTARY PUBLIC, STATE OF TEXAS



FINAL PLAT
 OF
LOT 1, BLOCK 1,
OZEE ADDITION No. 2
Tarrant County, Texas.
 Being 1.002 acres of land located in the Michael Ozee Survey, Abstract No. 1187, Tarrant County, Texas.

1 Lot
 Date: 10-01-2023 (Revised 3-29-2024)

FS-23-246
 THIS MAP FILED IN INSTRUMENT No. _____ DATE _____