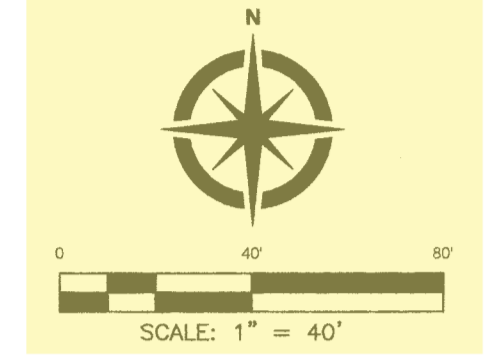


**WATER / WASTE WATER IMPACT FEES:**

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 a building permit is issued, or the connection date to the municipal water and/or wastewater system.

**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



# FS-23-285

**GENERAL PLAT NOTES:**

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.

**CONSTRUCTION PROHIBITS 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.

**TRANSPORTATION IMPACT FEES:**

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation 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.

**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.

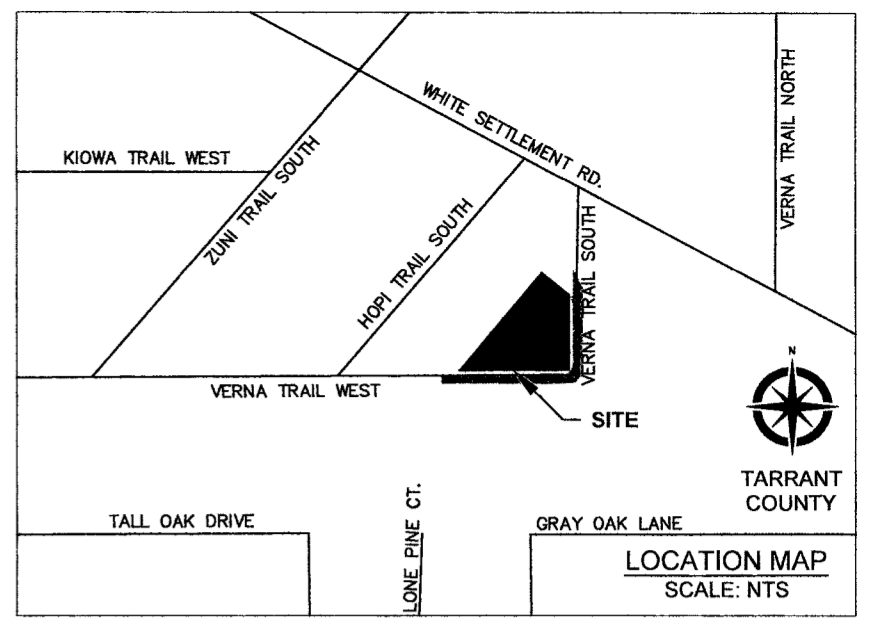
**SITE DRAINAGE STUDY:**

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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.

**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".



**LEGAL DESCRIPTION**

BEING 1.078 acres of land, situated in the J.M. Steiner Survey, Abstract No. 1471, City of Fort Worth, Tarrant County, Texas, being all of a called 1.08 acre tract described in a deed to Derek Gehring and wife, Jada Gehring as recorded in Document No. D218009536, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), said 1.078 acre tract being more fully described by Metes and Bounds as follows;

**BEGINNING** at a 5/8" iron rod found at the northeast corner of said 1.08 acre tract, at the southeast corner of Lot 48, Block 12, of Tejas Trails Addition according to the plat thereof as recorded in Volume 388-199, Page 39, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), and on the west right of way line of Verna Trail South, from which a 1/2" iron rod found at the northeast corner of said Lot 48 and at the intersection of the west right of way line of Verna Trail South and the south right of way line of White Settlement Road, bears N 00°00'48" W a distance of 238.56 feet for reference;

**THENCE** S 00°00'48" E, along the east line of said 1.08 acre tract and said west right of way line a distance of **204.79 feet** to a 5/8" iron rod found at the southeast corner of said 1.08 acre tract and at the intersection of the west right of way line of Verna Trail South and the north right of way of Verna Trail West;

**THENCE** S 89°49'13" W, along the south line of said 1.08 acre tract and said north right of way line a distance of **297.72 feet** to a 5/8" iron rod found at the southwest corner of said 1.08 acre tract and at the southeast corner of a called Tract #50 described in a deed to Troy P. Dacus, Max H. Dacus, and Ian D. Dacus as recorded in Document No. D221250126, O.P.R.T.C.T., from which a 5/8" iron rod found at the southwest corner of said Tract #50, bears N 89°57'13" W a distance of 262.24 feet for reference;

**THENCE** N 40°12'08" E, along a northwesterly line of said 1.08 acre tract and the southeasterly line of said Tract #50, at **132.68 feet** passing a 3/4" iron rod found at the northeast corner of said Tract #50 and at the southwest corner of a called 0.9874 acre tract described in a deed to Roger C. Johnson Living Trust as recorded in Document No. D222115504, O.P.R.T.C.T., continuing along said course and the southeasterly line of said 0.9874 acre tract in all a total distance of **347.97 feet** to a 5/8" iron rod found at the northwest corner of said 1.08 acre tract, at the northeast corner of said 0.9874 acre tract, and on the southwesterly line of said Lot 48, from which a 5/8" iron rod found at the northwest corner of said 0.9874 acre tract and at the southwest corner of said Lot 48, bears N 51°11'47" W a distance of 198.86 feet for reference;

**THENCE** S 50°35'23" E, along the northeasterly line of said 1.08 acre tract and the southwesterly line of said Lot 48 a distance of **94.57 feet** to the **POINT OF BEGINNING**, containing 46,937 Square Feet and/or 1.078 acres of land, more or less.

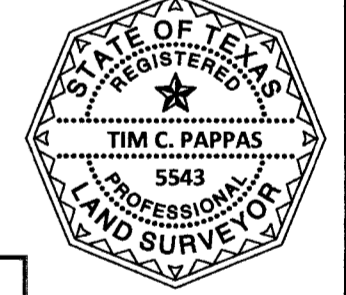
**STATE OF TEXAS COUNTY OF TARRANT**

I here by Certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property made on the ground by:

Datapoint Surveying & Mapping

16 Sept 2024

TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 SEPTEMBER 16, 2024



**STATE OF TEXAS COUNTY OF TARRANT**

That I, Derek Gehring owner of the herein described tract of land. Do hereby designate the herein described property as Lots 46, Block 12, Tejas Trail, an addition to Tarrant County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. 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: Derek Gehring  
10500 Verna Trail W.  
Fort Worth, Texas 76108

**STATE OF TEXAS COUNTY OF TARRANT**

Before me, the undersigned authority on this day personally appeared Derek Gehring, 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 considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 27 day of September 2024

JENNIFER J. TYLER  
Notary Public, State of Texas  
Comm. Expires 08-17-2025  
Notary ID 133273919

**STATE OF TEXAS COUNTY OF TARRANT**

That I, Jada Gehring owner of the herein described tract of land. Do hereby designate the herein described property as Lots 46, Block 12, Tejas Trail, an addition to Tarrant County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. 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: Jada Gehring  
10500 Verna Trail W.  
Fort Worth, Texas 76108

**STATE OF TEXAS COUNTY OF TARRANT**

Before me, the undersigned authority on this day personally appeared Jada Gehring, 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 considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this 27 day of September 2024

JENNIFER J. TYLER  
Notary Public, State of Texas  
Comm. Expires 08-17-2025  
Notary ID 133273919

**LEGEND**

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- SURVEY/ABSTRACT BOUNDARY
- ▲ CALCULATED POINT
- FOUND MONUMENT
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint 10194585" UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- ESMT. EASEMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- CM CONTROL MONUMENT
- BLDG. BUILDING

LAND USE TABLE	
GROSS AREA	1.078 ACRES
NET AREA FOR DEVELOPMENT	1.076 ACRES
RIGHT OF WAY DEDICATION	0.0011 ACRES

OWNER:  
DEREK & JADA GEHRING  
10500 VERNA TRAIL WEST, FORT WORTH, TX 76108  
derek.gehring@res-co.com



**FINAL PLAT OF LOT 46, BLOCK 12 TEJAS TRAIL ADDITION**  
BEING A 1.078 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE J.M. STEINER SURVEY, ABSTRACT 1471  
A ONE STRUCTURE FAMILY LOT  
PLAT PREPARED: NOVEMBER 15, 2023  
REVISED: SEPTEMBER 16, 2024

Jan 2, 2025



12450 Network Blvd. - Suite 155  
San Antonio, TX 78249  
Phone: 726-777-4240  
Firm No. 10194585

DRAWN BY: JS/ZM	DATE: 09/16/2024	REV. 0
CHECKED BY: TW	DATE: 09/16/2024	
PROJECT # 23-10-3685		SHEET 1 OF 1

**SURVEY NOTES:**

- ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED OCTOBER 24, 2023.
- CURRENT ZONING IS RESIDENTIAL ONE-FAMILY (A-21).
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48439CD145K EFFECTIVE DATE SEPTEMBER 25, 2009 THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE FLOOD HAZARD AREA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PROPERTY LIES WITHIN THE WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
- WATER SUPPLY SERVICE PROVIDER FOR LOT - CITY PUBLIC WATER.  
SEWAGE DISPOSAL SERVICE PROVIDER FOR LOT - PRIVATE ON-SITE SEWAGE FACILITIES.