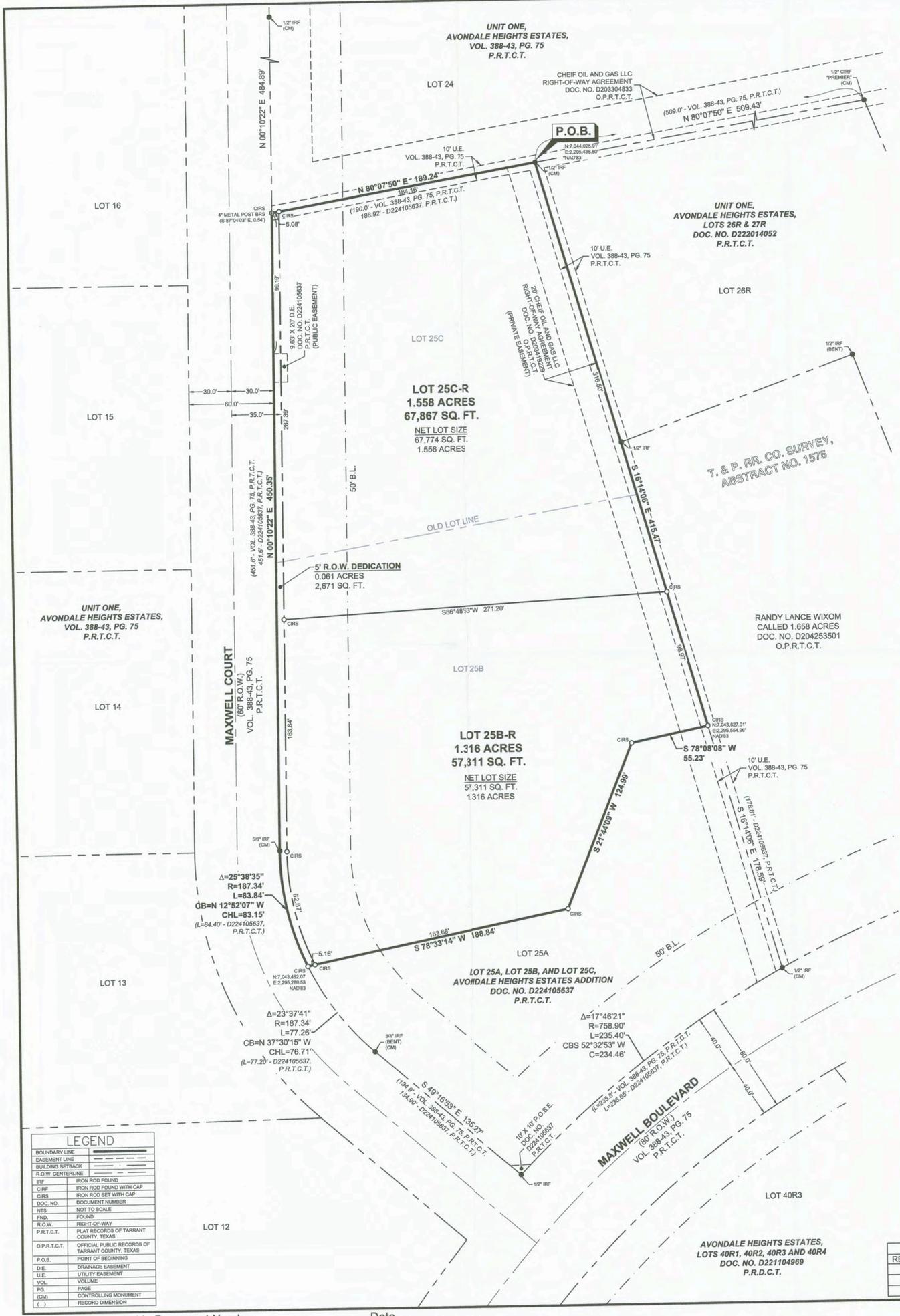
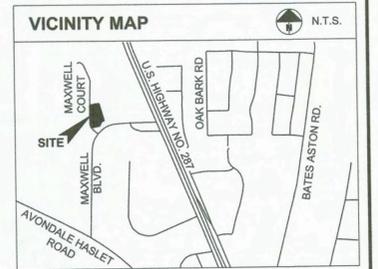
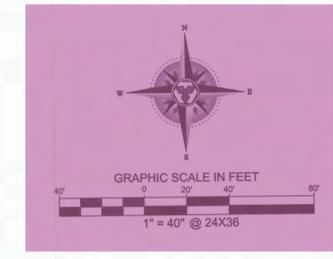


# FS-24-186

## TARRANT COUNTY PLAT



### TARRANT COUNTY STANDARD PLAT 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 Homeowners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The homeowners 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 stormwater overflow damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way 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 at all times an 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 at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any 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), 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.
- Tarrant County does not enforce building setbacks more than the County's minimum requirements - 25 feet from ROW for County maintained roads and 50 feet from ROW for State Highways. (TLGC § 233.031-233.032).

### UTILITY 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.

### CONSTRUCTION PROHIBITED OVER EASEMENTS:

This plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it remove any deed covenants or restrictions.

### COVENANTS OR RESTRICTIONS UN-ALTERED:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, recreation areas, and 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.

### PRIVATE MAINTENANCE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, recreation areas, and 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 and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

### PARALLEL MAINTENANCE:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, recreation areas, and 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.

### SURVEYOR'S NOTES:

- Bearings and coordinates are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, adjustment realization 2011.
- All corners are 1/2" iron rods set with a yellow plastic cap stamped "TRINITY 6854" unless otherwise noted.
- This property lies within the ETJ of the City of Fort Worth, Tarrant County, Texas.
- Notice - 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.
- The purpose of this plat is to relocate one lot line between existing lots 25B and 25C.
- Private P.R.Vs will be required; water pressure exceeds 80 P.S.I.
- There are no existing water wells on the site. Water to be served by a community private well water that is off property. Sewer to be served by private individual disposal system.
- 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.
- Net Lot Size was calculated using the gross area minus any area included in drainage or floodplain easements.

### FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0035L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

## TARRANT COUNTY PLAT

FINAL PLAT  
**AVONDALE HEIGHTS ESTATES, UNIT 1**  
**LOTS 25B-R AND 25C-R**  
 BEING A 2.935 ACRE REPLAT OF LOTS 25B AND 25C OF LOT 25A, LOT 25B, AND LOT 25C, AVONDALE HEIGHTS ESTATES ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D224105637, P.R.T.C.T., BEING SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1575



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MLB	TLS	07/16/2024	2024-069	1 OF 2

OWNER / APPLICANT:  
 Steven J. Schmitz and  
 Lesley A. Schmitz  
 14125 Maxwell Blvd.  
 Fort Worth, Texas 76179  
 Ph: 214-763-0084  
 Email: s.j.schmitz@att.net  
 Contact: Steven Schmitz

SURVEYOR:  
 Trinity Land Surveying, LLC  
 4401 N. Interstate 35, Suite 202  
 Denton, TX 76207  
 Ph: (940) 293-3180  
 Email: mlb@trinity-surveying.com  
 Contact: Michael Black, RPLS



L. Thorton  
 9-24-2025

<b>Development Yield</b>	Gross Site Area (Acreage): 2.935	Total Number Of Lots: 2
RESIDENTIAL LOTS: 2	Total Number Dwelling Units: 0	
ACREAGE: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0		
Non-Residential Lots: Number 0 Zoning: N/A: (E.T.J.)		
Acres: Commercial Lots 0 Industrial Lots 0 Open Space Lots 0 Right of Way 0.061 Acres		

REVISIONS		
REVISION #	DATE	DESCRIPTION
1	09/23/2024	ADDRESSED COMMENTS
2	05/27/2025	ADDRESSED COMMENTS
3	06/19/2025	ADDRESSED COMMENTS

AVONDALE HEIGHTS ESTATES,  
 LOTS 40R1, 40R2, 40R3 AND 40R4  
 DOC. NO. D221104989  
 P.R.T.C.T.

LEGEND	
BOUNDARY LINE	---
EASEMENT LINE	---
BUILDING SETBACK	---
R.O.W. CENTERLINE	---
IRP	IRON ROD FOUND
CRP	IRON ROD FOUND WITH CAP
CBS	IRON ROD SET WITH CAP
DOC. NO.	DOCUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
ICM	CONTROLLING MONUMENT
( )	RECORD DIMENSION

This plat recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_

CITY CASE NO: FS-24-186

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Steve Schmitz and Lesley A. Schmitz, are the owners of the following tract of land:

BEING a tract of land situated in the T. & P. RR. CO. Survey, Abstract No. 1575, Tarrant County, Texas and being all of Lots 25B and 25C of Lot 25A, Lot 25B, and Lot 25C, Avondale Heights Estates Addition, an addition to Tarrant County, Texas according to the Final Plat thereof recorded in Document No. D224105637 of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southerly line of Lot 24 of Unit One, Avondale Heights Estates, an addition to Tarrant County, Texas according to the plat thereof recorded in Volume 388-43, Page 75 of said Plat Records, for the northwest corner of Lot 26R of Unit One, Avondale Heights Estates, Lots 26R and 27R, an addition to Tarrant County, Texas according to the plat thereof recorded in Document No. D222014052 of said Plat Records and the northeast corner of said Lot 25C, from which a 1/2 inch iron rod with a cap, stamped "PREMIER", found for the northeast corner of Lot 27R of said Document No. D222014052 bears North 80°07'50" East, a distance of 509.43 feet;

THENCE South 16°14'06" East, with the common line of said Lot 25C and said Lot 26R, passing at a distance of 206.25 feet, a 1/2 inch iron rod found for the most westerly southwest corner of said Lot 26R and the northwest corner of a cated 1.658 acre tract described in a Warranty Deed to Randy Lance Wixom, as recorded in Document No. 204253501 of the Official Public Records of said county, and continuing with the common line of said Lot 25C and said 1.658 acre tract and with the common line of said 25B and said 1.658 acre tract for a total distance of 415.47 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the most easterly southeast corner of said Lot 25B and the northeast corner of Lot 25A of said Document No. D224105637, from which a 1/2 inch iron rod found for the southeast corner of said Lot 25A bears South 16°14'06" East, a distance of 178.59 feet;

THENCE leaving said 1.658 acre tract and with the common line of said Lot 25B and Lot 25A, the following courses and distances:

South 78°08'08" West, a distance of 55.23 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set;

South 21°44'09" West, a distance of 124.99 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set;

South 78°33'14" West, a distance of 188.84 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the easterly right-of-way line of Maxwell Court, a called 60 feet-wide right-of-way according to said plat recorded in Volume 388-43, Page 75 of said Plat Records, for the northwest corner of said Lot 25A and the northwest corner of said Lot 25B, same being the beginning of a non-tangent curve to the right, having a central angle of 25°38'35", a radius of 187.34 feet, and a chord bearing and distance of North 12°52'07" West, 83.15 feet;

THENCE, along said curve and with said right-of-way line, an arc distance of 83.84 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE North 00°10'22" East, continuing with said right-of-way line, a distance of 450.35 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the southwest corner of the aforementioned Lot 24 and the northwest corner of said Lot 25C, from which a 1/2 inch iron rod found for the northwest corner of Lot 23 according to said plat recorded in Volume 388-43, Page 75 of said Plat Records bears North 00°10'22" East, a distance of 484.89 feet;

THENCE North 80°07'50" East, with the common line of said Lot 24 and said Lot 25C, a distance of 189.24 feet to the POINT OF BEGINNING and containing 127,848 square Feet or 2.935 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Steve Schmitz and Lesley A. Schmitz, does hereby adopt this plat designating the herein described property as AVONDALE HEIGHTS ESTATES, UNIT 1, LOTS 25B-R AND 25C-R, an addition to Tarrant County, Texas, and does hereby dedicate to the public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND, this 30 day of July, 2025.

Steve Schmitz, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Steve Schmitz, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30 day of July, 2025

Amanda L. Martin, Notary Public, State of Texas

WITNESS MY HAND, this 30 day of JULY, 2025

Lesley A. Schmitz, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Lesley A. Schmitz, 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 purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30 day of July, 2025

Amanda L. Martin, Notary Public, State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

I, Michael L. Black, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of Tarrant County, Texas.

Dated this the 16th day of July, 2025

Michael L. Black, Registered Professional Land Surveyor No. 6854



STATE OF TEXAS §
COUNTY OF DENTON §

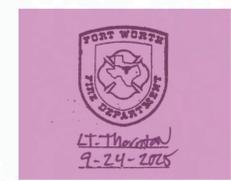
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of July, 2025

Hannah Black, Notary Public, State of Texas



Barcode and submission information: D226045106, 03/12/2026 03:57 PM, Page: 1 of 3, Fees: \$73.00, SUBMITTER: CITY OF FORT WORTH/DEVELOPMENT & PLANNING



FINAL PLAT
AVONDALE HEIGHTS ESTATES, UNIT 1
LOTS 25B-R AND 25C-R
BEING A 2.935 ACRE REPLAT OF LOTS 25B AND 25C OF LOT 25A, LOT 25B, AND LOT 25C, AVONDALE HEIGHTS ESTATES ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. D224105637, P.R.T.C.T., BEING SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1575

TRINITY LAND SURVEYING logo and contact information: 4401 N. Interstate 35, #202, Denton, Texas 76201, FIRM # 10194687, Tel. No. (940) 293-3180

Table with 3 columns: REVISION #, DATE, DESCRIPTION. Contains 3 revision entries.



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: 9/25/2025
By: Ronald R. Brown, Chairman
By: [Signature], Secretary

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: 2/19/2026
By: [Signature]
CLERK OF COMMISSIONERS COURT
TRANSPORTATION SERVICES DEPARTMENT
NOTE: CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATED SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

This plat recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_

CITY CASE NO: FS-24-186

7/16/2025 2:17 PM MICHAEL BLACK 7/16/2025 1:32 PM LAST SAVED