

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Rickey E. Burton is the sole owner of all that certain 2.000 acre tract of land situated in the J. J. Roberts Survey, Abstract No. 1305, City of Fort Worth, Tarrant County, Texas, and being all that certain tract of land conveyed to Rickey E. Burton, by General Warranty Deed recorded in Instrument Number D207022398, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Burton tract, same being the most northerly northwest corner of the remainder of that certain tract of land conveyed to Katy Road 29 AC, Ltd., by deed recorded in Instrument Number D204310345, Official Public Records, Tarrant County, Texas, same being in the south right-of-way line of Keller-Haslet Road (a 60 foot right-of-way);

THENCE along the common line of said Burton tract and said Katy Road tract as follows:

South 00 deg. 29 min. 19 sec. West, a distance of 417.42 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set), from which a 1/2 inch iron rod found bears South 00 deg. 07 min. West, 1.37 feet, for the southeast corner of said Burton tract;

South 89 deg. 59 min. 37 sec. West, a distance of 208.71 feet to a 1/2 inch iron rod set for the southwest corner of said Burton tract, same being the most westerly northwest corner of said Katy Road tract, same being in the east line of that certain tract of land conveyed to Michael Ablemen, by deed recorded in Instrument Number D211036378, Official Public Records, Tarrant County, Texas;

THENCE North 00 deg. 29 min. 19 sec. East, along the common line of said Burton tract and said Ablemen tract, passing the most easterly northeast corner of said Ablemen tract, same being the southeast corner of that certain tract of land conveyed to Barry Dale Collins, by deed recorded in Instrument Number D217292345, Official Public Records, Tarrant County, Texas, and continuing along the common line of said Burton tract and said Collins tract, a total distance of 417.42 feet to a 1/2 inch iron rod found for the northwest corner of said Burton tract, same being the northeast corner of said Collins tract, same being in the south right-of-way line of aforesaid Keller-Haslet Road;

THENCE North 89 deg. 59 min. 37 sec. East, along the common line of said Burton tract and said Keller-Haslet Road, a distance of 208.71 feet to the POINT OF BEGINNING and containing 87,166 square feet or 2.000 acres of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

WHEREAS, RICKY E. BURTON, does hereby adopt this plat, designating the herein above described property as **BURTON TRUCKING ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the easements and rights-of-way shown hereon to the public's use forever.

This approved subject to all platting ordinances, rules, and regulations of the City of Fort Worth, Texas.

WITNESS my hand this the 5th day of December, 2024.

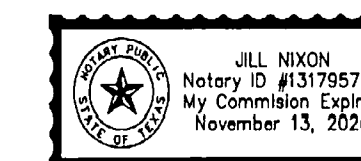
BY: *Ricky E. Burton*
RICKY E. BURTON, OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RICKY E. BURTON, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of December, 2024.

Jill Nixon
Notary Public in and for Tarrant County
My Commission Expires: November 13, 2026



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Fort Worth, Texas.

Timothy R. Mankin
Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

December 5, 2024
Date

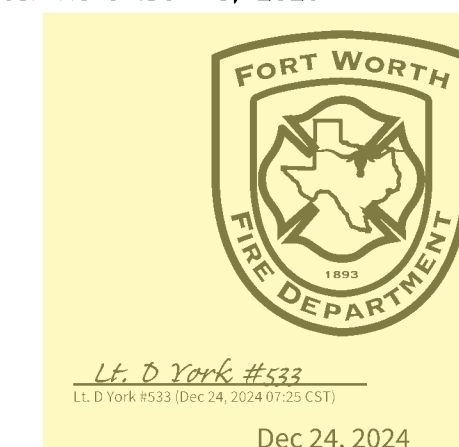
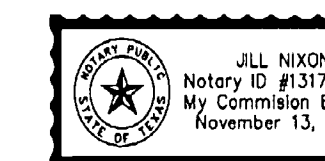


STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of December, 2024.

Jill Nixon
Notary Public in and for Tarrant County, Texas
My Commission Expires: November 13, 2026



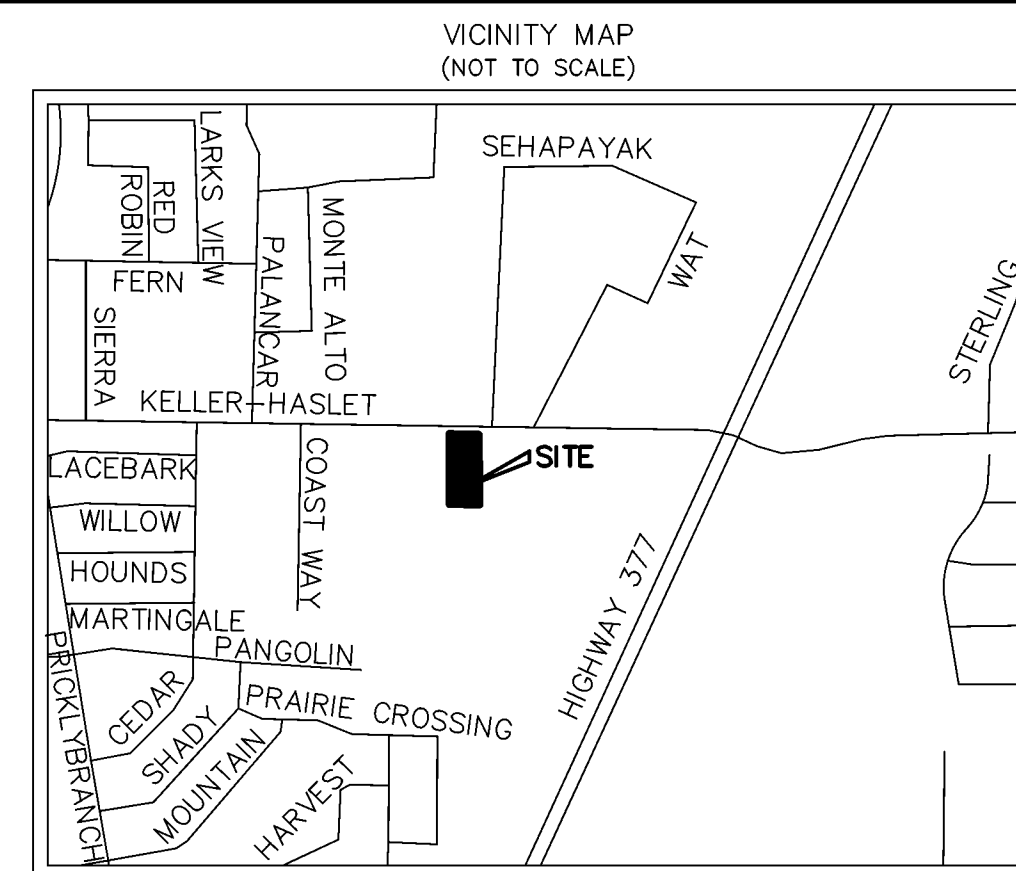
FS-24-235

OWNER:
RICKY E. BURTON
P.O. BOX 39
KELLER, TEXAS 76244

FINAL PLAT
BURTON TRUCKING ADDITION
LOT 1, BLOCK 1
BEING A 2.000 ACRE TRACT OF LAND
OUT OF THE J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

JOB NO.:	24-0414	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	8/8/2024		
FIELD DATE:	05/03/2024	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Texas Society of Professional Surveyors Member Since 1977	1
SCALE:	1" = 30'		OF
FIELD:	A.R.M.		1
DRAWN:	J.M.N.		
CHECKED:	T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	



NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000154995 was used to scale grid coordinates and distances to surface.
4. 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.
5. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
6. O.P.R.T.C.T. - Official Public Records, Tarrant County, Texas
7. The owner, developer or property owner's association (as owner of the private streets, gates and apurtenance) agrees to release indemnify, and hold harmless the city. Or any other governmental entity or public utility, for damages or injury (including death) arising out of the use or operation by said entities, of any restricted security gate/entrance or related feature. The indemnification applies regardless of whether or not such damages or injury (including death) are caused by the negligent act or omission of the city or governmental entity or public utility, including their officers, employees, agents or assigns.

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.

CITY OF FORT WORTH STANDARD PLAT NOTES

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.

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.

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 confirm, 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

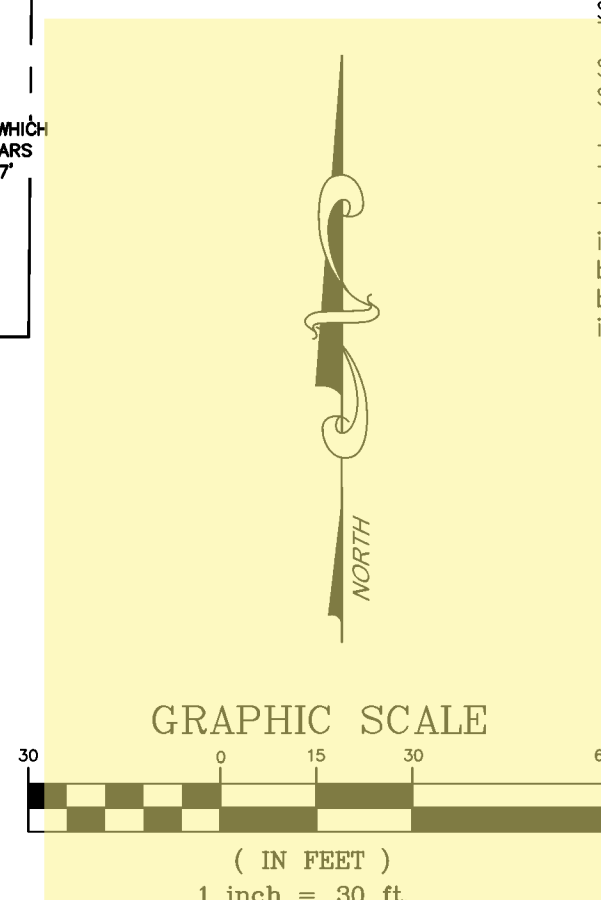
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

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".

TRANSPORTATION IMPACT FEES

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.



LAND USE SUMMARY						
EXISTING ZONING	NO. OF LOTS	TOTAL ACREAGE	TYPICAL LOT DIMENSION	MINIMUM LOT SIZE	AVERAGE LOT SIZE	POPULATION
INDUSTRIAL-LIGHT	1	2.000	N/A	N/A	2.000 ACRE	N/A

FS-24-235

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/25/2009 Community Panel No. 48439C0060K subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.