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: 05-02-25

By: Arnold Chairman

By: Jack R. Hall Secretary

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.67'	46.55'	46.49'	N 25°54'18" E	9°51'12"
C2	546.50'	47.15'	47.13'	S 04°33'32" E	4°56'35"
C3	469.50'	57.86'	57.82'	S 03°30'01" E	7°03'39"

LINE	BEARING	DISTANCE
L1	N 04°34'37" E	52.63'
L2	N 00°17'18" W	25.36'
L3	S 82°58'10" W	4.00'
L4	S 00°01'48" W	29.43'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
05/13/2025 02:02 PM
D225085423
PLAT
Pages: 2
Fees: $88.00
MARY LOUISE NICHOLSON
COUNTY CLERK

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202.
2. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement as per the water and wastewater installation policy.
3. Parkway improvements such as curb & gutter, pavement tie-in, drive approaches and drainage inlets may be required at time of building permit issuance via a parkway permit.
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.

Lot Yield

Lot Type: Residential

Total Number: 2

Residential Acres: 3.811 Acres

Gross Site Area: 3.811 Acres

Flood Statement

According to Community Panel Number 48439C0070K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

CONSTRUCTION PROHIBITED 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.

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.

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule II of said ordinance, and is due on the date a building permit is issued.

PARKWAY PERMIT
Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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 or 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.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until appropriate CFA or other acceptable provisions are made for the construction or 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 requires before any permit is issued. The current owner will inform each buyer of the same.

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 shuch on this plat. Said areas shall include, but not limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/excercise buildings and facilities. The land owners and subsequent owners of the lots and parcells 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.

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".

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.

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

PUBLIC OPEN SPACE EASEMENT
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

LEGAL DESCRIPTION

BEING a 3.811 acre tract of land situated in the J.R. Knight Survey, Abstract Number 902, Tarrant County, Texas and being all of those tracts of land described by deeds to The Ardean M. and Katheryn S. Shafer Revocable Living Trust, recorded in Volume 14543, Pages 19, 20 & 21, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 6 inch metal fence post found at the southwest corner of said tract recorded in Page 21, said post also being the southeast corner of that called 1.00 acre tract of land described by deed to Dickey Roland Couch and wife, Sharon Gale Couch, recorded in Volume 14158, Page 651, Deed Records, Tarrant County, Texas and being in the north line of Block 109, Heritage Addition, Phase 3B, Section 5A, an addition to the City of Fort Worth according to the plat thereof, recorded in County Clerk's File Number D209317079, Deed Records, Tarrant County, Texas;

THENCE North 01 degrees 46 minutes 36 seconds West, 200.96 feet along the west line of said tract recorded in Page 21 and the east line of said called 1.00 acre tract to a 6 inch metal fence post found at the northeast corner of said called 1.00 acre tract;

THENCE South 89 degrees 25 minutes 42 seconds West, 95.16 feet, continuing along said west line of the tract recorded in Page 21 and the north line of said called 1.00 acre tract to a 6 inch metal fence post found at the southeast corner of that called 0.320 are tract of land described by deed to Dickey Roland Couch and wife, Sharon Gale Couch, recorded in Volume 15183, Page 27, Deed Records, Tarrant County, Texas;

THENCE North 04 degrees 34 minutes 37 seconds East, 52.63 feet, continuing along the west line of said tract recorded in Page 21 and the east line of said called 0.320 acre tract to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the beginning of a non-tangent curve to the right;

THENCE 46.55 feet, continuing along said west line of the tract recorded in Page 21 and said east line of the called 0.32 acre trat, and with said non-tangent curve to the right, having a radius of 270.67 feet, through a central angle of 09 degrees 51 minutes 12 seconds, whose long chord bears North 25 degrees 54 minutes 18 seconds East, 46.49 feet to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the northeast corner of said called 0.320 acre tract, said iron rod also being in the south line of that called 2.076 acre tract of land described by deed to Lloyd Kirkland and Elizabeth Ann Kirkland Revocable Living Trust, recorded in County Clerk's File Number D224045611, Deed Records, Tarrant County, Texas;

THENCE North 55 degrees 03 minutes 48 seconds East, 208.88 feet, continuing along said west line of the tract recorded in Page 21 and along said south line of that called 2.076 acre tract to a 5/8 inch iron rod with cap stamped "RPLS 5696" set in the west line of Lot 1, Block 1, Parvin Addition, an addition to the City of Fort Worth according to the plat thereof, recorded in County Clerk's File Number D220143731, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 03 seconds East, 137.56 feet along said west lien of Block 1 to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the southwest corner of said Block 1;

THENCE South 89 degrees 50 minutes 44 seconds East, 153.00 feet along the south line of said Block 1 to a 5/8 inch iron rod with cap stamped "RPLS 5696" set;

THENCE North 00 degrees 17 minutes 18 seconds West, 25.36 feet, continuing along said south line of Block 1 to a 5/8 inch iron rod with cap stamped "RPLS 5696" set;

THENCE South 89 degrees 41 minutes 22 seconds East, 240.24 feet, continuing along said south line of Block 1 to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the northwest corner of that called 0.136 acre tract of land described by deed to the City of Fort Worth, recorded in County Clerk's File Number D224166979, Deed Records, Tarrant County, Texas and being the beginning of a non-tangent curve to the left;

THENCE47.15 feet, along the west line of said called 0.136 acre tract and with said non-tangent curve to the left, having a radius of 546.50 feet, through a central angle of 04 degrees 56 minutes 35 seconds, whose long chord bears South 04 degrees 33 minutes 32 seconds East, 47.13 feet to a 5/8 inch iron rod with cap stamped "RPLS 5696" set;

THENCE South 07 degrees 01 minutes 50 seconds East, 78.04 feet, continuing along said west line of the called 0.136 acre tract to a 5/8 inch iron rod with cap stamped "GORRONDONA" found;

THENCE South 82 degrees 58 minutes 10 seconds West, 4.00 feet, continuing along said west line of the called 0.136 acre tract to a right-of-way marker found;

THENCE South 07 degrees 01 minutes 50 seconds East, 88.18 feet, continuing along said west line of the called 0.136 acre tract to a 5/8 inch iron rod with cap stamped "RPLS 5696" set at the beginning of a curve to the right;

THENCE 57.86 feet, continuing along said west line of the called 0.136 acre tract and along the west line of that called 0.028 acre tract of land described by deed to the City of Fort Worth, recorded in County Clerk's File Number D224166976, Deed Records, Tarrant County, Texas and with said curve to the right, having a radius of 469.50 feet, through a central angle of 07 degrees 03 minutes 39 seconds, whose long chord bears South 03 degrees 30 minutes 01 seconds East, 57.82 feet to a 5/8 inch iron rod with cap stamped "RPLS 5696" set;

THENCE South 00 degrees 01 minutes 48 seconds West, 29.43 feet, continuing along said west line of the called 0.028 acre tract to a right-of-way marker found at the southwest corner of said called 0.028 acre tract;

THENCE South 89 degrees 57 minutes 58 seconds West, 511.67 feet along the south line of those tracts recorded in Pages 20 and 21 and said north line of Block 109 to the POINT OF BEGINNING and containing 165,997 square feet or 3.811 acres of land, more or less.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS
That The Ardean M. and Kathryn S. Shafer Revocable Living Trust does hereby adopt the herein described land as LOTS 1 & 2, BLOCK 1, SHAFER ADDITION, an addition to the City of Forth Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

WITNESS, my hand this the 25, day of April, 2025.

By: Kathryn S. Shafer
Name: Kathryn S. Shafer
Title: Trustee

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kathryn S Shafer, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of April, 2025.

Lilia Juarez
Notary Public in and for the State of Texas

LILIA JUAREZ
Notary Public
STATE OF TEXAS
ID# 13381058-0
My Comm. Exp. June 14, 2026

FW Case No. FS-24-244

Surveyor's Certification

STATE OF TEXAS
COUNTY OF Red River

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Executed this the 24th day of APRIL, in the year of our Lord 2025.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

STATE OF TEXAS OF REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF Bowie

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears JEREMY LUKE DEAL, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of April, 2025.

Jo Hinsley Neel
Notary Public in and for the State of Texas

JO HINSLEY NEEL
Notary Public, State of Texas
Comm. Expires 04-17-2028
Notary ID 5104022

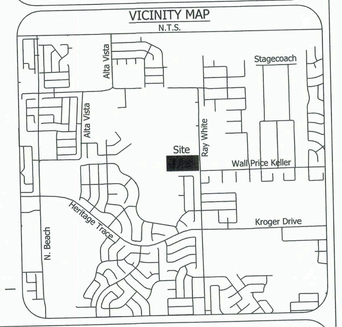
Project Number: 240079
Revised Date:
Revision Notes:

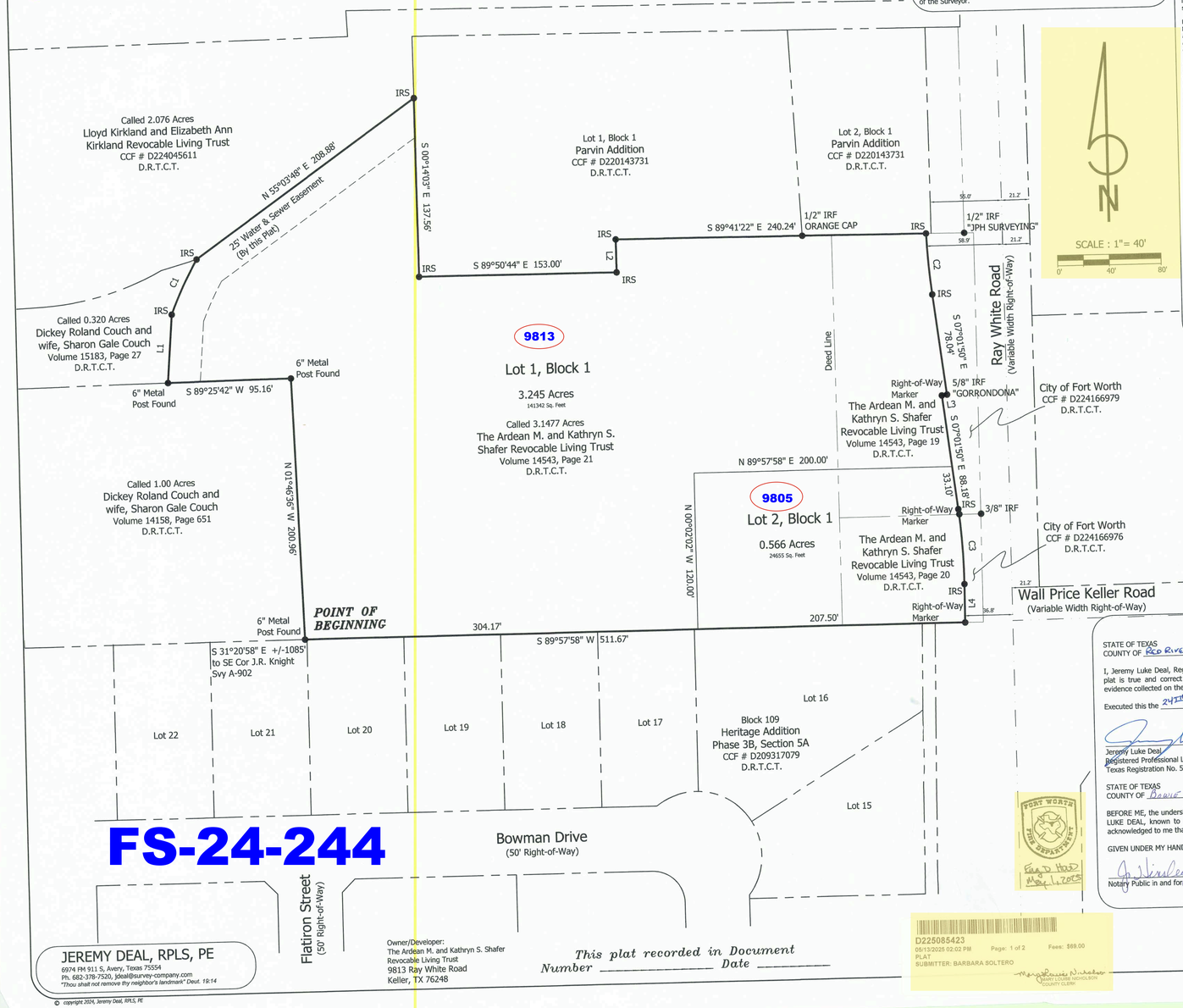
Date: October 14, 2024

Sheet 1 of 1

VICINITY MAP

N.T.S.





FS-24-244

D225085423
05/13/2025 02:02 PM Page: 1 of 2 Fees: $69.00
PLAT
SUBMITTER: BARBARA SOLTERO
MARY LOUISE NICHOLSON
COUNTY CLERK

JEREMY DEAL, RPLS, PE
6974 FM 911 S, Avery, Texas 75554
Ph. 682-378-7520, jdeal@survey-company.com
*Thou shalt not remove thy neighbor's landmark" Deut. 19:14

Owner/Developer:
The Ardean M. and Kathryn S. Shafer Revocable Living Trust
9813 Ray White Road
Keller, TX 76248

This plat recorded in Document Number _____ Date _____

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FINAL PLAT OF LOTS 1 & 2, BLOCK 1 SHAFER ADDITION

3.811 acres of land being situated in the J.R. Knight Survey, Abstract Number 902, ETJ of the City of Fort Worth, Tarrant County, Texas.