

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0310L, DATED MARCH 21, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE. ON RARE OCCASIONS 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 WINDROSE LAND SERVICES.
- 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 CERTIFICATES.
- 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.
- 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.

NOTES:

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, OR 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.

SIDEWALK NOTE

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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.

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.

WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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 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.

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.

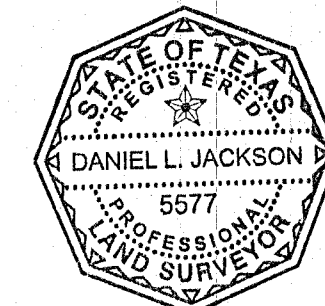
BUILDING PERMITS

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.

STATE OF TEXAS §
COUNTY OF DENTON §

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Daniel L. Jackson
DANIEL L. JACKSON, P.L.S.
TEXAS REGISTRATION NO. 5577

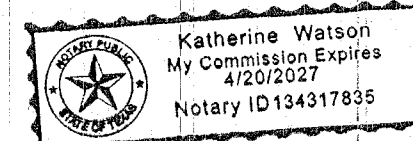


STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF February 2025

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS JASON HORTON AND JEREMIS SMITH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE G.J. ASHBRANNER SURVEY, ABSTRACT NO. 7, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, TOM DANNER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 204, PAGE (PG.) 94, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING ALL OF THAT TRACT OF LAND DESCRIBED TO JASON HORTON AND JEREMIS SMITH IN DEED RECORDED IN DOCUMENT (DOC.) NO. D220170893, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WITH SAID 0.741 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF LANGSTON STREET (CALLED 60 FOOT R.O.W.) AS RECORDED IN VOL. 204, PG. 94, P.R.T.C.T. FOR THE SOUTHWEST CORNER OF A CALLED 0.2397 ACRE TRACT DESCRIBED TO CAVILE PUBLIC FACILITY CORPORATION IN DEED RECORDED IN DOCUMENT (DOC.) NO. D216153709, O.P.R.T.C.T., FROM WHICH A 'X' CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 16A, TOM DANNER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN VOL. 388-15, PG. 149, P.R.T.C.T. BEARS NORTH 00 DEG. 36 MIN. 12 SEC. WEST, A DISTANCE OF 218.00 FEET;

THENCE, NORTH 89 DEGREES 24 MINUTES 23 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.2397 ACRE TRACT, A DISTANCE OF 70.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHWEST CORNER OF SAID 0.2397 ACRE TRACT AND AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 35 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID 0.2397 ACRE TRACT, A DISTANCE OF 149.40 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF RAMEY AVENUE (R.O.W. VARIES) AS RECORDED IN VOL. 204, PG. 94, P.R.T.C.T. FOR THE NORTHEAST CORNER OF SAID 0.2397 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 29 MINUTES 18 SECONDS EAST, WITH THE SOUTH R.O.W. LINE OF SAID RAMEY AVENUE, A DISTANCE OF 89.85 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 2 OF SAID TOM DANNER ADDITION FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 37 MINUTES 21 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 305.30 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF LOT 15 OF SAID TOM DANNER ADDITION, THE SOUTHWEST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 24 MINUTES 23 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF SAID LANGSTON STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEGREES 35 MINUTES 37 SECONDS WEST, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.741 ACRES OR 32,271 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT JASON HORTON AND JEREMIS SMITH DOES HEREBY ADOPT THIS PLAT OF LOTS 1R1 AND 1R2, TOM DANNER ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS 10 DAY OF February 2025

Jason Horton
JASON HORTON-OWNER

Jason Horton
PRINTED NAME/TITLE

2-10-25

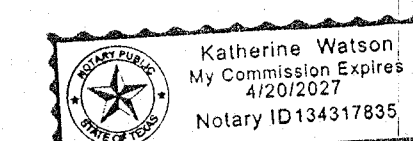
DATE

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON HORTON, 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 THIS 10 DAY OF February 2025

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



JEREMIS SMITH-OWNER

Jeremis Smith
PRINTED NAME/TITLE

2/10/2025

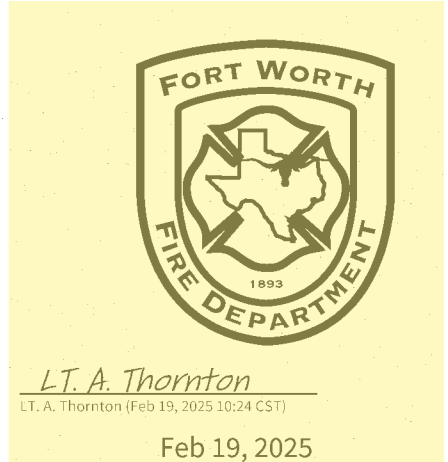
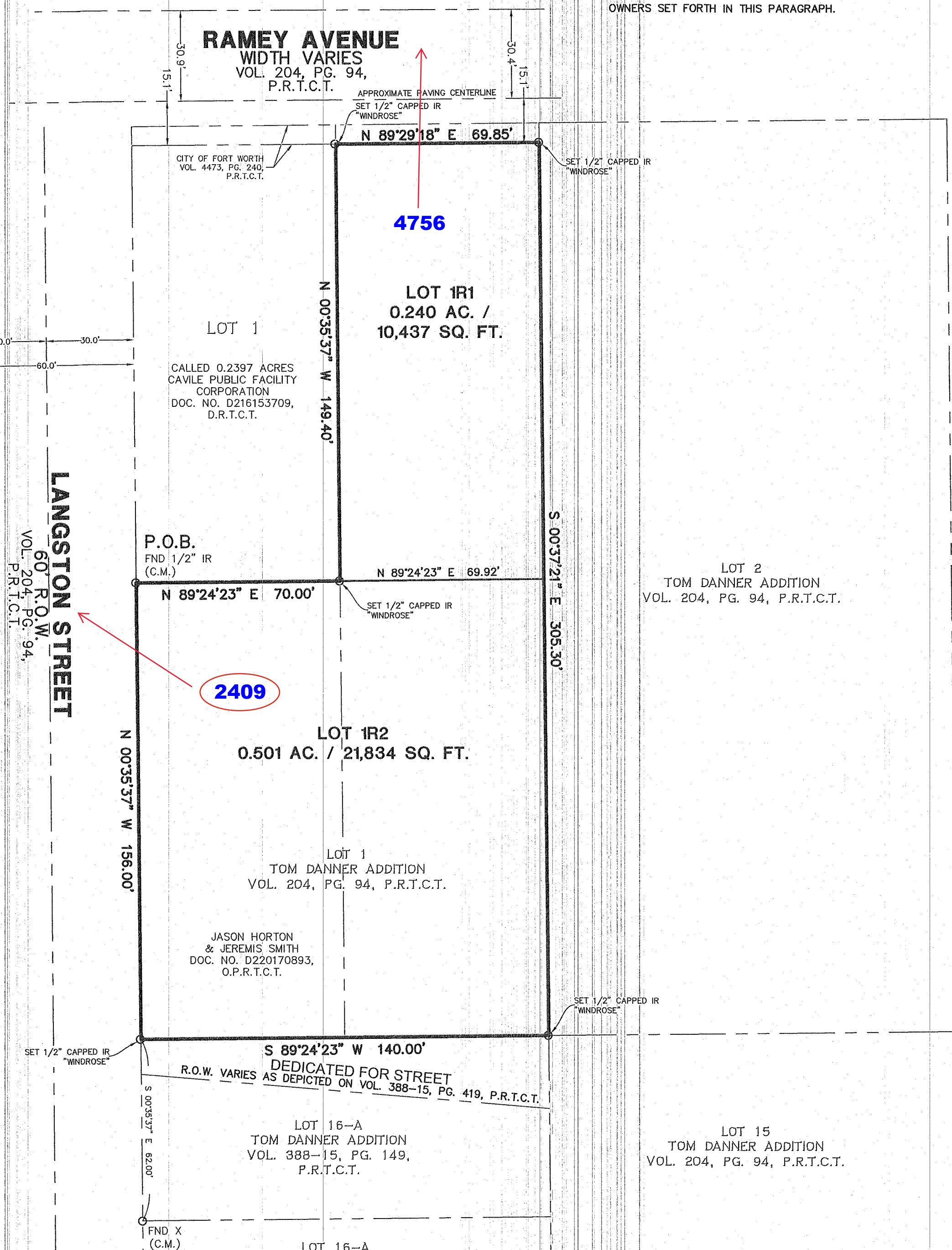
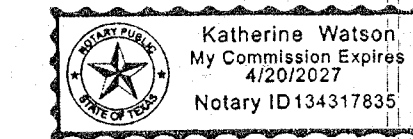
DATE

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JEREMIS SMITH, 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 THIS 10 DAY OF February 2025

Katherine Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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: Feb 18, 2025

By: *Donald P. Rosen* Chairman
By: *Derek Hall* Secretary

- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

CITY CASE NO: FS-24-283

| PARCEL | ACREAGE | USE |
|---------|-----------|-------------|
| LOT 1R1 | 0.240 AC. | RESIDENTIAL |
| LOT 1R2 | 0.501 AC. | RESIDENTIAL |

OWNER/DEVELOPER
JEREMIS SMITH
1249 HIGHVIEW DRIVE
CEDAR HILL, TEXAS 75104

OWNER/DEVELOPER
JASON HORTON
1249 HIGHVIEW DRIVE
CEDAR HILL, TEXAS 75104



1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: SS DATE: 01/28/2025 CHECKED BY: D.L.J. JOB NO.: D60054
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: STEPHEN.SALCIDO@WINDROSESERVICES.COM

FINAL PLAT
LOTS 1R1 AND 1R2
TOM DANNER ADDITION
BEING A REPLAT TOM DANNER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 204, PAGE 94 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
SITUATED IN THE
G.J. ASHBRANNER SURVEY,
ABSTRACT NUMBER 7