

conducting any development activities.

not guarantee that any lot is suitable for an OSSF.

for State Highways. (TLGC § 233.031-233.032).

improvement(s) and does not have the responsibility to replace them.

10. 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, patrolling, maintaining and adding to or removing all or part of it 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

11. Tarrant County requires a minimum lot size of 10 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 ID 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

12. 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

DEDICATION, AND THERE ARE NO LIEN HOLDERS.

THOROUGHFARE PLAN.

BEING 10' ON EACH SIDE OF LOT LINE - SEE DETAIL.

NOTE: COVENANTS AND RESTRICTIONS ARE UNALTERED.

NOTE: COUNTY DOES NOT ENFORCE BUILDING SETBACKS MORE THAN THE COUNTY'S MINIMUM

NOTE: 20' x 25' ONCOR EASEMENTS BEGIN 10' INSIDE STREET SIDE AND CENTERED ON THE LOT LINE,

NOTE: THE CURRENT ROW. IS CONSISTENT WITH THE ROW. WIDTH RECOMMENDED IN THE CITY'S MASTER

NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE PROPERTY LINE BETWEEN LOTS 12, 13, AND 14.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That We, MW Texan Star Homes LLC., do hereby adopt this replat as Lot I2R, Lot I3R and Lot 14R, Block I, Timber Wolf Valley, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown

HAND AT TARRANT COUNTY, TEXAS, this the 3 day of TVLY 2025.

State of Texas

County of Tarrant BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kim Malone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same purposes and consideration therein express and in the capacity

GIVEN UNDER MY HAND AND GEAL OF OFFICE, this the 1, day of 12025.



State of Texas County of Tarrant

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of Tarrant County, Texas and in accordance with Tarrant County Development Regulations.



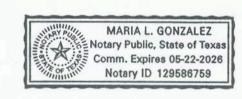
FS-25-062



State of Texas County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Donnie Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and consideration therein express and in the capacity therein stated.

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





TARRANT COUNTY PLA

FINAL PLAT TIMBER WOLF VALLEY Lot 12R, Lot 13R and 14R, Block I 3.70 ACRES

DAVID WASHINGTON SURVEY, ABSTRACT NO.393

Being all of Lots 12, 13 and 14, Block 1 of Timber Wolf Valley an addition

to Tarrant County, Texas according to the plat recorded as D223@3@216, Deed Records, Tarrant County, Texas DAVID WASHINGTON SURVEY, ABSTRACT NO.393

MW Texan Star Homes LLC

5409 Chase Landing

Burleson, Texas 76028

TARRANT COUNTY, TEXAS

Kim Malone

DATE: FEBRUARY, 2025 REVISED: MAY 8, 2025 REVISED: June 24, 2025 REVISED: July 15, 2025 REVISED: July 22, 2025 SCALE: 1"= 50" |5-25-062

FIRM NO.10194218

Office: 817-295-2999

Fax: 817-295-3311

JOB NO.20252001

"LAND SURVEYING" (ANY WHERE IN TEXAS)

PHONE:(817)-295-2999 FAX:(817)-295-3311 email: tucker@txsurveyors.com

817-718-6343 email: skeeterwells@hotmail.com SURVEYOR: DONNIE L. TUCKER TEXAS SURVEYORS P.O. BOX 1855 BURLESON, TEXAS 76097

URVEYORS P.O. Box 1855 Burleson, Texas 76097

All culverts 20' long reinforced concrete pipe. Driveway width = 16'. Calculated using HY08. Trapazoidal channel with 2' to 3' base. Channel N value = 0.17.

NOTE: 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

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN

NINETY (90) DAYS AFTER DATE OF APPROVAL

COMMISSIONERS COURT

TARRANT COUNTY, TEXAS

NOTE: Utility Easements also subejet to Tarrant County notes NOTE: SEWER IS TO BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

NOTE: Water to be provided by CCN No.10089, Bethesda WSC NO WELLS ARE PRESENT ON THIS PROPERTY AT THIS TIME.

DRIVEWAY CULVERT SCHEDULE TIMBER WOLF VALLEY DRIVEWAY CULVERT CALCULATIONS

DRIVEWAY	AREA		12	Q2	1100 (in/hr)	Q100 (cfs)	Tc (min)	Inlet Sta	Inlet Elev	Slope	Outlet Sta	Outlet Elev	Headwater Elevation	Tailwater Depth	Velocity	Driveway	Diameter	Capacity
Lot 1	5.54		3.52	9 95		25.92	15	6+50	723.37	1%	6+70	723.17	727.55	2.53	5.29	727.55	30"	30.51
Lot 2	5.00	0.51			9.18	23.40	15	5+10	724.77	1%	5+30	724.57	727.6	2.43	4.81	728.64	30"	26.39
Lot 3	3.24		3.52			15.16	15	2+30	727.57	1%	2+50	727.37	729.96	2	4.83	731.25	24"	17.17
Lot 4	No roadside ditch.																	
Lot 5	No r	No roadside ditch.											770.4	4.74	4.70	772.00	18"	6.74
Lot 6	1.63	0.51	3.52	2.93	9.18	7.63	15	4+75	728.44	0.75%		728.29		1.74	4.32	732.08		
Lot 7		0.51				24.43	15	2+86	727.02	0.75%	3+06	726.87	729.6	2.48	3.89	730.66	2-24"	25.22
Lot 8		0.51				9.17	15	2+10	727.87	2.7%	2+30	727.33	729.59	1.3	8.33	731.03	24"	9.17
Lot 9	None needed						-											
Lot 10	None needed															770.00	0.048	-0746
I -1 11	4.05	0.51	3 50	2 20	0.18	23 16	15	2+22	727.4	2.7%	2+42	726.86	729.16	1.83	8.75	730.62	2-24"	m23.16

D225171166

Fees: \$77.00

Pages: 4

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS OF

TARRANT COUNTY, TEXAS

09/12/2025 10:50 AM

Margalauia Nicholson

MARY LOUISE NICHOLSON COUNTY CLERK