

**NOTES**

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48430C0155K, DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.
- 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 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.
- SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
- 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.
- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 THE CPA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
- PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 90 P.S.I.
- WATER SERVICE PROVIDER: AQUA TEXAS
- NO EXISTING WATER WELLS ON-SITE
- SEPTIC, PRIVATE ON-SITE SEWAGE FACILITY
- 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 FREE AND 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 ENGINEERING 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 COULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW DAMAGES RESULTING FROM THE STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURENCE OF THE 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 ENGINEERING 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 OR 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 WILL BE SERVED BY PRIVATE ON-SITE SEWAGE FACILITIES (OSSF). FOR LOTS THAT ARE LESS THAN 1.0 ACRE (NET), LANDOWNERS SHALL SUBMIT AND FORMAL REQUEST FOR A VARIANCE OF THE TARRANT COUNTY DEVELOPMENT REGULATIONS RELATING TO LOT SIZE AND WRITTEN AUTHORIZATION FROM THE TARRANT COUNTY WASTEWATER SPECIALIST CONFIRMING THAT THERE ARE 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. (TLC § 233.031-233.032)

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
D22811778  
PLAT  
Pages: 2  
Fees: \$89.00  
08/18/2026 09:39 AM  
Mary Louise Nicholson  
COUNTY CLERK

JOHN S. GIBBS AND  
VOL. 6854, PG. 771  
D.R.T.C.T.

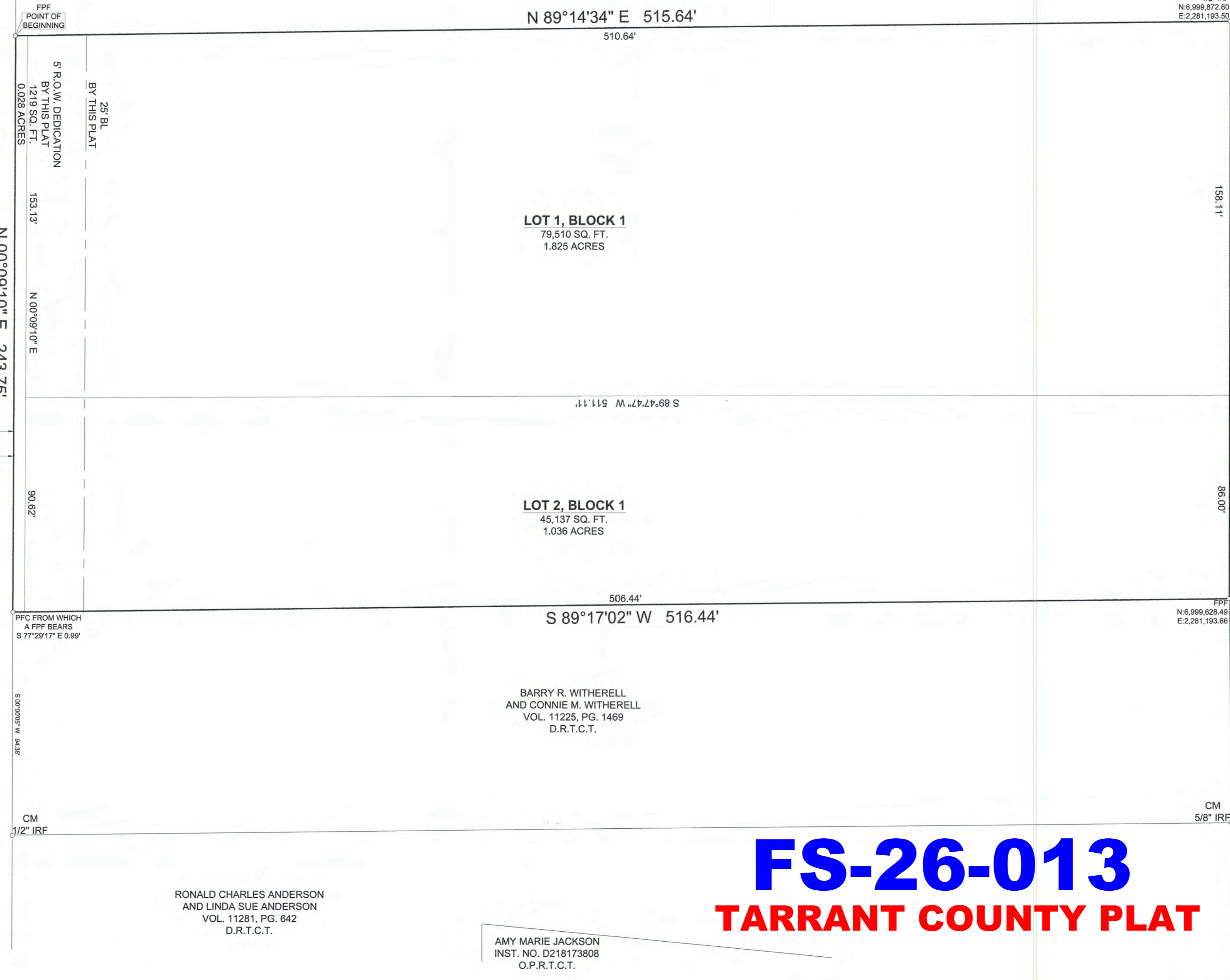
RONALD L. TESTER  
AND JAMES L. TESTER  
VOL. 6854, PG. 771  
D.R.T.C.T.

KEVIN C. GERRESH  
VOL. 8011, PG. 122  
D.R.T.C.T.

CLOVIA L. GERRESH  
VOL. 7507, PG. 178  
D.R.T.C.T.

CENTERLINE

SLAY STREET  
(60' R.O.W.)  
VOL. 6398, PG. 402 D.R.T.C.T.



RONALD CHARLES ANDERSON  
AND LINDA SUE ANDERSON  
VOL. 11281, PG. 642  
D.R.T.C.T.

AMY MARIE JACKSON  
INST. NO. D218173808  
O.P.R.T.C.T.

THOMAS W. HUMPHRIES, JR.  
AND PAULA HUMPHRIES  
VOL. 6545, PG. 59  
D.R.T.C.T.

LOT 1, BLOCK 1  
79,510 SQ. FT.  
1.825 ACRES

LOT 2, BLOCK 1  
45,137 SQ. FT.  
1.036 ACRES

**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.

**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.

**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".

# FS-26-013 TARRANT COUNTY PLAT

LEGEND		
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	
PLAT	VOLUME	
PG.	PAGE	
INST. NO.	INSTRUMENT NUMBER	
CM	CONTROLLING MONUMENT	
R.O.W.	RIGHT-OF-WAY	
IRF	IRON ROD FOUND	
FPF	FENCE POST FOUND	
PPC	POINT FOR CORNER	
SQ. FT.	SQUARE FEET	

LAND USE TABLE:	LOT 1:	LOT 2:
GROSS: 2.889 ACRES	1.843 ACRES	1.047 ACRES
NET: 2.861 ACRES	1.825 ACRES	1.036 ACRES
R.O.W. DEDICATION: 0.028 ACRES	0.018 ACRES	0.010 ACRES
LOT USE TYPE: RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS MAAS Group, LLC is the owner of a 2.889 acre tract of land situated in the Jacob Wilcox Survey, Abstract Number 47, Tarrant County, Texas, same being that tract of land conveyed to MAAS Group, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number D225213035, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found for corner, said corner lying along the East Right-of-Way line of Slay Street (a 60 foot Right-of-Way), same being the Southwest corner of a tract of land conveyed to Thomas W. Humphries, Jr. and Paula Humphries by deed recorded in Volume 6545, Page 59, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 14 minutes 34 seconds East, a distance of 515.64 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Humphries tract, same lying along the West line of a tract of land conveyed to Milton David Roeber and Brenda Roeber by deed recorded in Volume 2889, Page 294, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 17 minutes 02 seconds West, a distance of 516.44 feet to a point for corner, said corner being the Northwest corner of said Witherell tract, same lying along the East Right-of-Way line of said Slay Street, from which a fence post found bears South 77 degrees 29 minutes 17 seconds East, a distance of 0.99 feet for reference;

THENCE North 00 degrees 09 minutes 10 seconds East, a distance of 243.75 feet to the POINT OF BEGINNING and containing 125,865 square feet or 2.889 acres of land.

### OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

That I, MAAS Group, LLC, acting by and through their duly authorized agent, Tom Harms, do hereby adopt this plat designating the herein-described property as LOTS 1 & 2, BLOCK 1, HARMS LEGACY ADDITION, an addition to Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

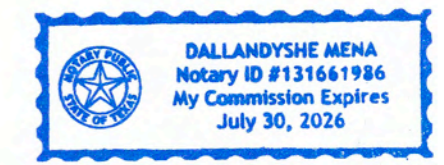
Witness my hand at Fort Worth, Texas, This 12<sup>th</sup> day of May, 2026

Tom Harms  
Owner: MAAS Group, LLC  
Agent: Tom Harms

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 Tom Harms, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 12<sup>th</sup> day of May, 2026

Dallandyshe Mena  
Notary Public in and for the State of Texas  
My commission expires: 7-30-2026



### SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Witness my hand at Rockwall, Texas, This 11<sup>th</sup> day of May, 2026

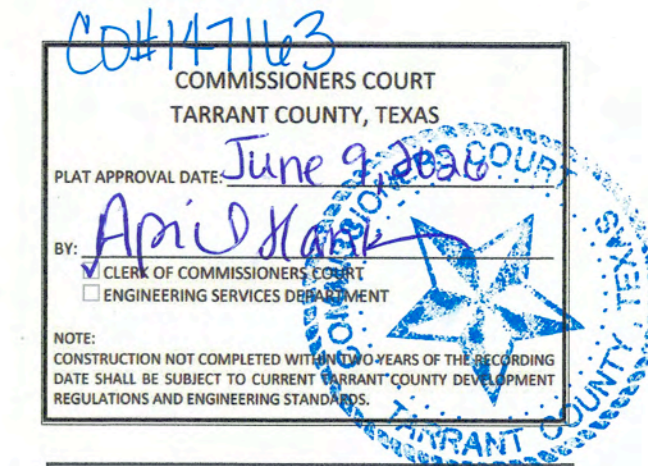
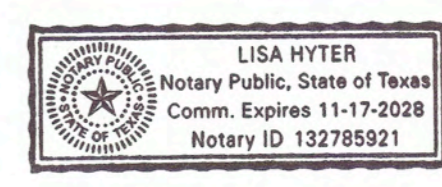
Barry S. Rhodes  
Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691  
Phone: (214) 326-1090



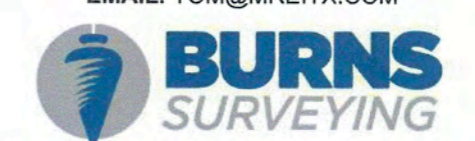
STATE OF TEXAS  
COUNTY OF ROCKWALL  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Rockwall, Texas, This 11<sup>th</sup> day of May, 2026

Lisa Hyter  
Notary Public in and for the State of Texas  
My commission expires: 11-17-2028



PROPERTY ADDRESS: 7900 SLAY STREET, FORT WORTH, TEXAS 76135  
OWNER: MAAS GROUP, LLC  
ADDRESS: 8200 EAGLE MOUNTAIN CIRCLE, FORT WORTH, TEXAS 76135  
PHONE: 817-875-8493  
EMAIL: TOM@MREITX.COM



PROFESSIONAL LAND SURVEYORS  
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082  
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSURVEYING.COM  
PHONE: (214) 326-1090

JOB NO.: 202509896 PREPARATION DATE: 01/05/2026 DRAWN BY: ANR  
REVISED: 03/25/2026

FINAL PLAT  
HARMS LEGACY ADDITION  
LOTS 1 & 2, BLOCK 1  
BEING 2.889 ACRES SITUATED IN THE  
JACOB WILCOX SURVEY, ABSTRACT NO. 47  
TARRANT COUNTY, TEXAS

CASE NO.: FS-26-013