



SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48439C0285L, DATED 03/21/2019, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM A ONE (1) PLATTED LOT AND A PORTION A PLATTED LOT.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Suzanne Whitbourne Revocable Trust, is the sole owner a tract of land located in the McLemore Survey, Abstract No. 1056, City of Fort Worth, Tarrant County, Texas, and being the same tract of land described in deed to Suzanne Whitbourne Revocable Trust, recorded in Instrument No. D226102705, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the Southwest line of Merrick Street, a 50 foot right-of-way, at the common Northerly corner of said Lots 11 and 12, Block 2, being the Northeast corner of a tract of land described in deed to John Wesley Jones and Cornelius B. Savage, recorded in Volume 1363, Page 43, Deed Records, Dallas County, Texas, same being the Northwest corner of said Whitbourne tract, and being at the beginning of a curve to the right, having a central angle of 33 deg. 15 min. 40 sec., a radius of 245.00 feet, and a chord bearing and distance of South 47 deg. 09 min. 10 sec. East, 140.24 feet;

THENCE Southeasterly, along said Southwest line and said curve to the right, an arc distance of 142.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a curve to the right, having a central angle of 126 deg. 41 min. 03 sec., a radius of 25.00 feet, and a chord bearing and distance of South 32 deg. 49 min. 11 sec. West, 44.69 feet;

THENCE Southwesterly, along said curve to the right, an arc distance of 55.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the North line of Merrick Court a 50 foot right-of-way, and being at the beginning of a curve to the left, having a central angle of 07 deg. 31 min. 17 sec., a radius of 689.23 feet, and a chord bearing and distance of North 87 deg. 35 min. 56 sec. West, 90.41 feet;

THENCE Northwesterly, along said North line of Merrick Court and said curve to the left, an arc distance of 90.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner at the beginning of a non-tangent curve to the left, having a central angle of 34 deg. 22 min. 24 sec., a radius of 50.00 feet, and a chord bearing and distance of North 50 deg. 30 min. 34 sec. West, 29.55 feet;

THENCE Northwesterly, along said North line of Merrick Court and said curve to the left, an arc distance of 30.00 feet to a 5/8 inch iron rod found at the Southeast corner of said Cornelius and Savage tract, and being the Southwest corner of said Whitbourne tract;

THENCE North 20 deg. 10 min. 28 sec. East, a distance of 95.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set for corner in the common line of said Lots 11 and 12, Block 2;

THENCE North 04 deg. 17 min. 54 sec. East, along said common line, a distance of 20.60 feet to the PLACE OF BEGINNING and containing 11,522 square feet or 0.265 of an acre of land.

OWNER'S DEDICATION

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

That Suzanne Whitbourne, Owner of Suzanne Whitbourne Revocable Trust, does hereby adopt this plat designating the herein-described property as **NORTHCREST, LOT 12R, BLOCK 2**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Rockwall, Texas, This 14th day of October 20 26

Name: Suzanne Whitbourne
Title: Owner

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 Suzanne Whitbourne, 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 14th day of October 20 26

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

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 14th day of October, 2026.

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
BARRY S. RHODES
3691
REGISTERED
LAND SURVEYOR

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of October 2026.

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

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
12R	0.265	0.265	0	RESIDENTIAL

PLAT NOTES

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 of the municipal water and/or wastewater system.

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 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.

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

SIDEWALKS AND STREETLIGHT
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0285L, dated 03/21/2019, Zone X.

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.

PRIVATE MAINTENANCE
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 area, 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.

PARKWAY PERMIT
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.

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

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.

FORT WORTH FIRE DEPARTMENT 1893

Eng D Hood 11/12/2026
Eng D Hood 11/12/2026 (Nov 12, 2026 07:38:18 CST)

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: 11/13/2026

By Caroline Granz (Nov 13, 2026 13:31:07 CST) Chairman

By Stephen Murray (Nov 13, 2026 10:32:04 CST) Secretary

CASE NO. FS-26-199

THIS PLAT FILED IN DOCUMENT NO. _____

DATE _____

FS-26-199

LEGEND	
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
YC	YELLOW PLASTIC CAP

PROPERTY ADDRESS: 1732 MERRICK STREET, FORT WORTH, TEXAS 76107

OWNER: SUZANNE WHITBOURNE
ADDRESS: 3649 BELLAIRE DRIVE S, FORTH WORTH,TEXAS 76109
PHONE: 817-689-7839

BURNS

PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202405588-01 PREPARATION DATE: 08/12/2026 DRAWN BY: TD

FINAL PLAT
LOT 12R, BLOCK 2
NORTHCREST

BEING A REPLAT OF A PORTION OF LOT 11 AND ALL OF LOT 12, BLOCK 2, NORTHCREST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-E, PAGE 71, P.R.T.C.T.