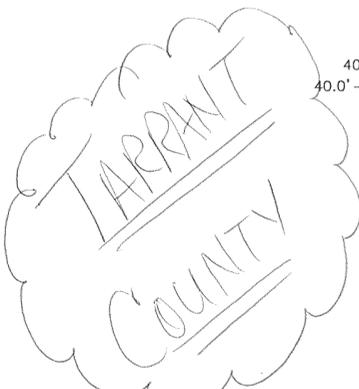


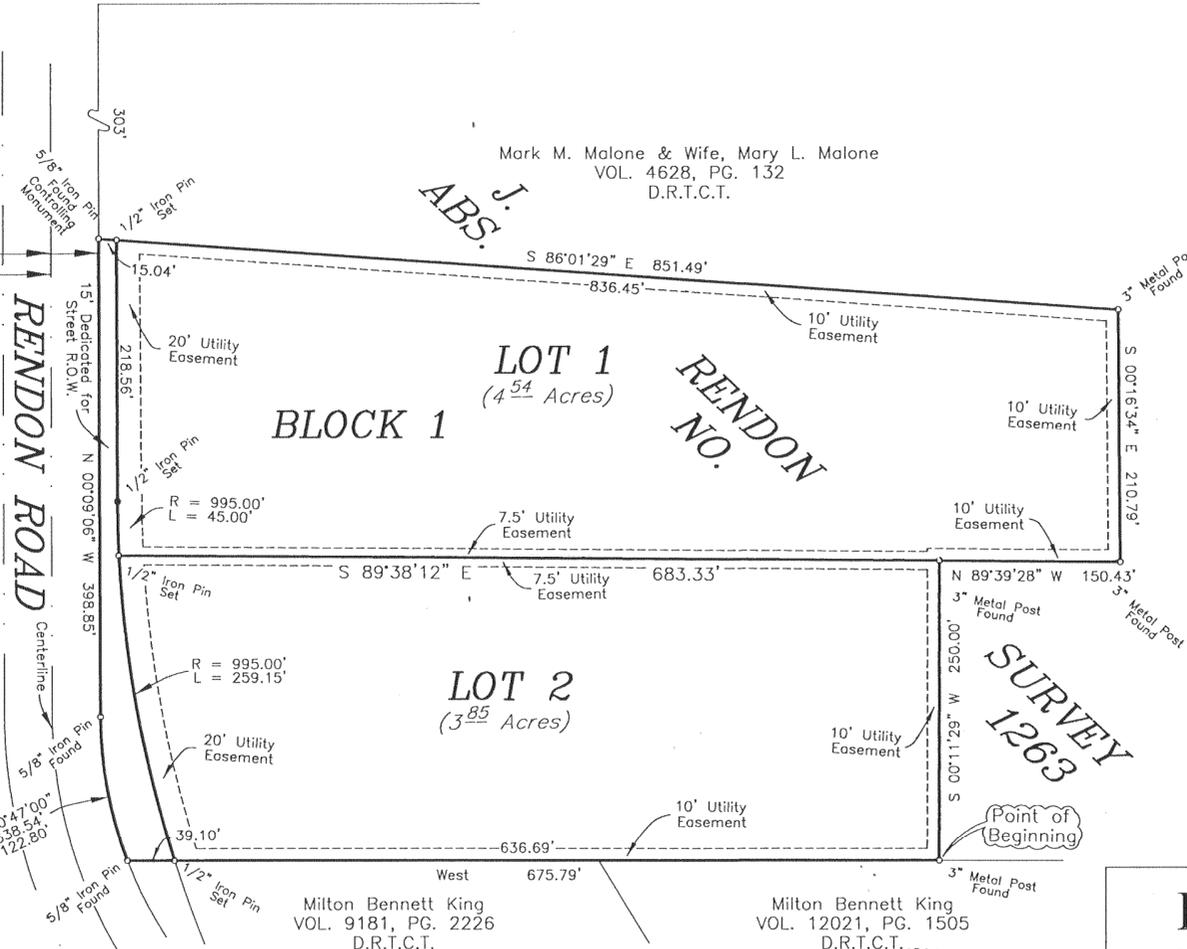
TRIANGLE surveying company

P.O. Box 546  
Burleson, Texas 76097  
295-1148



Graphic Scale in Feet

# SHERMAN OAKS COURT



THE STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS I, Celyn Hughes, being the owner of the following described tract of land, to-wit:  
Being an 8.66 acre of land out of the J. RENDON SURVEY, ABSTRACT NO. 1263, in Tarrant County, Texas and being a portion of an approximate 9.04 acre tract of land out of said survey conveyed by Mary Gayle McKesson to Jewel C. McKesson by deed recorded in Volume 6359, Page 912, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 inch metal post found at the most South Southeast corner of said McKesson tract and in the common line of said J. Rendon Survey and the J.G. Hampton Survey, Abstract No. 301, in Tarrant County, Texas;

THENCE West along the South line of said McKesson tract and along said common line, a distance of 675.79 feet to a 5/8 inch iron pin found for corner in the Easterly line of Rendon Road;

THENCE Northerly along said Easterly line of Rendon Road, along a curve to the right having a radius of 338.64 feet, a distance 122.80 feet to a 5/8 inch iron pin found at the end of said curve and North 00 degrees, 09 minutes, 06 seconds West, a distance of 398.85 feet to a 5/8 inch iron pin found for corner;

THENCE South 86 degrees, 01 minutes, 29 seconds East, a distance of 851.49 feet to a 3 inch steel post found for corner;

THENCE South 00 degrees, 16 minutes, 34 seconds East, a distance of 210.79 feet to a 3 inch steel post found for corner;

THENCE North 89 degrees, 39 minutes, 28 seconds West, a distance of 150.43 feet to a 3 inch steel post found for corner;

THENCE South 00 degrees, 11 minutes, 29 seconds West, a distance of 250.00 feet to the POINT OF BEGINNING and containing 8.66 acres of land,

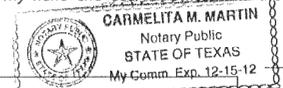
and do hereby adopt the attached plat depicting the above described tract of land to be known as Lots 1, and 2, Block 1, J C H ADDITION, an Addition in Tarrant County, Texas, and do hereby dedicate or public use, the streets and easements shown thereon.

*Celyn Hughes*  
Celyn Hughes, owner

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, The undersigned authority, on this day personally appeared Celyn Hughes, 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 considerations therein expressed.

WITNESS my hand and seal of office, this 17 day of May, 2011



*Carmelita Martin*  
Carmelita M. Martin  
Public Notary, State of Texas.

**Flood Plain Restrictions**  
No construction shall be allowed within the flood plain easement without the written approval of the Director of Transportation and Public Works. In order to secure approval, satisfactory engineering studies and/or detailed engineering improvement plans, shall be prepared and submitted by the petitioner(s) wishing to construct within the flood-plain. Where construction is permitted, assuming ultimate development conditions, all finished floor elevations shall be a minimum of 2 ft. (two feet) feet above the 100-year flood water elevation, or 1 ft. (one foot) above the 100-year flood-way water surface elevation.

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open space 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.

**Site Drainage Study**  
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 a CFA for any necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**Utility Easements**  
Any public franchised 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.

**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 such on this plat. Said lots and facilities shall include, but not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape, and open space areas; water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor facilities.  
The land owners and subsequent owners of the lots and parcels 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.

**Flood Plain/Drainageway-- Maintenance:**  
The 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 individual lot owners whose lots are traversed by, or adjacent to, the drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the flood-plain easement line as shown on the plat.

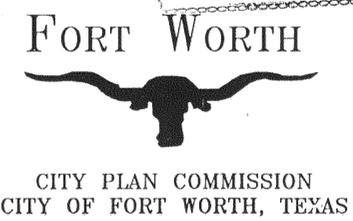
## J. G. HAMPTON SURVEY ABS. NO. 301

APPROVED BY THE COMMISSIONERS  
COURT OF TARRANT COUNTY, TEXAS,  
THIS THE 14<sup>TH</sup> DAY OF JUNE 2011

*W. J. Blankenship*  
COUNTY JUDGE

According to the Flood Insurance Rate Map for Tarrant County Unincorporated Areas, Map No. 48439C0465K, Revised September 25, 2009, this Addition appears to be in Zone "X" (areas determined to be outside 500-year flood Plain).

Final SWMP required.



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: 5/27/2011  
By: *[Signature]* Chairman  
By: *[Signature]* Secretary  
FS-011-016

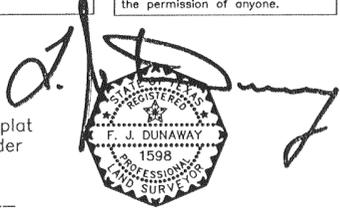
Construction not complete within two years of the recording date shall be subject to current County Construction Standards and Regulations.

**Surveyor's Notes**  
1. All property corners are 1/2" iron pins set have a plastic cap marked "R.P.L.S. 1598".  
2. This Addition is in the Extraterritorial Jurisdiction of the City of Fort Worth.

OWNER:  
Celyn Hughes  
1214 Genesis Drive  
Mansfield, Texas,  
76063-8650

SURVEYOR:  
Triangle Surveying  
P.O. Box 546  
Burleson, Texas 76028  
Contact: F. J. Dunaway  
PHONE: (817) 295-1148

I, F. J. Dunaway, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual survey made on the ground under my personal supervision.



Date: 1/26/11

**FINAL PLAT SHOWING  
Lots 1, and 2, Block 1  
J C H ADDITION**  
An Addition to Tarrant County, Texas,  
being a Subdivision of 8.47 acres of land situated in  
J. Rendon Survey, Abstract Number 1263,  
Tarrant County, Texas.  
SCALE 1" = 100'

Plat Prepared January 26, 2011

D211156948 7/1/11

FILED  
TARRANT COUNTY TEXAS  
2011 JUL - 1 PM 12:30

