

VICINITY MAP
NOT TO SCALE

SANITARY SEWER FOR THIS ADDITION
"SANITARY SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM AND SHALL MEET THE APPROVAL OF THE TARRANT COUNTY HEALTH DEPARTMENT"

PRIVATE WATER WELLS
"WATER TO BE SERVED BY BETHESDA CON#10089"

CONSTRUCTION PROHIBITED OVER EASEMENTS
"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLANNED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

FLOOD PLAIN
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD OR SURFACE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439-0465 K, MAP REVISED SEPTEMBER 25, 2009.

UTILITY EASEMENTS
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED 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 THIS 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."

FLOOD PLAIN/DRAINAGE-WAY 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 ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRaversing THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE 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."

ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY."

STORM WATER MANAGEMENT PLAN
"A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES"

PRIVATE MAINTENANCE
"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

FLOOD PLAIN/DRAINAGE-WAY 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 ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRaversing THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE 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."

FLOODPLAIN RESTRICTION
"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION."

ETJ FLOODPLAIN RESTRICTION
"IN THE ETJ, NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION."

ACCESS PERMIT
"AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS/ROADS SHOWN ON THIS PLAT."

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: 1/31/2015
BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: January 12th 2016
COUNTY JUDGE: *[Signature]*
COMMISSIONER: *[Signature]*
COMMISSIONER: *[Signature]*
COMMISSIONER: *[Signature]*

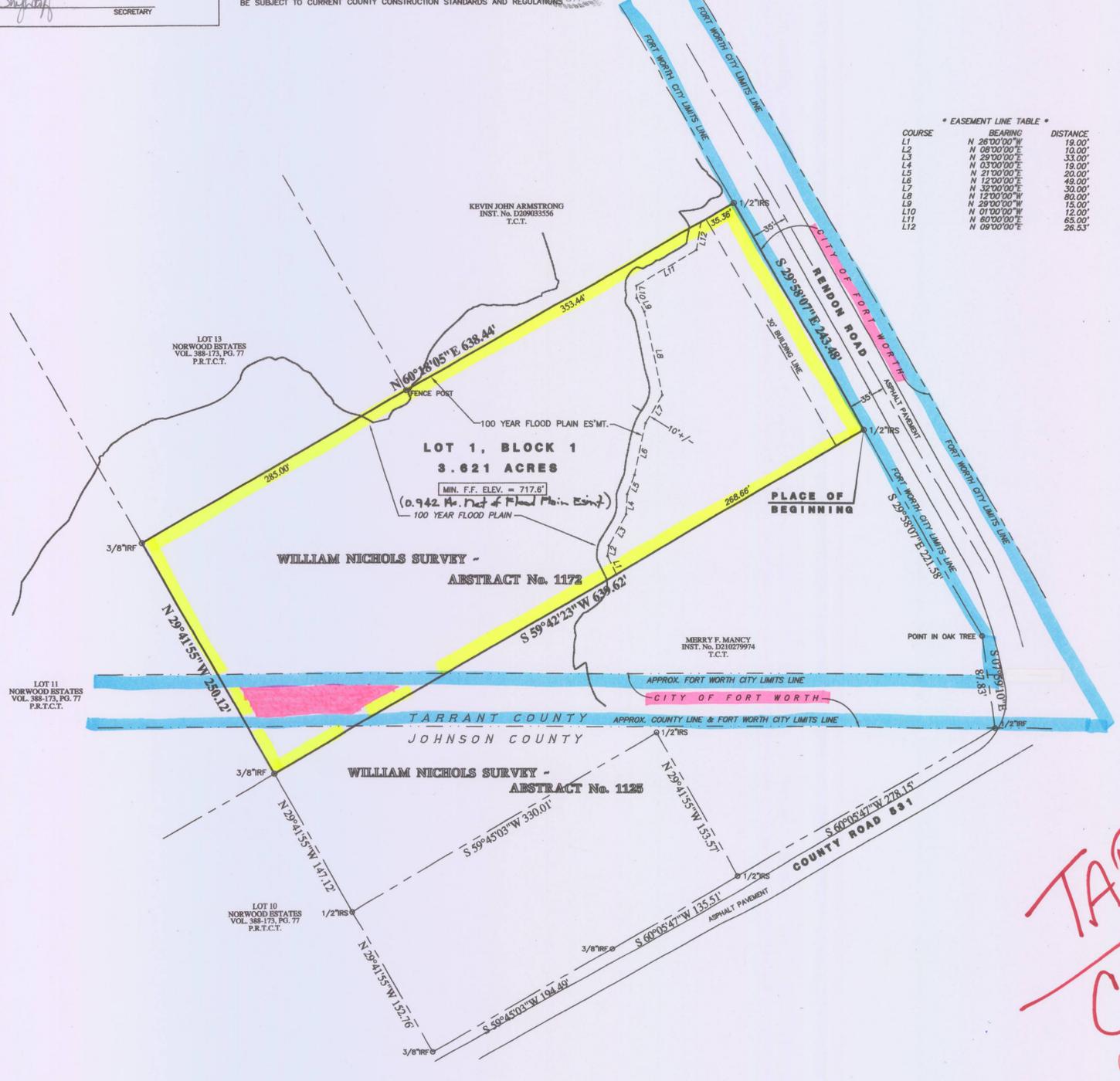
CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY CONSTRUCTION STANDARDS AND REGULATIONS.

BASIS OF BEARINGS: WESTERLY RIGHT-OF-WAY LINE OF RENDON ROAD ACCORDING TO THE DEED RECORDED IN INSTRUMENT No. D21229851, T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth Texas 76110
(817) 920-7600 (817) 920-7617 FAX
CLS JOB No. 01-0305
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.



* EASEMENT LINE TABLE *

| COURSE | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 26°00'00" W | 19.00' |
| L2 | N 08°00'00" E | 10.00' |
| L3 | N 29°00'00" E | 33.00' |
| L4 | N 03°00'00" E | 19.00' |
| L5 | N 21°00'00" E | 29.00' |
| L6 | N 12°00'00" E | 48.00' |
| L7 | N 32°00'00" E | 30.00' |
| L8 | N 12°00'00" W | 80.00' |
| L9 | N 29°00'00" W | 15.00' |
| L10 | N 01°00'00" W | 12.00' |
| L11 | N 60°00'00" E | 65.00' |
| L12 | N 09°00'00" E | 26.53' |

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CESAR TJERINA and ROCIA TJERINA, are the sole owners of that certain tract of land located in the WILLIAM NICHOLS SURVEY, ABSTRACT No. 1172, Tarrant County, Texas and the WILLIAM NICHOLS SURVEY, ABSTRACT No. 1123, Johnson County, Texas, according to the deed recorded in Instrument No. D21229851, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron set in at the most Easterly corner line of said Tjerna Tract being the most Northerly corner of that certain tract of land described in deed to Merry F. Maney recorded in Instrument No. D210279974, Tarrant County, Texas and lying in the Westerly right-of-way line of Rendon Road (a variable width right-of-way);

THENCE S 59° 42' 23" W, 639.62 feet along the common boundary line between said Tjerna Tract and said Maney Tract to a 3/8-inch iron rod found at the most Southerly corner of said Tjerna Tract being the most Easterly corner of Lot 11, Norwood Estates, an addition to Tarrant and Johnson Counties, Texas, according to the plat recorded in Volume 388-173, Page 77, Plat Records, Tarrant County, Texas;

THENCE N 29° 41' 55" W, 250.12 feet along the common boundary line between said Tjerna Tract and said Norwood Estates to a 3/8-inch iron rod found at the most Westerly corner of said Tjerna Tract being the most Southerly corner of Lot 13, said Norwood Estates;

THENCE N 60° 18' 05" E along the Northerly boundary line of said Tjerna Tract at 285.00 feet passing a fence post found at the most Easterly corner of said Lot 13, being the most Southerly corner of a tract of land described in deed to Kevin John Armstrong recorded in Instrument No. D220933556, Tarrant County, Texas and continuing in all a total distance of 638.44 feet to a 1/2-inch iron rod set at the most Northerly corner of said Tjerna Tract lying in the aforesaid Westerly right-of-way line of Rendon Road;

THENCE S 29° 58' 07" E, 243.48 feet along the Easterly boundary line of said Tjerna Tract with said right-of-way line to the PLACE OF BEGINNING, containing 3.621 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT CESAR TJERINA and ROCIA TJERINA do hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, RENDON OAKS ESTATES to the City of Fort Worth, Tarrant and Johnson Counties, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas this 21 day of December, 2015.

Cesar Tjerna *[Signature]* Rocio Tjerna *[Signature]*

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CESAR TJERINA and ROCIA TJERINA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

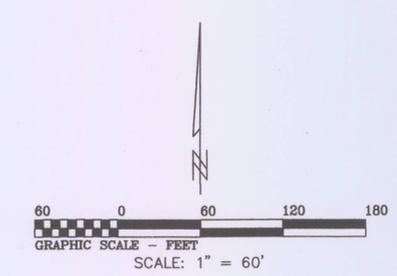
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of December, 2015.

[Signature]
NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S STATEMENT
THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature]
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

TARRANT COUNTY
(FOR ADDRESS ASSIGNMENT)



PLAT RECORDED IN VOLUME 10, PAGE 925, DRAWING 6
DATE: 1/21/16
[Signature]
COUNTY CLERK, JOHNSON COUNTY, TEXAS
[Signature]
DEPUTY

FINAL PLAT
**LOT 1, BLOCK 1
RENDON OAKS ESTATES**
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT AND JOHNSON COUNTIES, TEXAS
BEING 3.621 ACRES OF LAND LOCATED IN THE
WILLIAM NICHOLS SURVEY, ABSTRACT No. 1172, TARRANT COUNTY, TEXAS &
THE WILLIAM NICHOLS SURVEY, ABSTRACT No. 1125, JOHNSON COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(831) 920-7617 FAX
e-mail: ron.coombs@sbcglobal.net

OWNER:
CESAR & ROCIA TJERINA
2302 OZARK DRIVE
ARLINGTON, TEXAS 76014
(817) 939-7898
(817) 275-1058 FAX

1 LOT 3.621 ACRES FS-14-124
DECEMBER 7, 2015

THIS PLAT RECORDED IN INSTRUMENT # D216013259, T.C.T. DATE 1/21/16