

SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.  
 BASIS OF BEARING PER PLAT RECORDED IN CABINET A, SLIDE 5273, P.R.T.C.T.  
 ACCORDING TO THE F.L.R. MAP, PANEL NO. 48439C0045-K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

**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, trees, 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.

**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(s) 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.

**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 individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property 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 City 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 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 those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

**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 easements of any type.

**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 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.

**Covenants or Restrictions are Un-altered**  
 This Replat does not vacate the previous "Plot of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

WATER PROVIDED BY PRIVATE WATER WELL.  
 SEWER PROVIDED BY PRIVATE DISPOSAL SYSTEM.

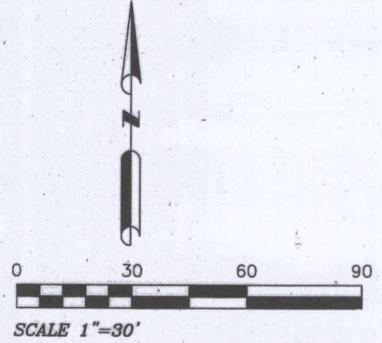
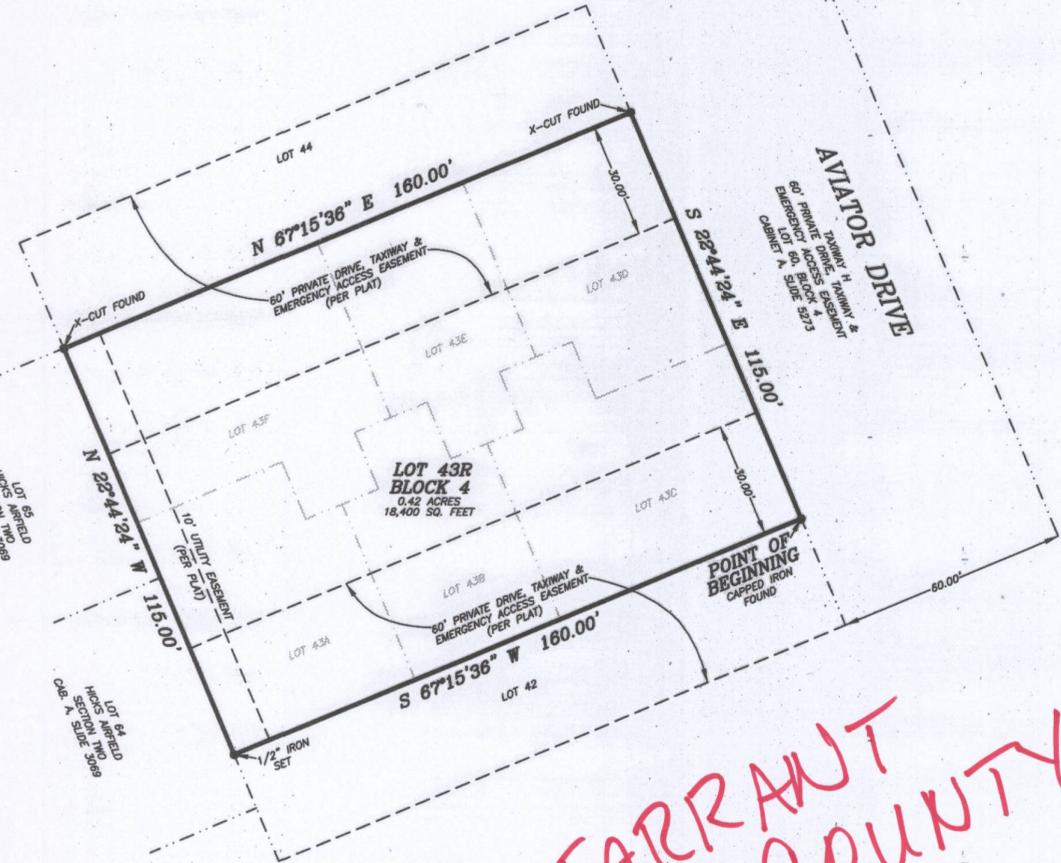
**OWNER/DEVELOPER:**  
 COY & DIANE SURLS  
 11617 MAYFIELD DRIVE  
 DENTON, TEXAS 76207

**NRB SURVEYING**  
 P.O. BOX 454  
 SPRINGTOWN, TEXAS, 76082  
 RSB# 817-584-9027  
 NLR# 817-406-6439



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.  
 DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 AUGUST 26, 2014

**TARRANT COUNTY**



STATE OF TEXAS }  
 COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS, That Coy Surlis and Diane M. Surlis, are the owners of the following described real property to wit:

Description for a 0.42 acre tract of land, said tract being Lots 43A, 43B, 43C, 43D, 43E and 43F, Block 4, HICKS AIRFIELD, Section 3, an Addition to Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5273, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found at the Southeast corner of said Lot 43C, Block 4 and at the Northwest corner of Lot 42D, and being in the West line of Taxiway H;

THENCE S 67°15'36" W, with the common line of said Lots 42 & 43, 160.00 feet to a 1/2" iron set at the Southwest corner of said Lot 43A and the Northwest corner of Lot 42F;

THENCE N 22°44'24" W, with the West line of said Lot 42, 115.00 feet to an x-cut found at the Northwest corner of said Lot 43F and the Southwest corner of Lot 44;

THENCE N 67°15'36" E, with the common line of said Lot 43 and said Lot 44, 160.00 feet to an x-cut found in the West line of said Taxiway H, and being for the Northeast corner of said Lot 43D and the Southeast corner of said Lot 44;

THENCE S 22°44'24" W, with the West line of said Taxiway H, 115.00 feet to the POINT OF BEGINNING and containing 0.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Coy Surlis and Diane M. Surlis, acting by and thru the undersigned duly authorized agent, does hereby adopt this plat of the hereinabove described real property as.....

LOT 43R, BLOCK 4  
 HICKS AIRFIELD, SECTION 3,  
 TARRANT COUNTY, TEXAS.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 18th day of February, 2015.

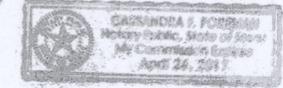
*Coy Surlis*  
 Coy Surlis

STATE OF TEXAS }  
 COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Coy Surlis, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18th day of February, 2015.

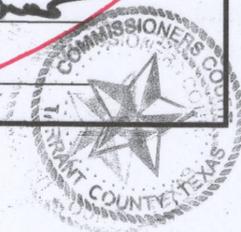
*Cassandra E. Foreman*  
 Notary Public State of Texas



L.T. RSC  
 2-19-2015

FSIA-174

AUTHORIZED BY THE ORDER OF THE COMMISSIONER'S COURT OF TARRANT COUNTY, TEXAS.  
 MARCH 17, 2015  
*Maryanne Gons*  
 COUNTY CLERK  
*Debbie Gode*  
 DEPUTY  
 #C0119730



**FORT WORTH**  
 City Plan Commission  
 City of Fort Worth, Texas  
 This plat is valid if recorded within 90 days after date of approval  
 Plat Approval Date: 2/20/2015  
 By: *Michael R. Reef* Chairman  
 By: *Danah B. Suddeth* Secretary

RE-PLAT  
 Lot 43R, Block 4  
 HICKS AIRFIELD,  
 SECTION 3,  
 AN ADDITION TO TARRANT COUNTY, TEXAS AND BEING A REVISION OF LOTS 43A, 43B, 43C, 43D, 43E & 43F, BLOCK 4, HICKS AIRFIELD, SECTION 3, RECORDED IN CABINET A, SLIDE 5273, PLAT RECORDS, TARRANT COUNTY, TEXAS.

CASE NO. FS-14-174  
 DOCUMENT NO. DATE 4-01-15  
 D215065199