



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DENTON, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-11-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 495 G OF SAID MAP.
- COVENANTS AND RESTRICTIONS: COVENANTS AND RESTRICTIONS ARE UN-ALTERED. THIS FINAL PLAT 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.
- WATER SERVICE: WATER IS SUPPLIED BY AQUA TEXAS INC. CON# 13201.
- SEWER SERVICE: SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY DENTON COUNTY HEALTH DEPARTMENT.
- ELECTRIC SERVICE: ELECTRIC SERVICE PROVIDED BY COSERVE ENERGY
- PROPERTY IS LOCATED IN THE NORTHWEST INDEPENDENT ISD SCHOOL DISTRICT
- PRIVATE COMMON AREAS AND FACILITIES: THE CITY OF FORT WORTH AND DENTON COUNTY 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 AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUBHOUSE/EXERCISE/ BUILDINGS AND 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 AND DENTON COUNTY, 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.
- 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 STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

12. PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH AND DENTON COUNTY 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.

13. SITE DRAINAGE STUDY NOTE

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE), IF THIS SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

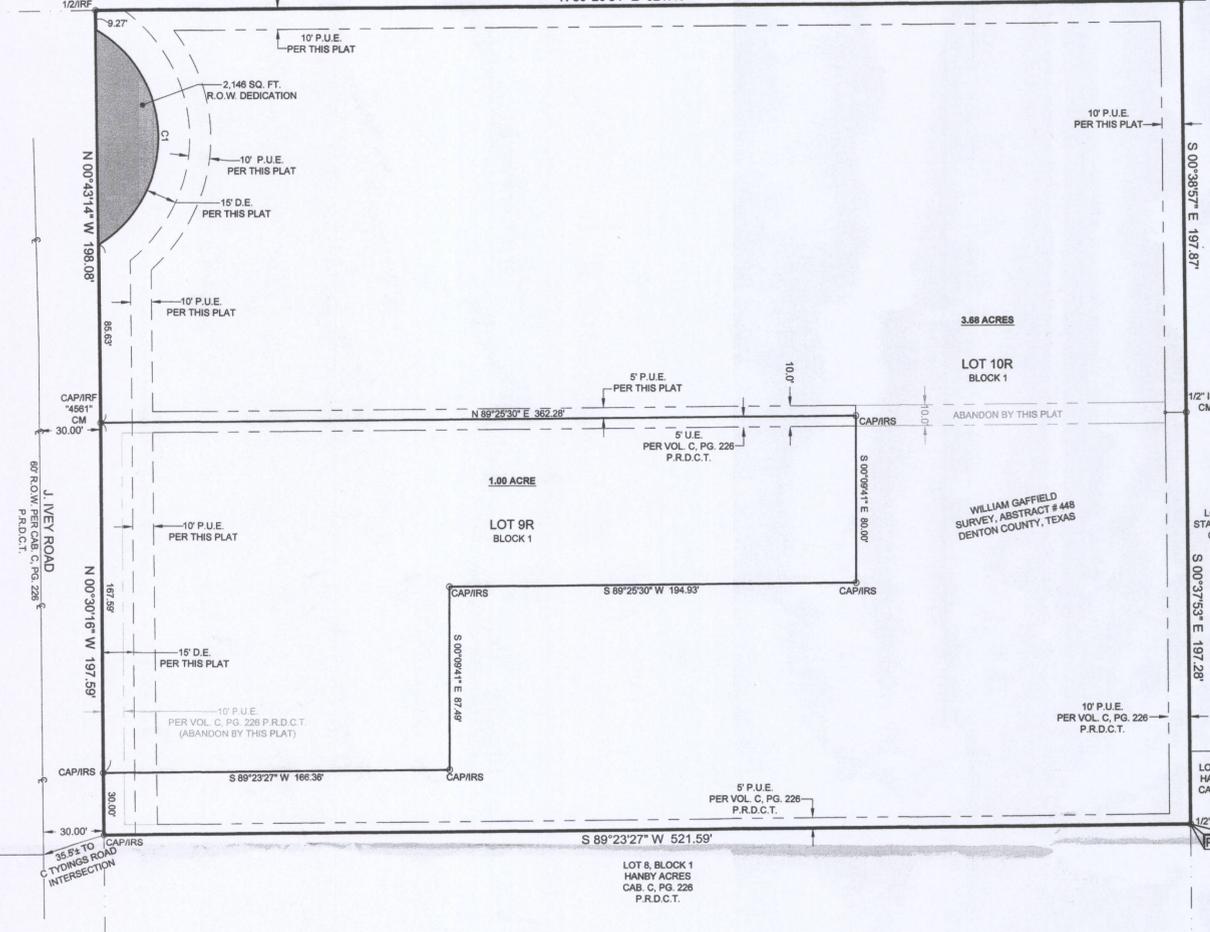
14. FLOODPLAIN RESTRICTION NOTE

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND DENTON COUNTY. 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.

15. FLOODPLAIN/FLOODWAY/DRAINWAY MAINTENANCE NOTE

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 AND DENTON COUNTY 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 AND DENTON COUNTY 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.

A TRACT OF LAND DESCRIBED IN A DEED TO
DONALD B. WILEY TRUST & LAURA ANNETTE LOWRY
INST # 2007-123520
R.P.R.D.C.T. N 89°26'54" E 521.40'



12. PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH AND DENTON COUNTY 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.

13. SITE DRAINAGE STUDY NOTE

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE), IF THIS SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

14. FLOODPLAIN RESTRICTION NOTE

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS AND DENTON COUNTY. 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.

15. FLOODPLAIN/FLOODWAY/DRAINWAY MAINTENANCE NOTE

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 AND DENTON COUNTY 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 AND DENTON COUNTY 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.

DENTON COUNTY

VARIABLE WIDTH R.O.W. DEDICATION CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	124.20'	60.00'	118°38'22"	N 00°43'14" W	103.19'

- LEGEND
- P.A.E. = PUBLIC ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - B.L. = BUILDING LINE
 - POB = POINT OF BEGINNING
 - CM = CONTROLLING MONUMENT
 - CAP/RF = CAPPED IRON ROD FOUND
 - 1/2" IRF = 1/2" IRON ROD FOUND
 - CAP/RS = CAPPED IRON ROD SET
 - R.O.W. = RIGHT OF WAY

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER:
JOHN RAY UPTMOR
11776 IVEY ROAD
JUSTIN, TX 76247

OWNER:
RICHARD F. BARTHOLOMEW & SUSAN A. BARTHOLOMEW
11720 IVEY ROAD
JUSTIN, TX 76247

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 APPROVED BY: *Donna R. Roof* 4/16/2015
By: *Donna R. Roof* Chairman
By: *Donna R. Roof* Secretary

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER DENTON, TX 76205 (940)382-3446
JOB NUMBER: 140689-PP
DRAWN BY: TK
DATE: 4-9-2015
R.P.L.S.
KENNETH A. ZOLLINGER

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS JOHN RAY UPTMOR, RICHARD F. BARTHOLOMEW & SUSAN A. BARTHOLOMEW are the owners of all that certain tract of land situated in the William Gaffield Survey, Abstract Number 448, Denton County, Texas and being all of Lots 9 and 10, Block 1, of Hanby Acres, an addition in the ETJ of the City of Fort Worth, said County, according to the plat thereof recorded in Volume C, Page 226, Plat Records of said County; the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of said Lot 9 and the Northeast corner of Lot 8, Block 1, of said Hanby Acres;

- Thence South 89 degrees 23 minutes 27 seconds West with said common line a distance of 521.59 feet to a capped iron rod stamped "KAZ" set for the Northwest corner of said Lot 8, Block 1, and the Southwest corner of said Lot 9, in the East line of J. Ivey Road;
- Thence North 00 degrees 30 minutes 16 seconds West with said common line a distance of 197.59 feet to a capped iron rod stamped "4561" found for the Northwest corner of said Lot 9 and the Southwest corner of said Lot 10;
- Thence North 00 degrees 43 minutes 14 seconds West a distance of 198.09 feet to a 1/2" iron rod found for the Northwest corner of said Lot 10;
- Thence North 89 degrees 26 minutes 54 seconds East with said common line a distance of 521.40 feet to a 5/8" iron rod found for the Northeast corner of said Lot 10 and the Northwest corner of Lot 1, Block A, of Stancom Addition, as recorded in Cabinet S, Page 74, of said Plat Record;
- Thence South 00 degrees 38 minutes 57 seconds East with said common line a distance of 197.87 feet to a 1/2" iron rod found in the West line of said Lot 1 of said of Stancom Addition and being the Southeast corner of Lot 10 Block 1 of said Hanby acres and the Northeast corner of said Lot 9;
- Thence South 00 degrees 37 minutes 53 seconds East with said common line a distance of 197.28 feet to the PLACE OF BEGINNING and enclosing 4.73 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN RAY UPTMOR, RICHARD F. BARTHOLOMEW & SUSAN A. BARTHOLOMEW DO HEREBY DEDICATE ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 9R & 10R, BLOCK 1 HANBY ACRES, AN ADDITION TO DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLICS USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

John Ray Uptmor 4-15-15
JOHN RAY UPTMOR DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *John Ray Uptmor* 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April, 2015.

Staci Fordinal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DENTON COUNTY



MY COMMISSION EXPIRES ON NOV. 12, 2017
Richard F. Bartholomew 4-15-15
RICHARD F. BARTHOLOMEW DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Richard F. Bartholomew* 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April, 2015.

Staci Fordinal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DENTON COUNTY



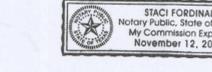
MY COMMISSION EXPIRES ON NOV. 12, 2017
Susan A. Bartholomew 4/15/15
SUSAN A. BARTHOLOMEW DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Susan A. Bartholomew* 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April, 2015.

Staci Fordinal
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DENTON COUNTY



MY COMMISSION EXPIRES ON NOV. 12, 2017

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS.

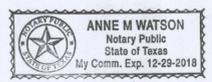
Kenneth A. Zollinger 4-14-15
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 14 DAY OF April, 2015.

Anne M. Watson
NOTARY PUBLIC, DENTON COUNTY, TEXAS.



MY COMMISSION EXPIRES 12-29-18

FS15-007

FINAL PLAT
HANBY ACRES ADDITION
LOTS 9R & 10R, BLOCK 1
BEING 4.73 ACRES IN THE W. M. GAFFIELD SURVEY, ABSTRACT NUMBER 448, IN DENTON COUNTY, TEXAS AND BEING A REPLAT OF LOTS 9 & 10, BLOCK 1 OF HANBY ACRES AN ADDITION, DENTON COUNTY, TEXAS, AS RECORDED IN CAB. C, PG. 226, PLAT RECORDS DENTON COUNTY, TEXAS

CITY OF FORT WORTH CASE NUMBER: FS-15-007

COUNTY RECORDING / FILE DATA BLOCK

Filed for Record in the official records of Denton County
Date: 4/16/2015 at 11:45 AM
As a Plat Record
DRAWN BY: TK
Doc. Number: 2015-138
No. of Pages: 1
Amount: 50.00
Receipt Number: 1276256
By: *LT, KSC*
Sunita Parr