

SURVEYOR'S CERTIFICATION

That I, Joe Davis Ballard, RPLS No. 5614, do certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my supervision.



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS
CO# 125558
PLAT APPROVAL DATE: September 20th 2016
BY: [Signature] COUNTY JUDGE
BY: [Signature] COMMISSIONER
BY: [Signature] COMMISSIONER
BY: [Signature] COMMISSIONER
BY: [Signature] COMMISSIONER



BUFFALO CREEK SURVEYOR
P.O. Box 626
Rio Vista, TX 76093
Phone 817-373-3338
Website: buffalo Creeksurveyor.com
Emails: info@buffalocreeksurveyor.com, texassurveyor5614@gmail.com
Firm License Number 10116000
SURVEYING THE AREA SINCE 2002

TARRANT COUNTY PLAT

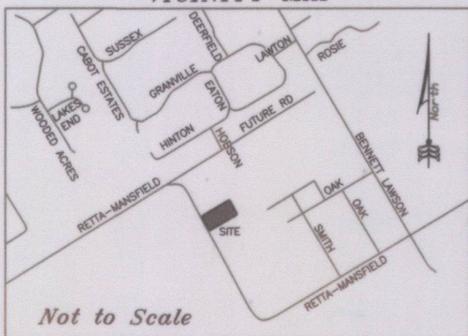
Final Plat showing
**Lots 1 and 2, Block 1,
Darnell's Addition**
an addition to Tarrant County, Texas,
being a subdivision of 1.993 acres situated in the
R. B. and F. A. ENGLISH SURVEY, ABSTRACT NO. 486,
Tarrant County, Texas.

2 LOTS 1.993 ACRES

Plat Recorded in Volume _____ Page _____
Slide _____
Plat Records, Tarrant County, Texas

D216221764 09/22/2016

VICINITY MAP



Not to Scale

Scale: 1" = 40'	Drawn by: JDB/dmb	Approved by: JDB
Job No. 12515	Date drawn: 12/23/15	Final Date Appr'd: 6/10/16
Revision Rec'd: 03/15/16	Date Revised: 03/17/16	Case No: FS-16-005
Revision Rec'd: 4/8/16	Date Revised: 4/8/16	

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

STATE OF TEXAS COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS THAT We, Odis Darnell and wife, Dozie Darnell, are the owners of the following described property to wit:

Being all of that certain tract or parcel of land situated in the R. B. and F. A. ENGLISH SURVEY, ABSTRACT NO. 486, Tarrant County, Texas, and being all of that certain called 2.0 acre tract of land as conveyed by the Release of Lien from Texas American Bank, Fort Worth, N.A. (successor in interest to Texas American Bank/Riverside) to Odis A. & Dozie Darnell, by the deed recorded in Volume 9260, Page 244, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 2.0 acre tract, said iron rod found on the southwesterly line of that certain called 14.22 acre tract of land as conveyed to Odessa Hicks, by the deed recorded as Document No. D205030210, and as described in Volume 3544, Page 649, a.k.a. Document No. D161025897, all of the Official Public Records of Tarrant County, Texas, and said iron rod found being on a northeasterly line of Retta Mansfield Road;

THENCE North 59 degrees 38 minutes 31 seconds East, along the northwesterly line of said 2.0 acre tract, a distance of 432.22 feet, to a 1/2 inch iron rod found for the northeast corner of said 2.0 acre tract of land;

THENCE South 28 degrees 10 minutes 32 seconds East, along the northeasterly line of said 2.0 acre tract, a distance of 201.68 feet, to a 1/2 inch iron rod found for the southeast corner of said 2.0 acre tract, said iron rod found being on the southeasterly line of said 14.22 acre tract, and said iron rod found on the most northerly northwesterly line of that certain tract of land as conveyed to Lanzo Deckard, by the deed recorded as Document No. D213104927, of the Official Public Records of Tarrant County, Texas;

THENCE South 58 degrees 36 minutes 00 seconds West, along the common line between said 2.0 acre tract and said Deckard tract, a distance of 74.49 feet, to a 1/2 inch iron rod found for an angle point and a corner of the herein described tract, said iron rod found being the most northerly northwest corner of said Deckard tract, and said iron rod found being the northeast corner of that certain called 2.0 acre tract of land as conveyed to Mary Moore and husband, Jackson L. Moore, by the deed recorded in Volume 4131, Page 675, of the Official Public Records of Tarrant County, Texas;

THENCE South 60 degrees 25 minutes 05 seconds West, along the common line between the herein described tract and said Moore 2.0 acre tract, a distance of 67.12 feet, to a 3/8 inch iron rod found for an angle point and a corner of the herein described tract, said iron rod found for the northwest corner of said Moore 2.0 acre tract, and said iron rod found for the northeast corner of that certain tract of land as conveyed to Eleazar Villalon and Karina Moreno Villalon, by the deed recorded as Document No. D205337507, and as described in Volume 12584, Page 584, of the Official Public Records of Tarrant County, Texas;

THENCE South 60 degrees 11 minutes 23 seconds West, along the common line between the herein described tract and said Villalon tract, a distance of 289.33 feet, to a 1 inch in diameter iron pipe found for the southwest corner of said Darnell 2.0 acre tract, and said iron pipe found being on a northeasterly line of Retta Mansfield Road;

THENCE North 28 degrees 31 minutes 53 seconds West, along the southwesterly line of said Darnell 2.0 acre tract, and along a northeasterly line of Retta Mansfield Road, a distance of 199.32 feet, to the POINT OF BEGINNING and containing 1.993 acres of land more or less, as surveyed by Buffalo Creek Surveyor, under the supervision of Joe Davis Ballard, RPLS No. 5614.

- NOTES:
- All monuments are capped (stamped "RPLS 5614") 1/2 inch iron rods set unless otherwise noted.
 - This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.
 - Flood Statement:** The property shown hereon appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), according to the Flood Insurance Rate Map, Map No. 48439C0465K, Map Revised: September 25, 2009. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon. This Surveyor will not accept the responsibility for the accuracy of said map, nor will this Surveyor accept the responsibility for the local surface drainage affecting the property shown hereon.

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studies or addressed as part of the "NFIP".

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 flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/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 these 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.

6. 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 easements of any type.

7. **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 improvements 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 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.

8. **Site Drainage Study:**
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 the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

9. 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 an approved by the City of Fort Worth prior to any soil disturbance exceeding 0.5 acres.

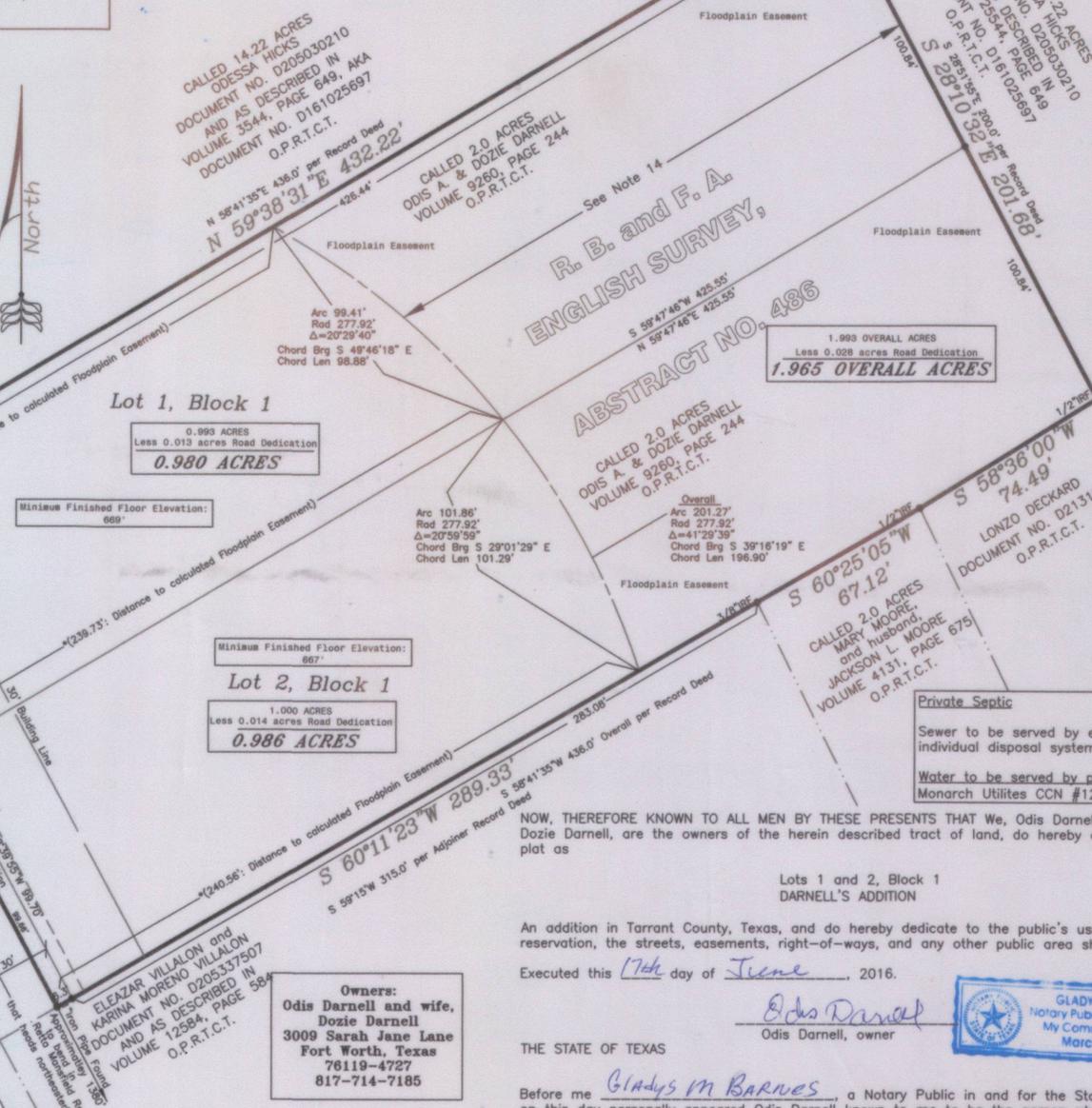
10. The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

11. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian easements, public pedestrian 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.

12. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

13. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances, this Surveyor can only show markers as found on the ground.

14. This Floodplain Easement as shown herein is based on the information provided by the owner available through the City of Fort Worth Zoning Map Potential High Water Layer. The owner understands that the inundation limits shown in the potential high-water layer is not based on a detailed drainage study and that the floodplain easement as shown herein was scaled to fit to the survey. PDF's do not scale evenly and can distort lines and distances. This Surveyor takes no responsibility for said easement or any information regarding the local drainage, the floodplain, including the accuracy of any of said related information.



Owners:
Odis Darnell and wife,
Dozie Darnell
3009 Sarah Jane Lane
Fort Worth, Texas
76119-4727
817-714-7185

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: 9/9/2016
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

NOW, THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS THAT We, Odis Darnell and wife, Dozie Darnell, are the owners of the herein described tract of land, do hereby adopt this plat as

Lots 1 and 2, Block 1
DARNELL'S ADDITION

An addition in Tarrant County, Texas, and do hereby dedicate to the public's use without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

Executed this 17th day of June, 2016.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Odis Darnell 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 herein expressed.
Executed this 17th day of June, 2016.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.

THE STATE OF TEXAS
Before me Gladys M Barnes, a Notary Public in and for the State of Texas on this day personally appeared Dozie Darnell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations herein expressed.



FS16-005

LEGEND

CRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING

