

NOTES:
 CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.

ALL BEARINGS ARE BASED ON TEXAS NORTH CENTRAL NAD 83 STATE PLANE COORDINATES.

OVERALL AREA: 1.969 ACRES

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48439C0165K EFFECTIVE DATE: 9-25-09, THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

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 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.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT 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.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

WATER/WASTEWATER IMPACT FEES

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 ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEWALK POLICY PER 'CITY DEVELOPMENT DESIGN STANDARDS'.

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKING PERMIT.

PRIVATE MAINTENANCE NOTE

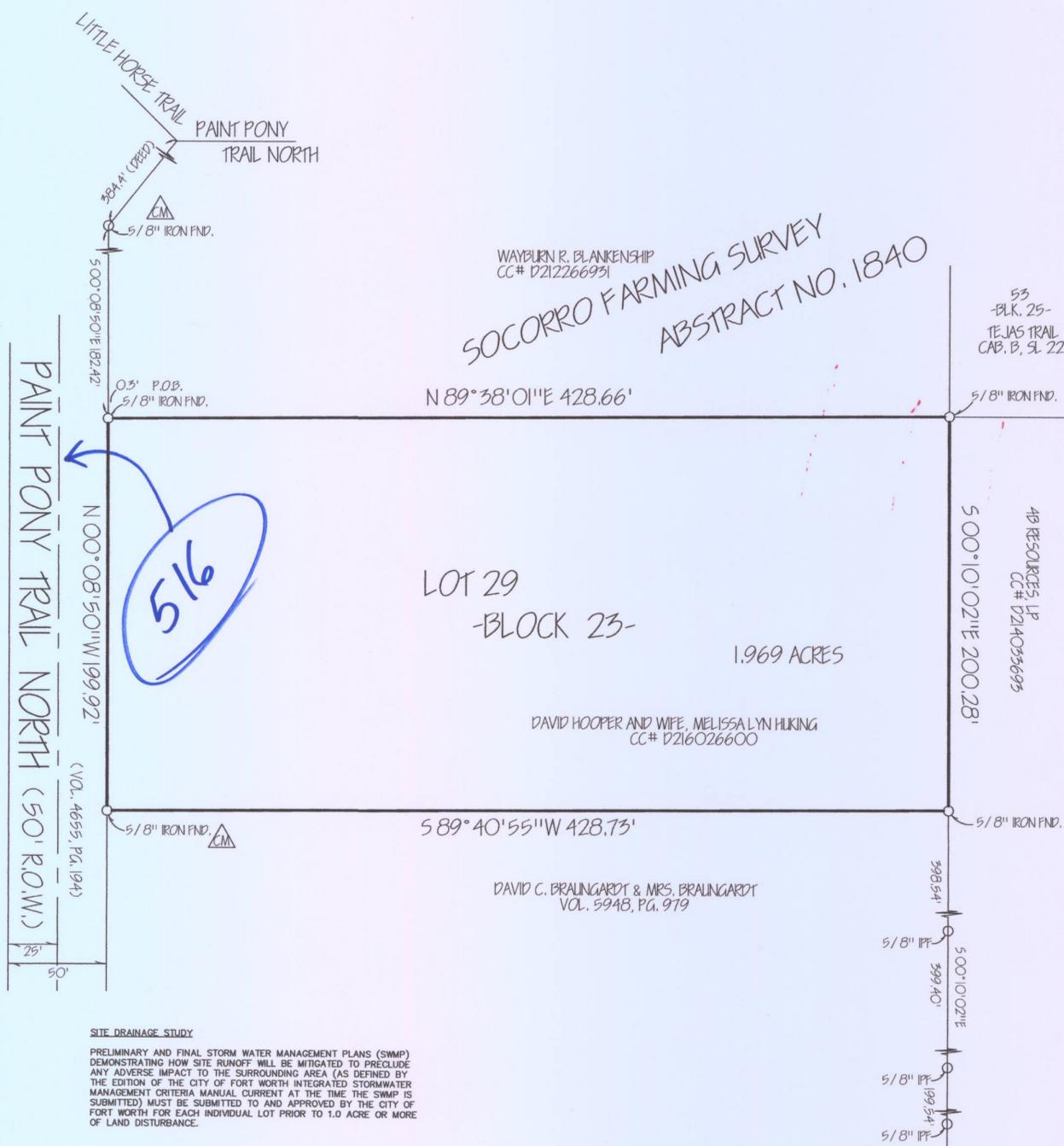
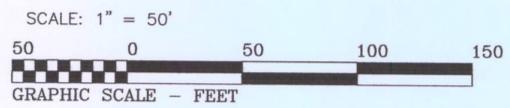
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR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

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

P.R.V.'S REQUIRED
 PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL/SEPTIC SYSTEM.



WAYBURN R. BLANKENSHIP
 CC# D212266931
 SOCORRO FARMING SURVEY
 ABSTRACT NO. 1840

53
 -BLK. 25-
 TEJAS TRAIL
 CAB. B. SL. 222

4B RESOURCES LP
 CC# D2140356693

STATE OF TEXAS
 COUNTY OF TARRANT:

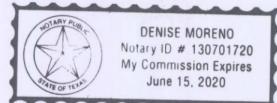
WHEREAS David Hooper and wife, Melissa Lyn Huking are the owners of 1.969 acre of land situated in the SOCORRO FARMING SURVEY, ABSTRACT NO. 1840, City of Fort Worth, Tarrant County, Texas, being all of that certain tract of land conveyed to David Hooper and wife, Melissa Lyn Huking by deed recorded in CC# D216026600, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:
 BEGINNING at a 5/8" iron found at the Northwest corner of said Hooper tract and the Southwest corner of a tract of land conveyed to Wayburn R. Blankenship and Maxine M. Blankenship by deed recorded in CC# D212266931, Deed Records, Tarrant County, Texas, said iron being 5 00° 08' 50" E, 182.42 feet from a 5/8" iron found, said iron also being in the East line of Paint Pony Trail (R.O.W. varies);
 THENCE N 89° 38' 01" E, along the common line of said Hooper and Blankenship tracts, 428.66 feet to a 5/8" iron found at the Northeast corner of said Hooper tract and the Northwest corner of a tract of land conveyed to David Braungardt and Mrs. C. Braungardt by deed recorded in Volume 5948, Page 979, Deed Records, Tarrant County, Texas, from which a 5/8" iron found bears 5 00° 10' 02" E, 398.54 feet;
 THENCE 5 89° 40' 55" W, along the common line of said Hooper and Braungardt tracts, 428.73 feet to a 5/8" iron found in the East line of said Paint Pony Trail;
 THENCE N 00° 08' 50" W, along the East line of said Paint Pony Trail, 199.92 feet to the POINT OF BEGINNING and containing 1.969 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, David Hooper and Melissa Lyn Huking do hereby adopt this plat designating the hereinafter described property as Lot 29, Block 23, TEJAS TRAILS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, alleys and easements shown hereon.
 WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this 29TH of JULY, 2016.

David Hooper
 David Hooper

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David Hooper, 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 consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29TH day of JULY, 2016.

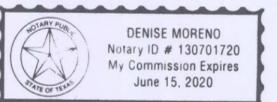
Denise Moreno
 Notary Public in and for
 The State of Texas
 My Commission Expires: JUNE 15, 2020



Melissa Lyn Huking
 Melissa Lyn Huking

STATE OF TEXAS
 COUNTY OF TARRANT
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Melissa Lyn Huking, 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 consideration therein expressed, and in the capacity therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29TH day of JULY, 2016.

Denise Moreno
 Notary Public in and for
 The State of Texas
 My Commission Expires: JUNE 15, 2020



FINAL PLAT **FS16-119**

LOT 29, BLOCK 23
 TEJAS TRAILS ADDITION
 Being
 1.969 ACRES
 Situated in the
 SOCORRO FARMING SURVEY
 ABSTRACT NO. 1840
 City of Fort Worth,
 Tarrant County, Texas



CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 8/5/2016

BY: *Ronald R. Bowen* CHAIRMAN

BY: *Dana Bumpoff* SECRETARY



OWNER:
 DAVID HOOPER
 MELISSA LYN HUKING
 4712 BARNHILL LANE
 FORT WORTH, TX 76135

SURVEYOR:
 SUSAN L. STEWART, R.P.L.S.
 FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 817-335-3625 OFFICE
 817-335-3629 FAX

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

BY: *Susan L. Stewart*

DATE: 8.3.16

CASE # FS-16-119

PLAT FILED August 8th, 2016
 INSTRUMENT NO. D216178813
 TARRANT COUNTY PLAT RECORDS

FULTON SURVEYING, INC.
 115 ST. LOUIS AVENUE
 FORT WORTH, TEXAS 76104
 (817) 335-3625
 FAX (817) 335-3629
 TX. FIRM REG./LIC. NO. 10053600