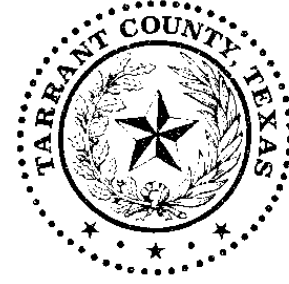


Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042320893
AD NUMBER: 23245 27 15RA110
CERTIFICATE NO : 107653766

DATE : 4/9/2024 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

LAKE WORTH LEASES ADDITION BLO
CK 27 LOT 15RA1A

0009444 HERON DR
0.2456 ACRES

REQUESTED BY

PURDON PEGGY AND FRAZIER LARRY

PROPERTY OWNER

PURDON PEGGY AND FRAZIER LARRY

9432 HERON DR
FORT WORTH TX 76108

9432 HERON DR
FORT WORTH TX 76108

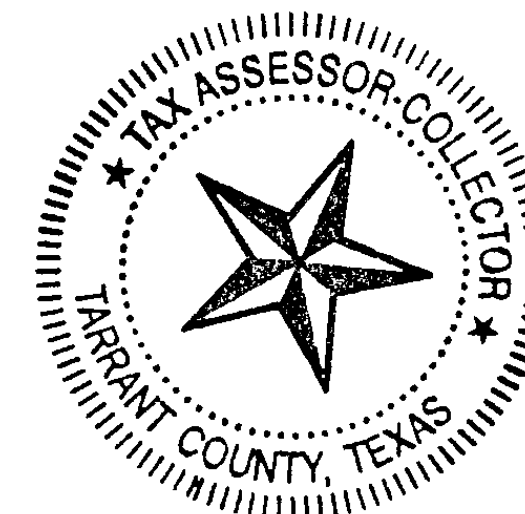
YEAR	TAX UNIT	AMOUNT DUE
2023	CITY OF FORT WORTH	\$0.00
2023	Tarrant County	\$0.00
2023	TARRANT REGIONAL WATER DIST.	\$0.00
2023	JPS HEALTH NETWORK	\$0.00
2023	TARRANT COUNTY COLLEGE	\$0.00
2023	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : PURDON PEGGY AND FRAZIER LARRY
ACCOUNT NUMBER: 00042320893
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Cena Lamola Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
 taxoffice@tarrantcountytx.gov
 In God We Trust

WENDY BURGESS
 PCC, CTOP, PCAC, CSTA
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042320907
 AD NUMBER: 23245 27 15RA111
 CERTIFICATE NO : 107567719

DATE : 4/5/2024 PAGE 1 OF 1
 FEE : \$10.00

COLLECTING AGENCY

WENDY BURGESS
 PO BOX 961018
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

LAKE WORTH LEASES ADDITION BLO
 CK 27 LOT 15RA1B

0009432 HERON DR
 1.002 ACRES

REQUESTED BY

PURDON PEGGY AND FRAZIER LARRY

PROPERTY OWNER

PURDON PEGGY AND FRAZIER LARRY

9432 HERON DR
 FORT WORTH TX 76108

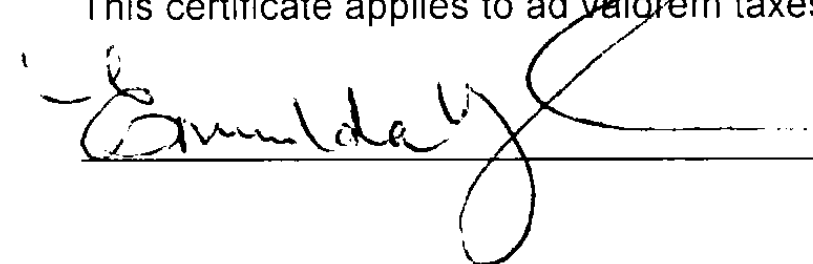
9432 HERON DR
 FORT WORTH TX 76108

YEAR	TAX UNIT	AMOUNT DUE
2023	CITY OF FORT WORTH	\$0.00
2023	Tarrant County	\$0.00
2023	TARRANT REGIONAL WATER DIST.	\$0.00
2023	JPS HEALTH NETWORK	\$0.00
2023	TARRANT COUNTY COLLEGE	\$0.00
2023	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

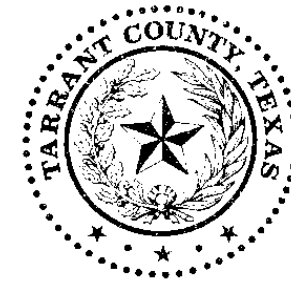
ISSUED TO : PURDON PEGGY AND FRAZIER LARRY
 ACCOUNT NUMBER: 00042320907
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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 Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
 taxoffice@tarrantcounty.com
 In God We Trust

WENDY BURGESS
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042320915
 AD NUMBER: 23245 27 15RA12
 CERTIFICATE NO : 107653745

DATE : 4/9/2024 PAGE 1 OF 1
 FEE : \$10.00

COLLECTING AGENCY

WENDY BURGESS
 PO BOX 961018
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

LAKE WORTH LEASES ADDITION BLO
 CK 27 LOT 15RA1C

0009428 HERON DR
 0.6946 ACRES

REQUESTED BY

PURDON PEGGY AND FRAZIER LARRY

PROPERTY OWNER

PURDON PEGGY AND FRAZIER LARRY

9432 HERON DR
 FORT WORTH TX 76108

9432 HERON DR
 FORT WORTH TX 76108

YEAR	TAX UNIT	AMOUNT DUE
2023	CITY OF FORT WORTH	\$0.00
2023	Tarrant County	\$0.00
2023	TARRANT REGIONAL WATER DIST.	\$0.00
2023	JPS HEALTH NETWORK	\$0.00
2023	TARRANT COUNTY COLLEGE	\$0.00
2023	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : PURDON PEGGY AND FRAZIER LARRY

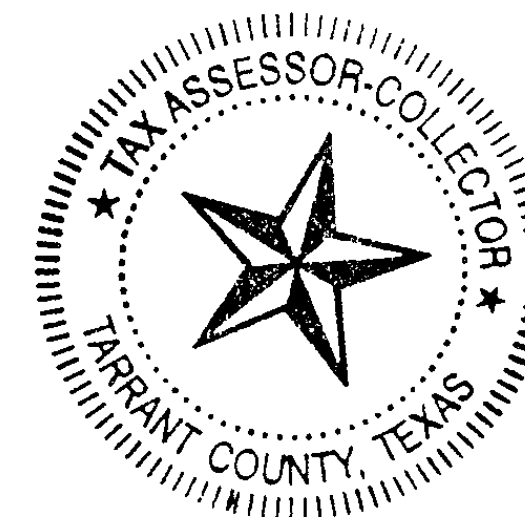
ACCOUNT NUMBER: 00042320915

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Cena Gamali Deputy



D224063859

LAKE WORTH

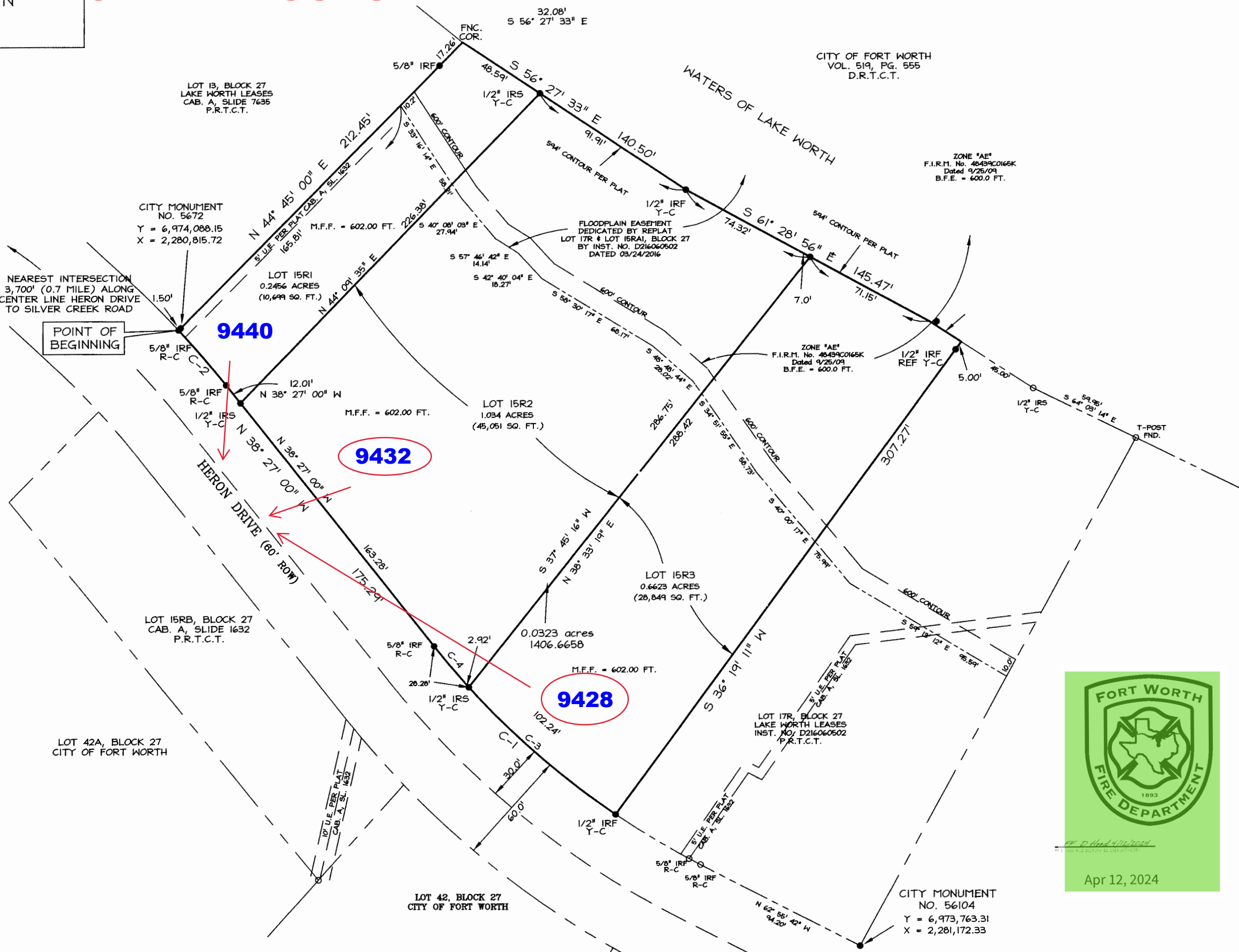


FS-24-001

3 ADDRESSES

***These addresses are assigned for each of the lots. Due to the size of the lots, the addresses may or may not be appropriate for any structure that may be constructed on the parcel.**

- PLAT NOTES:**
- 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.
 - 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.
 - 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, or 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.
 - 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 1 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.
 - 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".
 - 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.
 - Parkway Permit:** Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
 - Private Maintenance Note:** The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access 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.
 - 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 recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.
 - Floodplain Restriction:** No construction shall be allowed within the floodplain 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 will 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 (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.
 - Floodplain/drainageway 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 purposes 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.
 - Pressure Reducing Valves (P.R.V.'s) Required:** Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.



CURVE TABLE

ID	Δ	ARC	RADIUS	BEARING
C-1	17° 23' 27"	130.52'	430.00'	N 34° 07' 09" E
C-2	04° 28' 01"	38.20'	490.00'	N 47° 04' 58" E
C-3	13° 37' 23"	102.24'	430.00'	N 34° 07' 09" E
C-4	03° 46' 03"	28.28'	430.00'	N 47° 44' 33" E

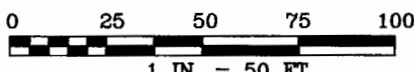
SURVEYOR:
Dean Surveyors
1292 Highway 157 N., Ste. 106
Mansfield Texas, 76063
682-518-1857



Ronnie E. Dean
Ronnie E. Dean - R.P.L.S. No. 5314 Job No. 170505P

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground 12/09/2015 - Updated 08/10/2017



LEGEND

- IRS - Iron Rod Set
- R-C - Red Cap
- UE - Utility Easement
- M.F.F. - Minimum Finished Floor
- B.F.E. - Base Flood Elevation
- IRF - Iron Rod Found
- Y-C - Yellow Cap
- ROW - Right Of Way

NOTES:

- These Lots are shown as being located in Zone "X", areas not located in a Special Flood Hazard Area Inundated by 100-Year Flood and Zone "AE", base flood elevations determined, by Flood Insurance Rate Map No. 48439C0165 K, dated September 25, 2009.
- The reason for this Correction Plat is to relocate the property line between Lots 15RA1B and Lot 15RA1C to better fit the original intent of the property owner.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, PEGGY PURDON AND LARRY FRAZIER, are the sole owners of Lot 15RA1, Block 27, Lake Worth Leases, out of the Jacob Wilcox Survey, Abstract No. 1729, as shown on that certain Replat of Lot 17R and Lot 15RA1, Block 27, recorded by Instrument No. D216060502, Plat Records, Tarrant County, Texas and conveyed in Instrument No. D216025410 and Instrument No. D216025411, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found with a red cap at the southeast corner of Lot 13, Block 27, being in the easterly right-of-way line of Heron Drive, (60 foot right-of-way), and being the southwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 44° 45' 00" E, along and with the southeast line of said, Lot 13, at 1.50 feet pass City Monument No. 5672, at 6.90 feet pass a chain link and wood fence corner post and continuing along and with said, Lot 13 and generally with said, fence, at 195.19 feet, (called 194.44 feet) pass a 5/8" iron rod found and continuing a total distance of 212.45 feet to a chain link fence corner set in the top of a rock retaining wall at the original 594.00 foot contour line;

THENCE, S 56° 27' 33" E, along and with the original line delineating the 594.00 foot contour line, 140.50 feet to a 1/2" iron rod set with yellow cap at an angle point;

THENCE, S 61° 28' 56" E, continuing with the original line delineating the 594.00 foot contour line, 145.47 feet to an angle point in the water;

THENCE, S 57° 08' 55" E, continuing with the original line delineating the 594.00 foot contour line, 19.96 feet to a point in the water, at the northeast corner of Lot 15RA1 and the northwest corner of said, Lot 17R, Block 27, from which a 1/2" iron rod set for reference bears, S 36° 19' 11" W, 5.00 feet and a 1/2" iron rod found with yellow cap bears, S 57° 08' 55" E, 45.00 feet;

THENCE, S 36° 19' 11" W, along and with the common line between Lot 15RA1 and Lot 17R, Block 27, at 5.00 feet pass said, 1/2" iron rod for reference and continuing a total distance of 307.27 feet to a 1/2" iron rod found in the northeast right-of-way line of Heron Drive, (60 foot right-of-way), in a curve to the right, having a radius of 430.00 feet, a delta of 17° 23' 27" and a chord that bears, N 47° 11' 07" W, 130.02 feet;

THENCE, NORTHWEST, along and with the northeast right-of-way line of Heron Drive and said, curve to the right, 130.52 feet to a 5/8" iron rod found with red cap at the end of curve;

THENCE, N 38° 27' 00" W, with the easterly right-of-way line of Heron Drive, 175.29 feet to a 5/8" iron rod found with red cap at the beginning of a curve to the left, having a radius of 490.00 feet, a delta of 04° 28' 01" and a chord that bears, N 40° 41' 02" W, 38.19 feet;

THENCE, NORTHWESTERLY, continuing with the easterly right-of-way line of Heron Drive and said, curve to the left, 38.20 feet to the POINT OF BEGINNING, containing 84,599 square feet or 1.942 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PEGGY PURDON AND LARRY FRAZIER, the undersigned, does hereby adopt this plat designating the above described property to be known as Lot 15R1, Lot 15R2 and Lot 15R3, Block 27, Lake Worth Leases, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public's use the rights-of-way and easements shown hereon.

Peggy Purdon Peggy Purdon
Larry Frazier Larry Frazier

BEFORE ME, the undersigned authority, on this day personally appeared, PEGGY PURDON, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC in and for the STATE OF TEXAS:
on this 27th day of March

ETHAN KALMBACHER
Notary Public, State of Texas
My Comm. Exp. 01-27-2026
ID No. 13355763-0

BEFORE ME, the undersigned authority, on this day personally appeared, LARRY FRAZIER, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC in and for the STATE OF TEXAS:
on this 27th day of March

ETHAN KALMBACHER
Notary Public, State of Texas
My Comm. Exp. 01-27-2026
ID No. 13355763-0



FINAL PLAT
LOTS 15R1, 15R2 AND 15R3,
BLOCK 27, LAKE WORTH LEASES,
BEING A REPLAT OF LOTS 15RA1B AND 15RA1C,
BLOCK 27, LAKE WORTH LEASES,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN D216060502
PLAT RECORDS
TARRANT COUNTY, TEXAS

FEBRUARY 15, 2024 CASE NO. FS-24-001

OWNERS: Peggy Purdon and Larry Frazier
9432 Heron Drive, Fort Worth, Texas 76108

CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: Apr 12, 2024

By: Lynn Jordan Chairman
By: Lynn Jordan Secretary