
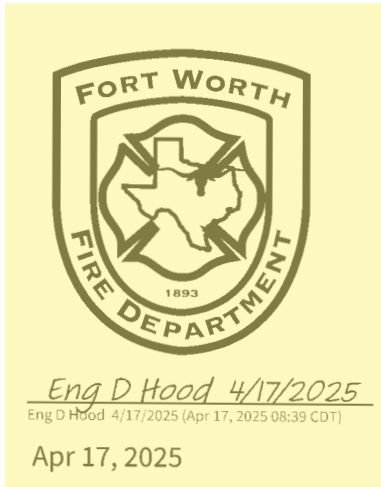


STATE OF TEXAS  
COUNTY OF TARRANT

THENCE South 89 degrees 27 minutes 16 seconds West, along the North line of said Cano tract, a distance of 227.00 feet to the POINT OF BEGINNING and containing 20,403.9 square feet or 0.468 acres of land.

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

 LISA HYTER  
Notary Public, State of Texas  
Comm. Expires 11-17-2028  
Notary ID 132785921



- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) 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.
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A TRACT OF LAND.

LINE	BEARING	DISTANCE
L1	N 00°05'02" E	4.75'

CASE NUMBER: FS-24-226

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