

FS-24-241

State of Texas
County of Tarrant

Whereas Keith Pettibon, Ashley Stehlin Pettibon, John Smitherman and Lois Smitherman, being the sole owners of a 1.206 acre tract, being all of Lot 12R, Block 7, Overton Woods Addition, according to the plat recorded in D222268341, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and all of Lot 11, Block 7, Overton Woods Addition, according to the plat recorded in Volume 388-151, Page 62, P.R.T.C.T., being those same tracts recorded in D22213664, D22444793 and D206334022, and being further described by metes and bounds as follows:

(The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202; GRID - US Survey Feet):

BEGINNING at a found 1/2" capped iron rod at the southwest corner of Lot 14, Block 7, said Overton Woods (V. 388-151, P. 62), being in the east line of Lot 24, Block 7, Overton Woods, according to the plat recorded in Volume 388-204, Page 7, P.R.T.C.T., and being the northwest corner of said Lot 12R, Block 7, for the northwest and beginning corner of this tract.

THENCE N 87°50'18" E 166.61 feet, along the common line of said Lot 12R, Block 7 and said Lot 14, Block 7 to a found 1/2" iron rod in the west line of Briarhaven Road (paved surface), at the northeast corner of said Lot 12R, Block 7, for the northeast corner of this tract.

THENCE along the west line of said Briarhaven Road the following:
Southwesterly along the arc of a curve to the right 74.10 feet, having a radius of 113.54 feet, and whose chord bears S 14°04'43" W 72.79 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 32°46'06" W 29.98 feet, to a found 1/2" iron rod, for a corner of this tract;
Southwesterly along the arc of a curve to the left 123.54 feet, having a radius of 1010.82 feet, and whose chord bears S 29°15'52" W 123.46 feet, to a set 1/2" capped iron rod, for a corner of this tract;
Southwesterly along the arc of a curve to the left 115.33 feet, having a radius of 193.97 feet, and whose chord bears S 08°43'52" W 113.64 feet, to a set 1/2" capped iron rod, for a corner of this tract;
S 08°18'08" E 39.81 feet, to a set 1/2" capped iron rod at the southeast corner of said Lot 11, Block 7, for the easterly southeast corner of this tract.

THENCE Southwesterly along the arc of a curve to the left 28.14 feet, having a radius of 299.41 feet, and whose chord bears S 73°36'48" W 28.12 feet, to a set 1/2" capped iron rod at the southeast corner of Lot 10-R, Block 7, Overton Woods, according to the plat recorded in Volume 388-204, Page 44, P.R.T.C.T., for the southerly southeast corner of this tract.

THENCE N 62°34'40" W 195.22 feet, along the common line of said Lot 10-R, Block 7 and said Lot 11, Block 7 to a set 1/2" capped iron rod in the east line of Lot 1-R, Block 6, Edwards Ranch Riverhills, according to the plat recorded in Cabinet A, Slide 12836, P.R.T.C.T., same being the southwest corner of said Lot 11, Block 7, for the southwest corner of this tract.

THENCE N 35°28'57" E 256.72 feet, to a found 1/2" iron rod at the most easterly corner of said Lot 24, Block 7 (V. 388-204, P. 7), for a corner of this tract.

THENCE N 09°15'46" W 58.70 feet, along the common line of said Lot 12R, Block 7 and said Lot 24, Block 7 (V. 388-204, P. 7), to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon as "set" were properly placed under my personal supervision, in accordance with the City of Fort Worth subdivision ordinance.

Micah Hamilton, Registered Professional Land Surveyor No. 5865
Texas Surveying & Engineering, Inc.
104 S. Walnut St. Weatherford, TX 76086
weatherfordtxsurveying.com - 817-594-0400
Project ID: AN0605-RP
Field Date: December 10, 2024
Revised Date: December 12, 2024

- Surveyor's Notes:
- Currently this tract appears to be located within the following area:
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain
 - according to Flood Insurance Rate Map (FIRM) No. 48439C0285L, dated March 20, 2019; for up to date flood hazard information visit the official F.E.M.A. website at FEMA.gov.
 - Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983 (2011) Epoch 2010.00 for the continuous U.S. Texas State Plane Coordinate System, North Central Zone 4202 (GRID - US Survey Feet).
 - Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
 - Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
 - Special Notice: selling a portion of this addition by metes and bounds is a violation of city ordinance, and is subject to fines and withholding of utilities and building permits.
 - No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
 - C.I.R.S. = set 1/2" capped iron rods stamped "TEXAS SURVEYING, INC."
 - Minimum Finished Floor Elevations shown hereon are derived from original plat of record (Overton Woods, V. 388-151, P. 62).

City of Fort Worth Notes:

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of 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 I of the impact fee ordinance in effect as of the date of the plat, 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.

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 ways 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 their 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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a site drainage study will be required before any permit is issued. The current owner will inform each buyer of the same.

Private Common Areas and Facilities:
The City of Fort Worth 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 the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, 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.

Building Permits:
No building permits shall be issued for any lot in this subdivision until an approved 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, gas, electric, cable or other utility easement of any type.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Covenants or Restrictions are Unaltered:
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 Improvements:
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at building permit issuance via parkway permit.

Water and Sewer:
Water and sewer to be provided by City of Fort Worth. Private P.R.V.'s required; water pressure exceeds 80 P.S.I.

Surveyor:
Micah Hamilton, R.P.L.S.
104 S. Walnut St.
Weatherford, TX 76086
817-594-0400
weatherfordtxsurveying.com

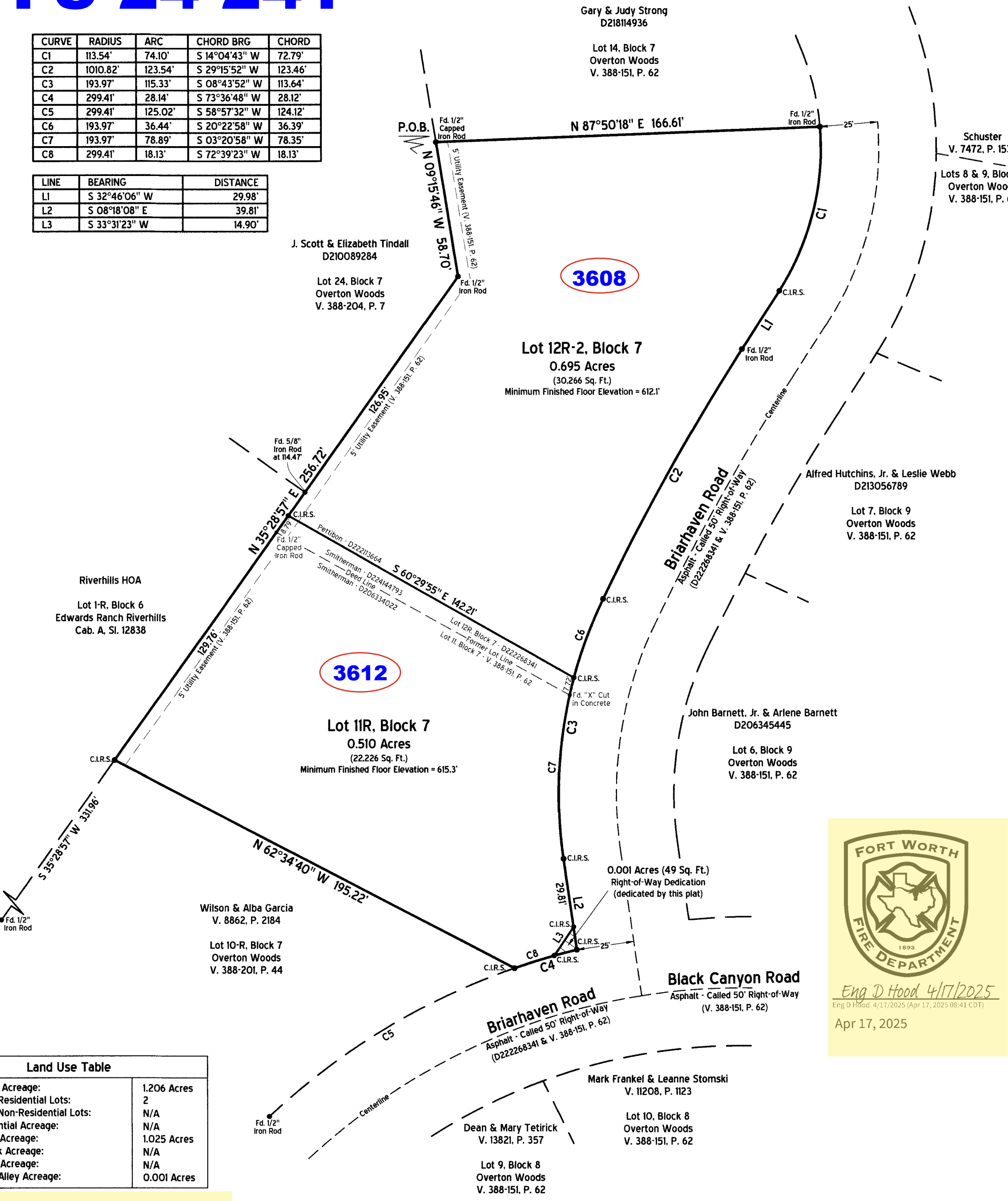
Owner 1:
Keith & Ashley Pettibon
3701 Encanto Dr
Fort Worth, TX 76109

Owner 2:
John & Lois Smitherman
3612 Briarhaven Rd
Fort Worth, TX 76109

1" = 40'

CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	113.54'	74.10'	S 14°04'43" W	72.79'
C2	1010.82'	123.54'	S 29°15'52" W	123.46'
C3	193.97'	115.33'	S 08°43'52" W	113.64'
C4	299.41'	28.14'	S 73°36'48" W	28.12'
C5	299.41'	125.02'	S 58°57'32" W	124.12'
C6	193.97'	36.44'	S 20°22'58" W	36.39'
C7	193.97'	78.89'	S 03°20'58" W	78.35'
C8	299.41'	18.13'	S 72°39'23" W	18.13'

LINE	BEARING	DISTANCE
L1	S 32°46'06" W	29.98'
L2	S 08°18'08" E	39.81'
L3	S 33°31'23" W	14.90'



Land Use Table	
Total Gross Acreage:	1.206 Acres
Number of Residential Lots:	2
Number of Non-Residential Lots:	N/A
Non-Residential Acreage:	N/A
Residential Acreage:	1.025 Acres
Private Park Acreage:	N/A
Public Park Acreage:	N/A
Street and Alley Acreage:	0.001 Acres

City of Fort Worth Case No. FS-24-241

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 APPROVAL DATE: _____

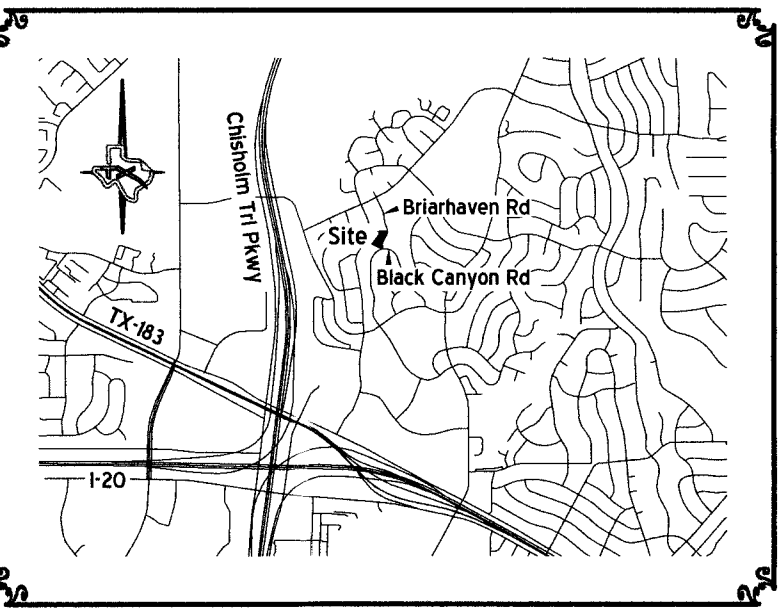
Donald R. Boren Apr 17, 2025
Donald R. Boren (Apr 17, 2025 08:30 CDT)

CHAIRMAN

Debra R. Hall _____
SECRETARY

RESERVED FOR
TARRANT COUNTY CLERK

This Plat Recorded in
Doc. No. _____
Date _____



Now, Therefore, Know All Men By These Presents:

That Keith Pettibon, Ashley Stehlin Pettibon, John Smitherman and Lois Smitherman, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 11R and 12R-2, Block 7, Overton Woods, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication. The City of Fort Worth and Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth and Tarrant County, Texas.

Witness, my hand, this the 11th day of April, 2025.

By: Keith Pettibon (Owner)
Ashley Stehlin Pettibon (Owner)
John Smitherman (Owner)
Lois Smitherman (Owner)

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Keith Pettibon, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of April, 2025.

Sheresa McSee
Notary Public in and for the State of Texas

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Ashley Stehlin Pettibon, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of April, 2025.

Sheresa McSee
Notary Public in and for the State of Texas

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared John Smitherman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of April, 2025.

Sheresa McSee
Notary Public in and for the State of Texas

State of Texas
County of Parker

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Lois Smitherman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 11th day of April, 2025.

Sheresa McSee
Notary Public in and for the State of Texas

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

TERESA MCGEE
Notary Public, State of Texas
Comm. Expires 08-16-2027
Notary ID 132132208

Final Plat
Lots 11R and 12R-2, Block 7
Overton Woods
an addition to the the City of
Fort Worth, Tarrant County, Texas

Being a 1.206 acre replat of all of Lot 11, Block 7,
Overton Woods, according to the plat recorded in
Volume 388-151, Page 62 and all of Lot 12R, Block 7,
according to the plat recorded in D222268341,
Plat Records, Tarrant County, Texas

January 2025

TEXAS
SURVEYING & ENGINEERING INC.

WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586