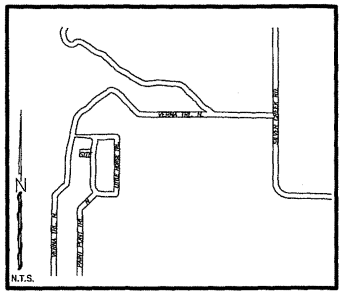
D222293018 12/22/2023



Notes: According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439C0165K Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

Bearings correlated to plat call GPS Coordinates North Central Texas Zone 4202.

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 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 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.

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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

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

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, storm drain, street lights, sidewalks, or paving improvements; and approval is obtained from the City of Fort Worth.

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(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year flood elevation.

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 thy 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.

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".

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.

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.

Private Sewer
Sanitary sewer to be served by private individual disposal system.

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 parkway permit.

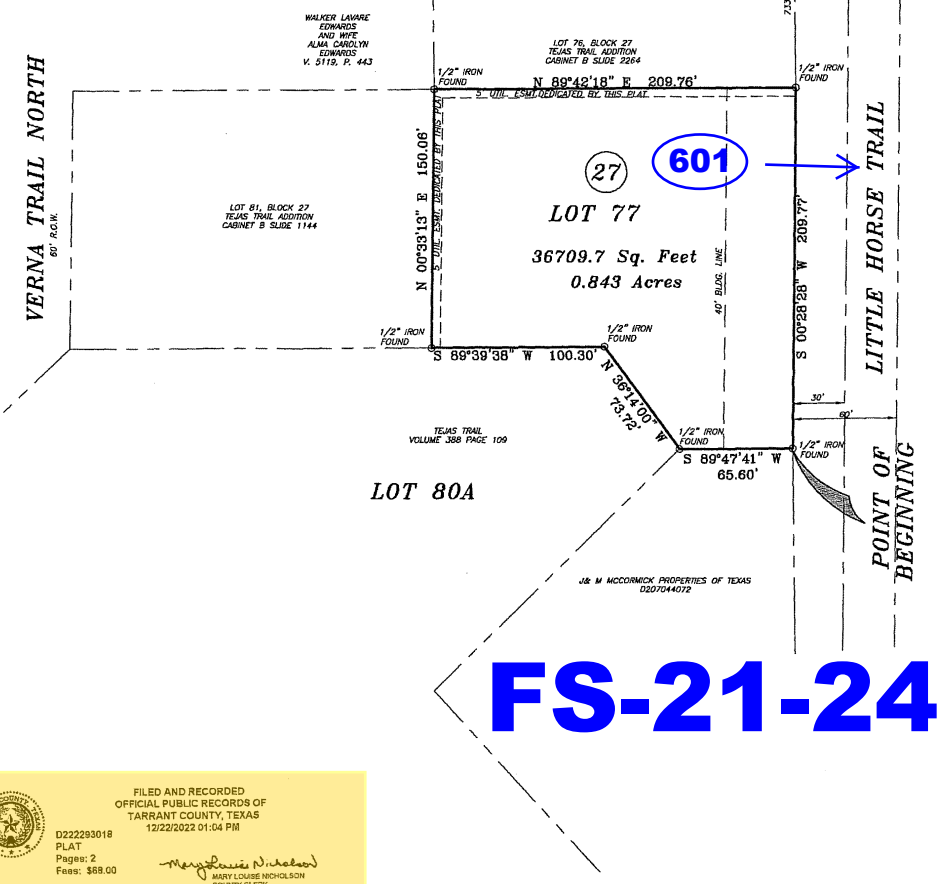
Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drive, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and lassss arising out of or from performance of the obligations of said owners set forth in this paragraph.

STEVENS LAND SURVEYING, OF TEXAS
P.O. Box 26051
FORT WORTH, TEXAS 76126
(817) 696-9775
FIRM REGISTRATION # 10194023

P.R.V. REQUIRED
P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This Plat is valid only if recorded within (90) ninety days after date of approval.
Plat Approved Date: 12/15/2022
By: Donald R. Boren Chairman
Secretary 12/15/2022

OWNER/DEVELOPER
Kim Douglas
601 LITTLE HORSE TRAIL
FORT WORTH, TX. 76108



STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS That Floyd D. Douglas acting by and through the undersigned, it's duly authorized agent, is the owner of the following real property, to wit:

0.843 acres situated in the GARCIA, MONTEZ AND DURAN SURVEY, ABST. NO. 628, Tarrant County, Texas, being that certain tract of land described in deed to Floyd D. Douglas, by deed recorded in Document Number D213240527, Official Public Records, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a 1/2" iron found in the west line of Little Horse Trail at the southeast corner of said Douglas tract;

THENCE South 89 degrees 47 minutes 41 seconds West, 65.60 feet to a 1/2" iron found;

THENCE North 36 degrees 14 minutes 00 seconds West, 73.72 feet to a 1/2" iron found;

THENCE South 89 degrees 39 minutes 38 seconds West, 100.30 feet to a 1/2" iron found;

THENCE North 00 degrees 33 minutes 13 seconds East, 150.06 feet to a 1/2" iron found;

THENCE North 89 degrees 42 minutes 18 seconds East, 209.76 feet to a 1/2" iron found in the west line of said Little Horse Trail;

THENCE South 00 degrees 28 minutes 28 seconds West, 209.77 feet to the POINT OF BEGINNING and containing 0.843 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Floyd D. Douglas, acting by and through the undersigned, it's duly authorized agent, does hereby adopt this Plat of the hereinabove described real property to be designated as.....

Lot 77, Block 27
TEJAS TRAILS
City of Fort Worth
Tarrant County, Texas

and does hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this the 17 day of October, 2022

Floyd D. Douglas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared personally, Floyd D. Douglas, known to me as the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 17 day of October, 2022.

Steven M Mccorvey
Notary Public, Tarrant County, Texas
My commission expires 2-14-2026

STEVEN MCCORVEY
Notary Public, State of Texas
Comm. Expires 02-14-2026
Notary ID 131451310

FS-21-249

FORT WORTH FIRE DEPARTMENT
FF D. HOOT
12/14/2022

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/22/2022 01:04 PM
D222293018
PLAT
Pages: 2
Fees: $68.00
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS
REGISTERED
ANDREW E. STEVENS
5395
PROFESSIONAL
LAND SURVEYOR
10/12/2022

I, hereby certify that this plat was prepared from an actual on the ground survey made under my supervision.

Andrew E. Stevens
ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395

SCALE: 1" = 50'

50 0 50 100 150
GRAPHIC SCALE – FEET

FINAL PLAT
Lot 77, Block 27,
TEJAS TRAILS
City of Fort Worth, Tarrant County, Texas,
Being a plat of 0.8439 acre situated in the GARCIA, MONTEZ AND DURAN SURVEY, Abst. No. 628, City of Fort Worth, Tarrant County, Texas.

CASE NO. FS-21-249 Document No. _____ Date _____ OCTOBER 2021

F:\Stevens Surveying 2014\Tejas Trails\PLAT (LOT 77, BLOCK 27.dwg, 10/14/2022 1:55:17 PM