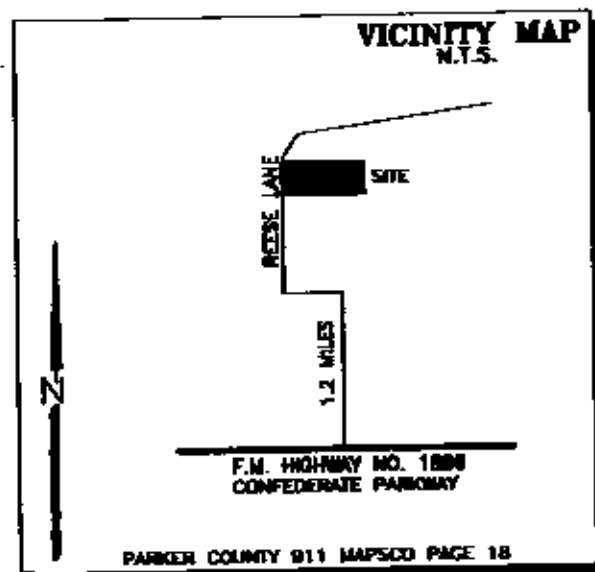


50 0 50 100

SCALE: 1"=50'



Doc# 615137 Book 2478 Page 781

OWNER/DEVELOPER: STEPHEN GARLINGTON TRACE GARLINGTON 103 STEELE MEADOW CT. AZLE, TEXAS 78020 VOL. 2447, PG. 875, O.R.P.C.T. 817-401-8813

GENERAL NOTES

FS-08-105 5.00 TOTAL ACRES 2.46 ACRES MINIMUM 2 LOTS RESIDENTIAL

1/2" IRONS CAPPED LIME STAR RPLS 5746 PHYSICALLY SET ON THE GROUND AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ON-SITE SEWAGE PER T.M.R.C.C. & PARKER COUNTY RULES AND REGULATIONS.

WATER SOURCE IS PRIVATE WELL SYSTEMS

NOTE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48322-0001-0001 EXTREME DATE: 1/1/2006 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

LOT 1, BLOCK 1 ANSON ACRES, PHASE I EQUITY HOLDING CORPORATION 4832 PONDEROSA WAY MEMPHER, CA, 95346 VOLUME 2307, PAGE 1258 O.R.P.C.T.

S 89°43'23" E 10.00'

5' U.E.

LOT 2R 2.46 ACRES

2.36 ACRES EXCLUDING DRAINAGE EASEMENT ALONG THE EAST LINE OF LOT

BLOCK 1

S 89°43'23" E 666.28'

LOT 2R-1 2.46 ACRES

2.36 ACRES EXCLUDING DRAINAGE EASEMENT ALONG THE EAST LINE OF LOT

5' U.E.

N 89°43'23" W 666.28'

LOT 3, BLOCK 1 ANSON ACRES, PHASE I BARBARA JEAN BIGGS 301 THOMPSON DR. SAGINAW, TX, 76179 VOLUME 1836, PAGE 312 O.R.P.C.T.

ACCT. NO: 10140 SCH. DIST: 02 CITY: 00 MAP NO: 1801

General/Ordinance Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of certain fees and charges... The total amount assessed is established on the basis of the data of this plat... The amount to be collected is determined by the City of Fort Worth...

Lottery Comments

Any public utility, including the City of Fort Worth, shall have the right to make any long-term contract or any other contract... Any public utility, including the City of Fort Worth, shall have the right to make any long-term contract or any other contract...

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other appropriate permit is issued for the construction of any applicable structure, system, street, sewer, light, drainage, or parking improvement, and approved by the City of Fort Worth.

Site Drainage Study

A site drainage study, showing conformances with the applicable drainage ordinance, shall be completed before any building permit is issued for this site... The drainage study shall be submitted to the City of Fort Worth...

Fire Department

No construction shall be allowed until the fire department, without the written approval of the Director of Transportation and Public Works, has approved the fire department's fire hydrant plan... The fire hydrant plan shall be submitted to the City of Fort Worth...

The City of Fort Worth shall not be held responsible for the construction or operation of any lot containing private swimming pools or hot tubs... The City of Fort Worth shall not be held responsible for the construction or operation of any lot containing private swimming pools or hot tubs...

The land owner and subcontractors of the lot shall be responsible for the construction and maintenance of any lot containing private swimming pools or hot tubs... The land owner and subcontractors of the lot shall be responsible for the construction and maintenance of any lot containing private swimming pools or hot tubs...

Minerals

Subsurface use regulated on both sides of dedicated public streets, in accordance with local City policy... Construction of Public Utilities

No governmental restrictions shall be considered until any existing or planned water, sewer, gas, electric, or other utility easement is in place... Head Plate/Endorsement Information

The existing creek, stream, flow, or drainage channel crossing along or across portions of this subdivision... The City of Fort Worth shall not be held responsible for the construction or operation of any lot containing private swimming pools or hot tubs...

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF PARKER

WHEREAS, Stephen Garlington of us Trace Garlington, being the owner of Lot 2, Block 1, Anson Acres, Phase I, an addition in Parker County, Texas as conveyed and recorded in Volume 2447, Page 875, Official Records, Parker County, Texas;

Lot 2, Block 1, ANSON ACRES, PHASE I, an addition to Parker County, Texas, according to the plat thereof recorded in Park County, Texas, and also recorded in Volume 2447, Page 875, Official Records, Parker County, Texas and being more particularly described by notes and bearings as follows:

BEGINNING at a 1/2" iron found in the East line of Reese Lane, said iron being the Northeast corner of said Lot 2, Block 1 same being for the Southeast corner of Lot 1, Block 1 of said Anson Acres, Phase I;

THENCE S 89°43'23" E, 676.28 feet to a 1/2" iron capped Lime Star RPLS 5746 set for the Northeast corner of said Lot 2, Block 1 same being for the Southeast corner of said Lot 1, Block 1;

THENCE S 89°16'37" W, 322.13 feet to a 1/2" iron capped Lime Star RPLS 5746 set for the Southeast corner of said Lot 2, Block 1 same being for the Northeast corner of Lot 3, Block 1 of said Anson Acres, Phase I;

THENCE N 89°43'23" W, 676.28 feet to a 1/2" iron found in the East line of said Reese Lane and being for the Southeast corner of said Lot 2, Block 1 same being for the Northeast corner of said Lot 3, Block 1;

THENCE N 89°16'37" E, with the East line of said Reese Lane, 322.13 feet to the POINT OF BEGINNING and containing 8.00 acres or 217,800 square feet of land

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Stephen Garlington of us Trace Garlington does hereby adopt this Plat designating the boundaries described and property as Lots 2R and 2R-1, Block 1, ANSON ACRES, PHASE I an Addition to Parker County, Texas and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND on this 27th day of August, 2008

Signature of Stephen Garlington

Diane A Roberson Notary Public, State of Texas My Commission Expires: March 29, 2008

STATE OF TEXAS COUNTY OF PARKER

Stephen Garlington of us Trace Garlington being the dedicator and owner of the lands attached plat does hereby certify that the attached property is within the Extra Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

Signature of Stephen Garlington

Diane A Roberson Notary Public, State of Texas My Commission Expires: March 29, 2008

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared Stephen Garlington, 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 stated.

Given under my hand and seal of office this 27th day of August, 2008.

Signature of Notary Public

STATE OF TEXAS COUNTY OF PARKER

BEFORE ME, the undersigned authority on this day personally appeared Trace Garlington, 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 stated.

Given under my hand and seal of office this 27th day of August, 2008.

Signature of Notary Public

NOTE: THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2, BLOCK 1 INTO TWO LOTS. NOTE: THIS PLAT DOES NOT ALTER OR REMOVE ANY RESTRICTIONS OR EASEMENTS PREVIOUSLY SET FORTH.

FINAL PLAT ANSON ACRES PHASE I LOTS 2R AND 2R-1, BLOCK 1 AN ADDITION TO PARKER COUNTY, TEXAS BEING A REPLAT OF LOT 2, BLOCK 1 ANSON ACRES PHASE I, SITUATED IN THE A. J. HILL SURVEY ABSTRACT No. 591 PARKER COUNTY, TEXAS

THIS PLAT FILED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, DATE \_\_\_\_\_

LONE STAR SURVEYING LLC 108 SHADY LANE AZLE, TEXAS 78020 OFFICE 817-270-2323 FAX 817-270-4181 06150

This is to certify that JERRY ROBBINS, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curvature shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.



FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL. PLAT APPROVAL DATE: 8-25-08 BY: J. Robbins

COMMISSIONERS COURT PARKER COUNTY, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX(6) MONTHS AFTER DATE OF APPROVAL. PLAT APPROVAL DATE: 10-11-08 BY: Dan Chize, Joe Brinkley, John Roth, Jim Webster

