

**ETJ FLOODPLAIN RESTRICTION NOTE:**

In the ETJ, no construction shall be allowed within the floodplain easement. Without the written approval of the Proper Authority, in order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Proper Authority, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be minimum of two (2) feet above the 100-year flood plain.

**FLOOD PLAIN/DRAINAGE-WAY 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 and Parker County 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 clear and free of debris, silt or other substances which would result in unsanitary conditions, and the City and/or Parker County shall have the right of entry for 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 and Parker County shall not be liable for any damages resulting from the occurrence of those 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.

**ADDITIONAL NOTES:**

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not mitigation, and on-site sewage systems.
- Tarrant County shall not be responsible for private common areas, including but not limited to, private streets, emergency access easements and gated security entrances, recreation areas, landscaped areas and open spaces.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

Sidewalks are required adjacent to both sides of all Public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

Private sewer note:  
Sewer to be served by private individual disposal system

Private well note:  
Water to be served by private individual water wells

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

**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 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.

**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.

**PRIVATE MAINTENANCE NOTE:**

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation area, 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.

**PRIVATE COMMON AREAS AND FACILITIES MAINTENANCE:**

The City of Fort Worth and Parker County 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 this Subdivision, acting jointly and severally as a land owner's association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, and Parker County, Texas from all claims, damages and losses arising out of, or Resulting from the performance of the obligations of said owner's association, as set forth here-in.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

NOTE: Bluff Springs Road is a county maintained road officially dedicated to the county in Volume 1313, Page 89, Deed Records, Parker County, Texas.

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.

STATE OF TEXAS  
COUNTY OF PARKER

202135064 PLAT Total Pages: 1

WHEREAS ROBERT J. SAURENMANN (Volume 1304, Page 476) is the sole owner of 7.00 acres situated in and being a portion of the JACOB WILCOX SURVEY, ABSTRACT No. 1661 in the ETJ of the City of Fort Worth, Texas in Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an 5/8" iron rod found at the northeast corner of said Robert J. Saurenmann tract and the southeast corner of a tract of land described by deed to R. A. Gardner recorded in Volume 1484, Page 887, Real Records, Parker County, Texas, said iron being called by deed to be South 2314.84 feet and East, 2713.84 feet from the northwest corner of said Jacob Wilcox Survey;

THENCE S 89°59'55" E, 2.26 feet to an iron rod set (iron rods set are 1/2" with cap Harlan 2074) in the west line of a tract of land described by deed to Harston Gravel Company Inc recorded in Volume 1240, Page 13, Real Records, Parker County, Texas;

THENCE South, with the west line of said Harston Gravel Company Inc tract, 280.31 feet to a post at the northwest corner of a tract of land described by deed to Daniel M. Brock recorded in Volume 2774, Page 229, Official Records, Parker County, Texas;

THENCE S 00°39'02" E, with the west line of said Daniel M. Brock tract, 218.86 feet to a post at its southwest corner in the north line of Cattlebaron Parc, Phase II, an addition in Parker County, Texas, according to the plat recorded in Plat Cabinet B, Slide 217, Plat Records, Parker County, Texas;

THENCE with the north line of said Cattlebaron Parc, Phase II the following courses and distances:

S 88°57'46" W, 350.08 feet to an iron rod found (iron rods found are 1/2" unless noted);

S 89°18'52" W, 640.73 feet to an iron rod set at the southeast corner of

a tract of land described by deed to William T. Trywick recorded in Volume 1396, Page 1578, Real Records, Parker County, Texas;

THENCE N 00°02'55" E, with the east line of said William T. Trywick tract at 358.78 passing an iron rod set in the south line of Bluff Springs Road, a 40 foot public road recorded in Volume 1313, Page 89, Real Records, Parker County, Texas and in all 379.56 feet to a point in said East Bluff Springs Road;

THENCE with said East Bluff Springs Road the following courses and distances:

S 74°12'27" E, 87.67 feet to a point;

S 75°36'27" E, 599.97 feet to an iron rod set;

THENCE N 46°20'52" E, 443.80 feet to the POINT OF BEGINNING and containing 7.00 acres (305,065 square feet) of land of which 0.314 acres lies in East Bluff Springs road.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT J. SAURENMANN does hereby adopt this plat designating the hereinabove described real property as LOT 1 AND LOT 2, HOUSE OF NAM CHURCH, AN ADDITION IN PARKER COUNTY, TEXAS, being 7.00 acres situated in and being a portion of the Jacob Wilcox Survey, Abstract No. 1661 in the ETJ of the City of Fort Worth, Texas in Parker County, Texas and does hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS my hand and seal of office on this the 31st day of February, 2021.

Robert J. Saurenmann

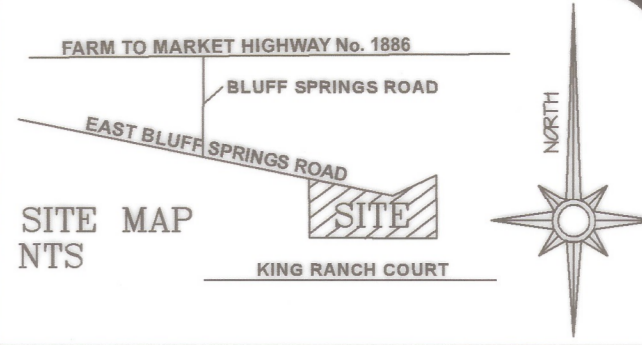
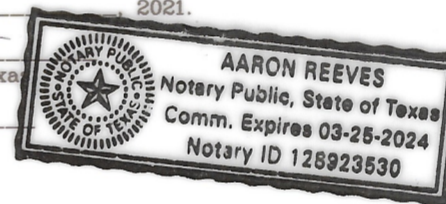
STATE OF TEXAS  
COUNTY OF PARKER

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Robert J. Saurenmann, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

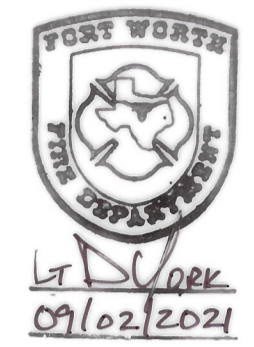
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 31st day of February, 2021.

Notary Public in and for the State of Texas

My Commission Expires On:



NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0325 E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.



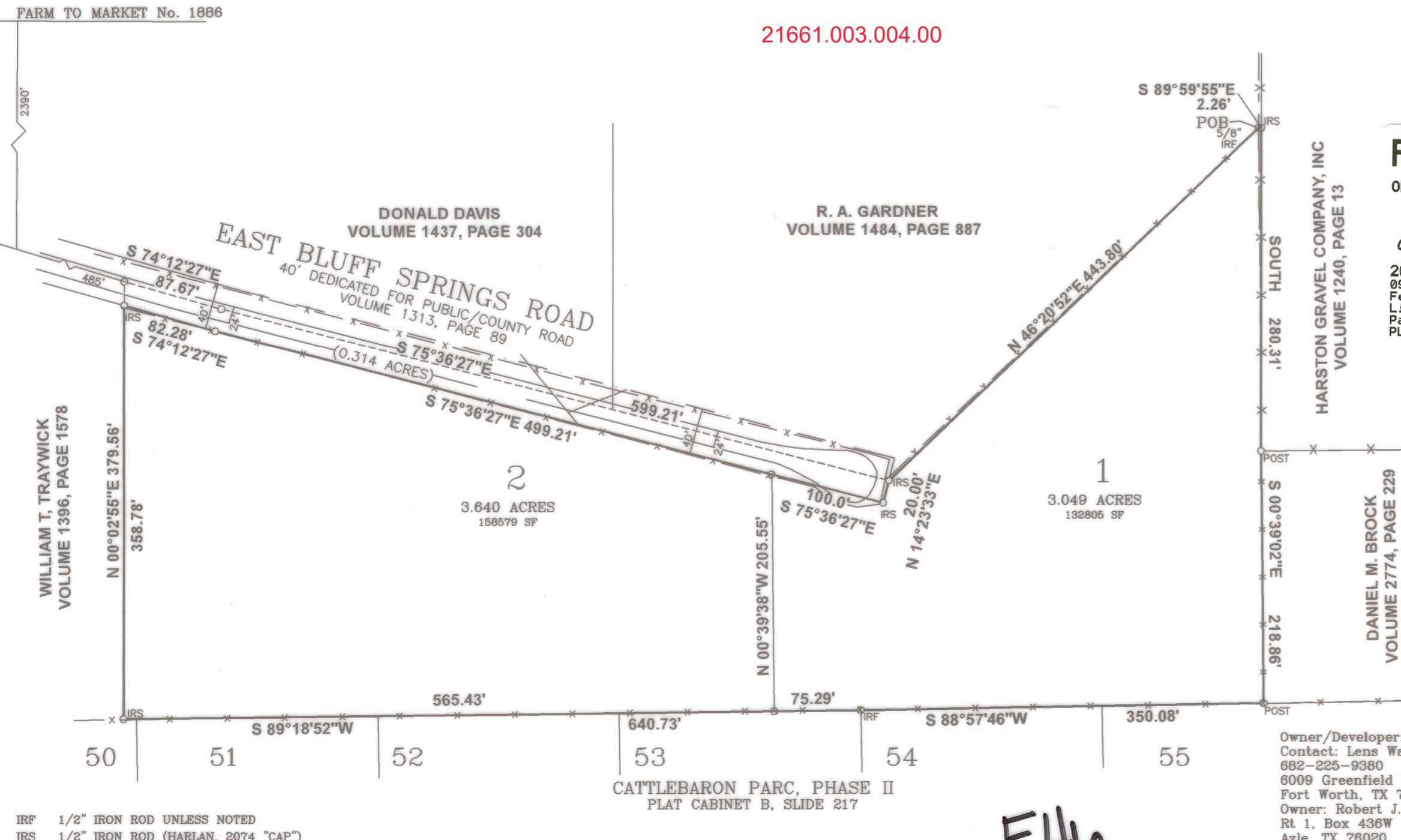
THE STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

David Harlan, Jr.

Texas Registered Professional Land Surveyor, No. 2074

June 2021



21661.003.004.00

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

Lila Deakle

202135064  
09/07/2021 12:04 PM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

13729  
AZ  
N-12

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PER ETJ INTERLOCAL AGREEMENT (BOOK 2285, PAGE 235)  
REAL RECORDS, PARKER COUNTY, TEXAS  
THE PARKER COUNTY COMMISSIONERS COURT SIGNATURES ARE NOT REQUIRED

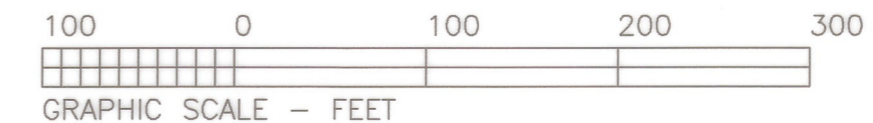
Plat Approval Date: September 3, 2021

By: *Ronald R. Brown*  
Chairman

By: *Mary Elliott*  
Secretary

FINAL PLAT  
LOT 1 AND LOT 2  
HOUSE OF NAM CHURCH  
AN ADDITION TO PARKER COUNTY, TEXAS  
Being 7.00 acres situated in and being a portion of the Jacob Wilcox Survey, Abstract No. 1661 in the ETJ of the City of Fort Worth, Texas in Parker County, Texas

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")



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