

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.

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.

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 structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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 losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

PRIVATE WATER AND SEWER

Water to be served by private well water. Sewer to be served by private individual disposal system. Parkway improvements such as curb and gutter, pavement, tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit."

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 limited to, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater 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.

STATE OF TEXAS §
COUNTY OF PARKER §

WHEREAS, Luke Andrews and Shaley Andrews are the owner of a Lots 77, 78, 79 and 80 in Block 3 REMUDA RANCH ESTATES PHASE II, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet A, Slide 195 of the Plat Records of Parker County, Texas; embracing Lot 80 to Luke Andrews and Shaley Andrews as recorded in Document No. 202107109 of the of the Official Public Records of Parker County, Texas and Lots 77, 78 and 79 in the deed to Luke Andrews as recorded in Document No. 202136675 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (whose Nothing is 6980314.39 and whose Easting is 225436.53) for the common east corner of said Lot 80 and Lot 81 in said Block 3 and being in the west right-of-way line of East Pradera Court, as dedicated in said Plat Cabinet A, Slide 195;

THENCE North 89°28'31" West, along the common line of said Lots 80 and 81, a distance of 471.96 feet to a 5/8" iron rod found for the common corner of said Lots 80, 81, 83 and 84;

THENCE North 35°17'27" West, along the common line of said Lot 80 and 84, to and along the northeasterly line of Lot 85 in said Block 3, a distance of 429.27 feet to a 5/8" iron rod found for the common corner of said Lots 78, 79, 85, and 86 and 87 in said Block 3;

THENCE North 15°22'39" East, along the common line of said Lots 78 and 87, to and along the westerly line of said Lot 77, a distance of 296.04 feet to a 1/2" iron rod found for the common west corner of said Lot 77 and Lot 76 in said Block 3;

THENCE North 84°37'25" East, along the common line of said Lots 77 and 76, a distance of 637.49 feet to a 1/2" found for the common corner of said Lots 77 and 76, and being in said westerly right-of-way line of East Pradera Court.

THENCE South 0°33'12" East, along the common line of said Lot 77 and said west right-of-way line of Pradera Court, to and along the east line of said Lots 78, 79 and 80, a distance of 699.92 feet to the POINT OF BEGINNING and containing 9.6677 acres;

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Luke Andrews and Shaley Andrews do hereby adopt this plat designating the herein above described real property as

LOTS 77R and 80R

REMUDA RANCH ESTATES II

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 8 day of March 2023-2024

Luke Andrews

Shaley Andrews

OWNER:

LUKE ANDREWS AND SHALEY ANDREWS
825 EAST PRADERA COURT
FORT WORTH TX 76108

STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Luke Andrews known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of March 2023, 2024

James Paul Ward
Notary Public State of Texas



STATES OF TEXAS §
COUNTY OF PARKER §

BEFORE ME, the undersigned authority, on this day personally appeared Shaley Andrews known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of March 2023, 2024

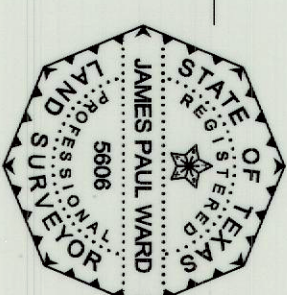
James Paul Ward
Notary Public State of Texas



KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

James Paul Ward
RPLS No. 5606



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 8 day of March 2023, 2024

James Paul Ward
Notary Public of Texas



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: 3/14/2024

By: Donald M. Brown Chairman

By: Shaley Andrews Secretary



3/13/2024

FINAL PLAT

LOTS 77R and 80R in BLOCK 3

REMUDA RANCH ESTATES PHASE II

being a replat of Lots 77, 78 and 79 of REMUDA RANCH ESTATES, PHASE II, an addition to Parker County, Texas according to the plat thereof recorded in Plat Cabinet A, Slide 195 of the Plat Records of Parker County, Texas

9.6677 acres

February, 2024

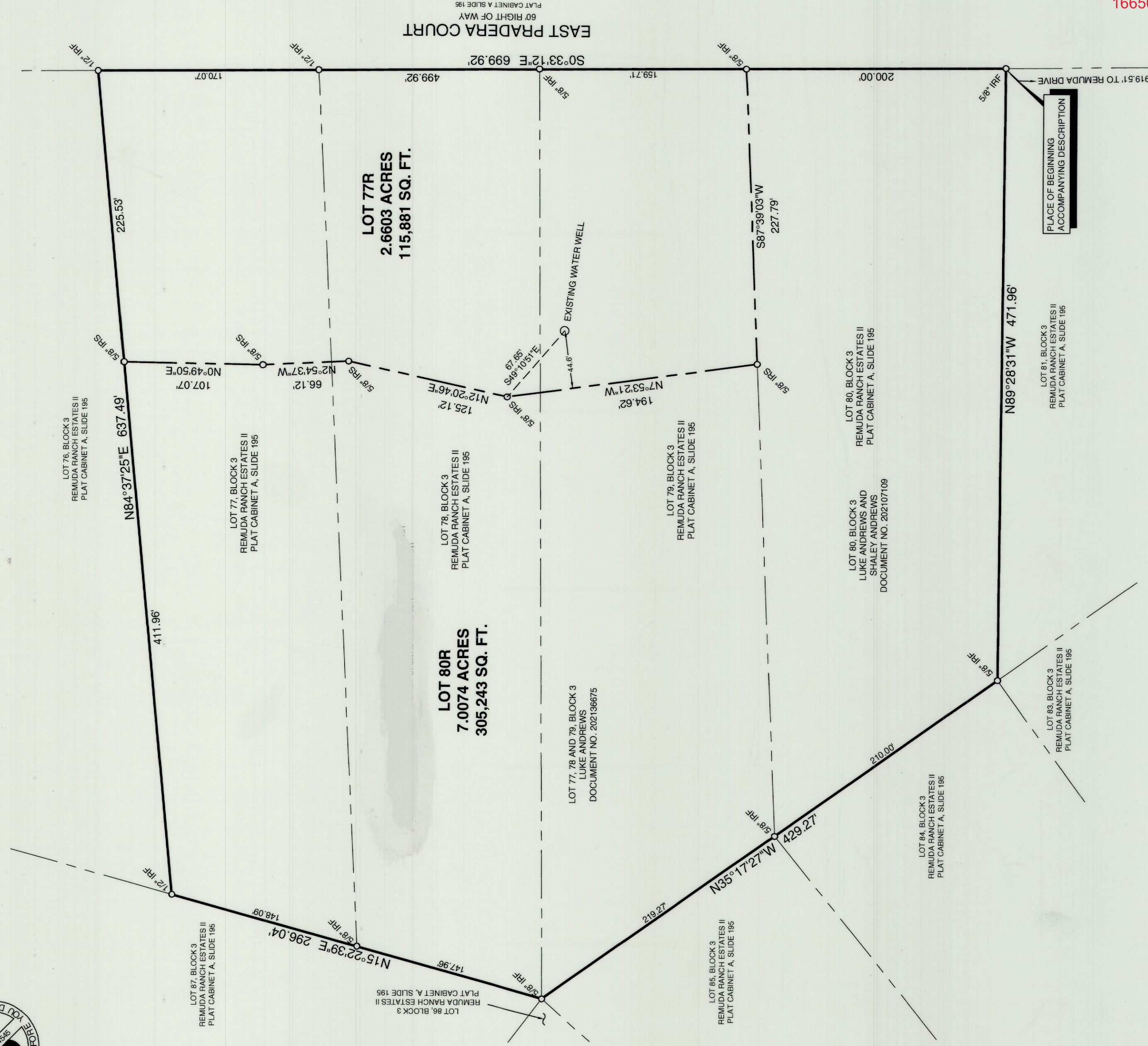
FS-23-317

SHEET 1 OF 2

THIS PLAT FILE IN INSTRUMENT NO 202406790, DATE 3/19, 2024

F-1080

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-534-WARD (532-9273)
survey@a-wardsurveying.com TPELS Firm No. 10194435



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AL
N-14

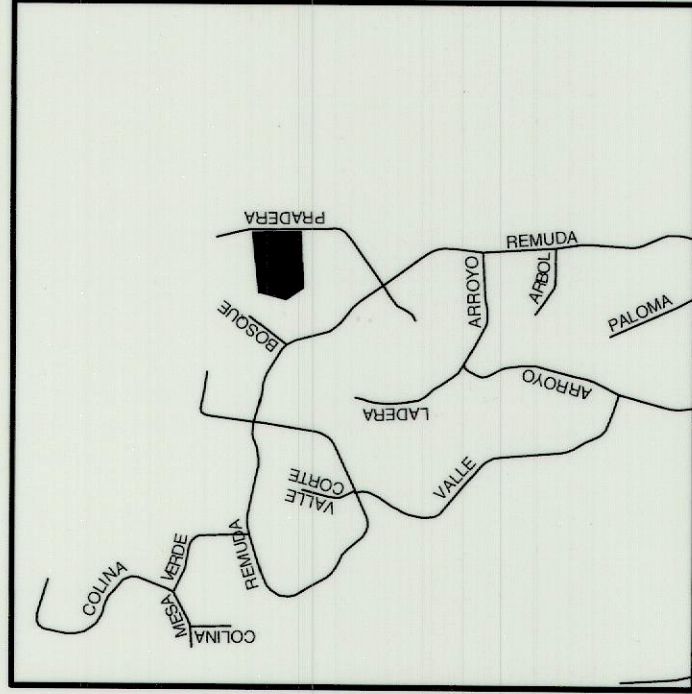
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202406790
08-19 AM
9:57/19/2024
Lila Deakle, County Clerk
Parker County, TX
PLAT



LOCATION MAP

SCALE 1"=2000'



GRAPHIC SCALE SCALE IN FEET 1"= 60'

A-WARD PROJECT NO: 2023-1939 EAST PRADERA CT PLAT.DWG

GENERAL NOTES:

THE PURPOSE OF THE REPLAT IS TO CREATE TWO LOTS FROM FOUR PLATTED LOTS.

TWO LOTS IN ONE PHASE.

MINIMUM LOT SIZE 2.8603 ACRES, MAXIMUM LOT SIZE 7.0074 ACRES

PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF FORT WORTH.

ALL LOTS IN THE SUBDIVISION ARE FOR RESIDENTIAL USE.

*RESTRICTIONS RECORDED IN VOLUME 12482, PAGE 1984, VOLUME 12537, PAGE 78, VOLUME 12750, PAGE 85 AND VOLUME 16771, PAGE 441 ARE TO BE UNCHANGED.

According to Map No. 48367C0325E dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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