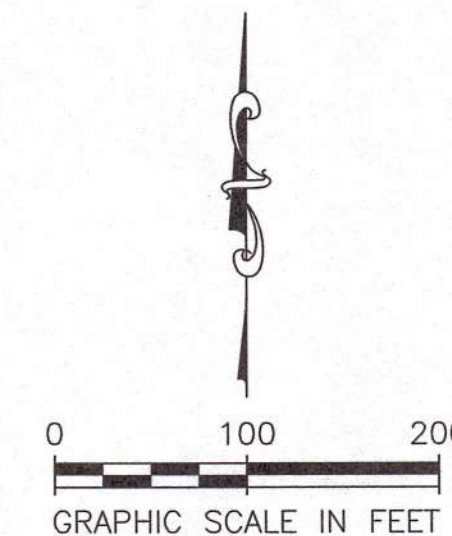


VICINITY MAP
NOT TO SCALE



- LEGEND
- DE = INDICATES A DRAINAGE EASEMENT
 - PEAUDE = INDICATES A PRIVATE EMERGENCY, ACCESS, UTILITY & DRAINAGE EASEMENT
 - UE = INDICATES A UTILITY EASEMENT
 - AE = INDICATES AN ACCESS EASEMENT
 - MAGF = INDICATES MAG NAIL FOUND
 - MAGS = INDICATES MAG NAIL SET WITH SHINER STAMPED "SHIELD ENGINEERING", UNLESS OTHERWISE NOTED
 - IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING", UNLESS OTHERWISE NOTED
 - IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING", UNLESS OTHERWISE NOTED
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

REPLAT STATEMENT:
THE PURPOSE OF THIS REPLAT ADJUST THE
COMMON LINE BETWEEN LOTS 63 AND 68

FINAL PLAT
OF
LOTS 63R AND 68R, BLOCK 1
ROCKY CREEK RANCH
BEING A REPLAT OF LOTS 63 AND 68, BLOCK 1
ROCKY CREEK RANCH, TARRANT COUNTY, TEXAS
BEING 69.920 ACRES OF LAND
SITUATED IN THE SECTIONS 1 & 2, BLOCK 2, TEXAS AND
PACIFIC RAILWAY SURVEY,
ABSTRACT NO. 1477 AND ABSTRACT NO. 1861, JOHN SISE
SURVEY, ABSTRACT NO. 1435, AND B.B.B. & C.R. RAILROAD
COMPANY SURVEY, ABSTRACT NO. 215
TARRANT COUNTY, TEXAS

NOTE: 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



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
03/11/2024 10:33 AM

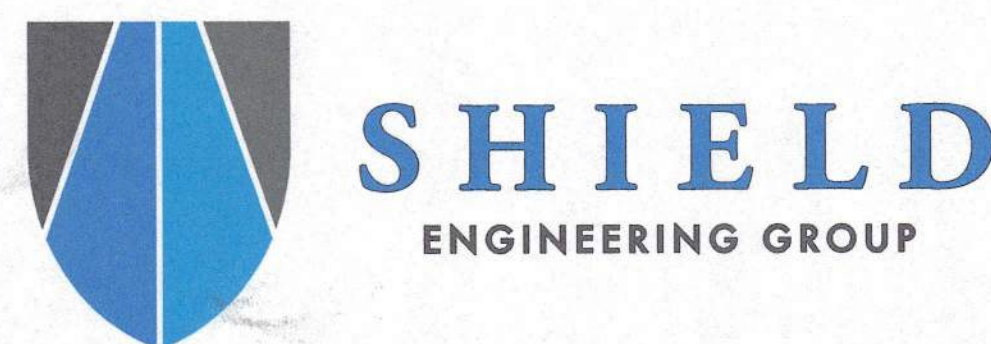
D224040999
PLAT
Pages: 4
Fees: \$77.00

Mary Louise Nicholson
COUNTY CLERK



1-1-24

OWNER
JESSE SMITH
3338 W. 4TH ST
FORT WORTH, TX
817-412-8705



TBPE FIRM #F-11039 · TBLS FIRM #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

FINAL PLAT CASE NUMBER: FS-23-182

DATE AUGUST 2023 (REVISED Jan. 2024)

CITY OF FORT WORTH NOTES:

- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.
- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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.
- 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED A THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- 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, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A COMMUNITY FACILITIES AGREEMENT 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.
- BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE, PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
- FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE 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 CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF 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 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.
- 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 THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS 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, 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
- 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM THE ULTIMATE DEVELOPMENT OF THE WATERSHED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS,AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- WATER TO BE SERVED BY PRIVATE WELL WATER. SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.
- 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.

NOTES:

- ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
- BEARINGS BASED ON NAD83 T-XNC GPS OBSERVATIONS.
- ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
- ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.

TARRANT COUNTY NOTES:

- ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT THE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.
- 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, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, 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 THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.
- 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.
- THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- ANY EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL DRAINAGE EASEMENTS THAT ARE ADJACENT AND PARALLEL TO THE RIGHT-OF-WAY OF DEDICATED PUBLIC ROADWAYS WILL BE MAINTAINED BY TARRANT COUNTY AS APPROVED BY TARRANT COUNTY TRANSPORTATION SERVICES.
- TARRANT COUNTY IS NOT RESPONSIBLE FOR CONFIRMING OR ENSURING THE AVAILABILITY OF GROUNDWATER.
- ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCES, TREES, OVERGROWN SHRUBS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY A SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. PROPERTY OWNERS SHALL MAINTAIN EASEMENTS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- TARRANT COUNTY REQUIRES A MINIMUM LOT SIZE OF 1.0 ACRE (NET) FOR PROPERTIES THAT ARE NOT SERVED BY A PUBLIC WATER SYSTEM, AND THAT WILL BE SERVED BY PRIVATE ON-SITE SEWAGE FACILITIES (OSSF). FOR LOTS THAT ARE LESS THAN 1.0 ACRE (NET) AND NOT SERVED BY A PUBLIC WATER SYSTEM, LANDOWNERS SHALL SUBMIT A FORMAL REQUEST FOR A VARIANCE OF THE TARRANT COUNTY DEVELOPMENT REGULATIONS RELATING TO LOT SIZE AND A WRITTEN AUTHORIZATION FROM TARRANT COUNTY PUBLIC HEALTH CONFIRMING THAT IT HAS NO OBJECTIONS WITH THE PROCESSING OF THE PLAT. THE APPROVAL OF THIS PLAT DOES NOT GUARANTEE THAT ANY LOT IS SUITABLE FOR AN OSSF.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS JESSE E. SMITH IS THE OWNER OF A TRACT OF LAND SITUATED IN THE SECTION 1, BLOCK 2, TEXAS PACIFIC RAILWAY SURVEY, ABSTRACT NUMBER 1477, SECTION 2, BLOCK 2, TEXAS PACIFIC RAILWAY SURVEY ABSTRACT NO. 1861, B.B.B. & C.R. RAILROAD COMPANY SURVEY, ABSTRACT NO. 215 AND THE JOHN SISE SURVEY, ABSTRACT NO. 1435, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOTS 63 AND 68 BLOCK 1, ROCKY CREEK RANCH ADDITION, AN ADDITION TO THE TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NO. D206200440, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS, (OPRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAGNAIL FOUND FOR THE NORTH CORNER OF THE SAID LOT 68, BEING IN COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 72R1, OF SAID BLOCK 1 AND BEING IN THE SOUTHEAST LINE OF LOT 42, OF SAID BLOCK 1, ALSO, BEING IN THE CENTERLINE OF WEST ROCKY CREEK ROAD (A 60 FOOT PRIVATE ROAD EASEMENT);

THENCE SOUTH 55°24'01" EAST, WITH THE NORTHEAST LINE OF THE SAID LOT 68 AND BEING IN COMMON WITH THE SOUTHWEST LINE OF SAID LOT 72R1 AT 735.58 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 72R1 AND BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 71R. OF THE AFORESAID BLOCK 1, AND CONTINUING A TOTAL DISTANCE OF 1386.30 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED "RPLS 5544" FOR THE EAST CORNER OF SAID LOT 68 AND BEING IN COMMON WITH THE NORTH CORNER OF SAID LOT 63 AND BEING IN COMMON WITH THE SOUTH CORNER OF SAID LOT 71R, ALSO, BEING IN THE WEST LINE OF LOT 64, OF THE AFOREMENTIONED BLOCK 1;

THENCE SOUTH 00°40'21" WEST, WITH THE EAST LINE OF SAID LOT 63 AND BEING IN COMMON WITH THE WEST LINE OF THE LOT 64, A DISTANCE OF 829.18 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT 63 AND BEING IN COMMON WITH THE NORTH CORNER OF LOT 62, OF SAID BLOCK 1;

THENCE SOUTH 73°55'17" WEST, WITH THE SOUTHEAST LINE OF THE SAID LOT 63 AND BEING IN COMMON WITH THE NORTHWEST LINE OF THE SAID LOT 62 AT 1182.71 PASS A 1/2 INCH CAPPED IRON ROD FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 1232.76 FEET TO THE SOUTH CORNER OF SAID LOT 63 AND BEING IN COMMON WITH THE NORTH CORNER OF LOT 62 AND BEING IN COMMON WITH THE NORTHEAST LINE OF LOT 50R1, OF SAID BLOCK 1, ALSO, BEING IN THE CENTER LINE OF WEST ROCKY CREEK ROAD;

THENCE NORTHWESTERLY WITH THE SAID CENTERLINE OF WEST ROCKY CREEK ROAD, WITH THE SOUTHWEST LINE OF SAID LOTS 63 AND 68 AND BEING IN COMMON WITH THE NORTHEAST LINE OF SAID LOT 50R1 AND BEING IN COMMON WITH THE NORTHEAST LINE OF LOT 49R, OF SAID BLOCK 1, THE FOLLOWING COURSES AND DISTANCES: NORTH 51°37'09" WEST, A DISTANCE OF 1381.89 FEET TO A MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET FOR THE PC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1315.00 FEET WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°14'39", A CHORD BEARING AND DISTANCE OF NORTH 48°29'50" WEST, A DISTANCE OF 143.24 FEET, AN ARC DISTANCE OF 143.31 FEET TO THE WEST CORNER OF THE SAID LOT 68, THE SOUTH CORNER OF LOT 69, OF THE SAID BLOCK 1;

THENCE NORTH 24°07'44" EAST,WITH THE NORTHWEST LINE OF AFORESAID LOT 68 AND BEING IN COMMON WITH THE SOUTHEAST LINE OF THE LOT 69, OF THE SAID BLOCK 1, AT 50.16 FEET PASS A 1/2 INCH CAPPED IRON ROD MARKED "RPLS 5544" FOUND FOR REFERENCE, AT 834.85 FEET PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 885.01 FEET TO A MAG NAIL WITH SHINER STAMPED "SHIELD ENGINEERING" SET FOR THE NORTHWEST CORNER OF SAID LOT 68 AND BEING IN COMMON WITH THE NORTHEAST CORNER OF SAID LOT 69 AND BEING IN THE SOUTHWEST LINE OF LOT 43, OF SAID BLOCK 1, AND BEING IN THE CENTER LINE OF WEST ROCKY CREEK ROAD, ALSO, BEING THE PC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 315.00 FEET;

THENCE NORTHEASTERLY WITH THE NORTH LINE OF SAID LOT 68 AND BEING IN COMMON WITH THE SOUTH LINE OF SAID LOT 43 AND SAID LOT 42, THE FOLLOWING COURSES AND DISTANCES: WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 82°54'28", A CHORD BEARING AND DISTANCE OF SOUTH 78°52'42" EAST, A DISTANCE OF 417.17 FEET TO A MAG NAIL FOUND; NORTH 59°34'27" EAST, A DISTANCE OF 548.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3,045,718 SQUARE FEET OR 69.920 ACRES OF LAND, MORE OR LESS.

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES): 69.920	TOTAL NUMBER LOTS: 2
RESIDENTIAL LOTS: NUMBER 2	TOTAL NUMBER OF DWELLING UNITS: 2	
ACREAGE: SINGLE FAMILY DETACHED 69.920	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0
COMMERCIAL LOTS: NUMBER 0	PRIVATE OPEN SPACE LOTS: NUMBER 0	MULTIFAMILY 0
ACREAGE: COMMERCIAL LOTS 0.000	INDUSTRIAL LOTS 0.000	OPEN SPACE LOTS 0.000
		RIGHT-OF-WAY 0.00

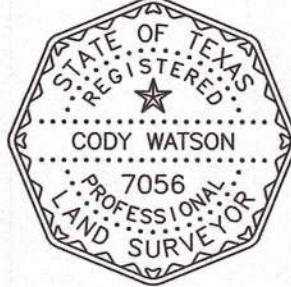
FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0405K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION



CODY WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 7056

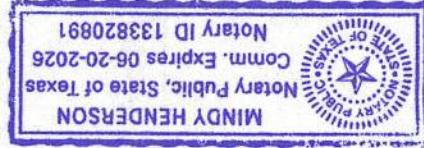


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY WATSON, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF January, 2024.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 6/20/2026

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JESSE SMITH, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 63R AND 68R, BLOCK 1; ROCKY CREEK RANCH AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

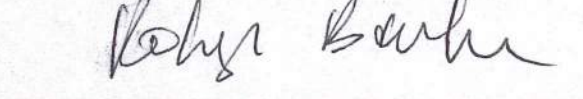
WITNESS, MY HAND, THIS THE 31 DAY OF January, 2024.

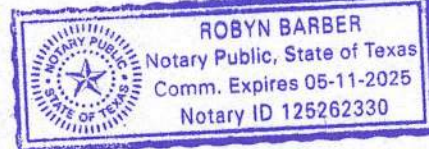
BY: 
JESSE SMITH

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSE SMITH 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF January, 2024.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 05.11.2025



L.T. Thornton
2-1-24

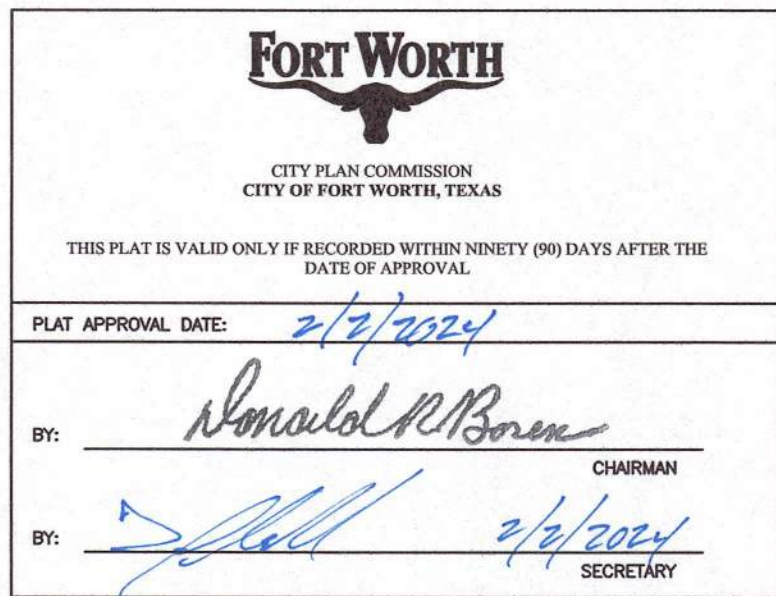
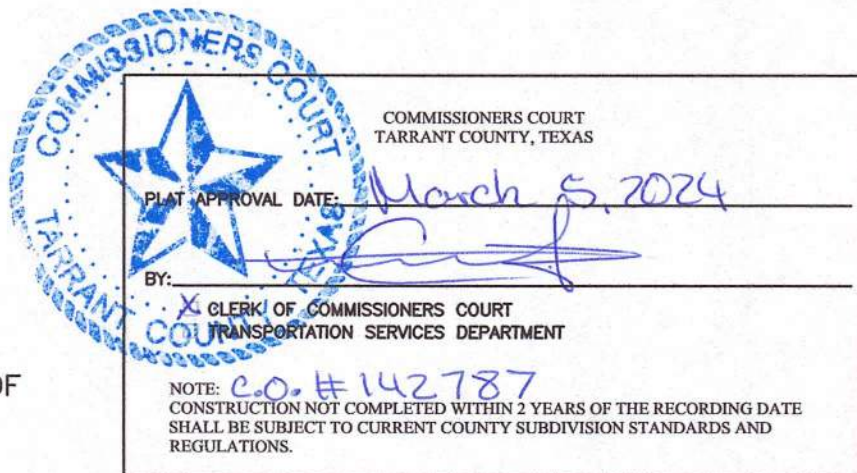


D224040999
03/11/2024 10:33 AM Page: 1 of 4 Fees: \$77.00
PLAT
SUBMITTER: CODY WATSON


MARY LOUISE NICHOLSON
COUNTY CLERK

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER

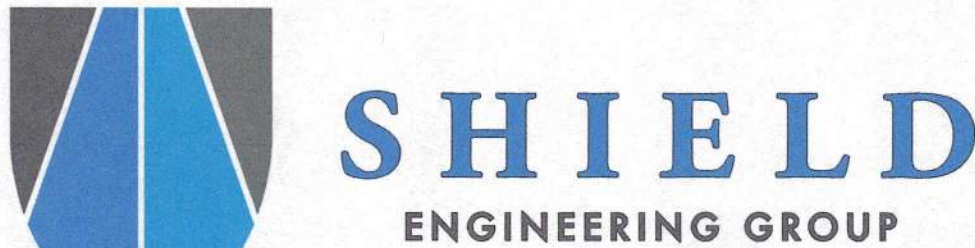
OWNER
JESSE SMITH
FORT WORTH, TEXAS
617-412-8705



REPLAT STATEMENT:
THE PURPOSE OF THIS REPLAT ADJUST THE
COMMON LINE BETWEEN LOTS 63 AND 68

FINAL PLAT
OF
LOTS 63R AND 68R, BLOCK 1
ROCKY CREEK RANCH

BEING A REPLAT OF LOTS 63 AND 68, BLOCK 1
ROCKY CREEK RANCH, TARRANT COUNTY, TEXAS
BEING 69.920 ACRES OF LAND
SITUATED IN THE SECTIONS 1 & 2, BLOCK 2, TEXAS AND
PACIFIC RAILWAY SURVEY,
ABSTRACT NO. 1477 AND ABSTRACT NO. 1861, JOHN SISE
SURVEY, ABSTRACT NO. 1435, AND B.B.B. & C.R. RAILROAD
COMPANY SURVEY, ABSTRACT NO. 215
TARRANT COUNTY, TEXAS



TBPE FIRM #F-11039 · TBLS FIRM #10193890
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 · 817.810.0696

FINAL PLAT CASE NUMBER: PS-23-182

DATE AUGUST 2023 (REVISED Jan. 2024)

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