



### LEGEND

○ IRS.....5/8" Capped Iron Rod Set Marked "BHB INC"  
 D.R.T.C.T.....Deed Records, Tarrant County, Texas  
 P.R.T.C.T.....Plat Record, Tarrant County, Texas  
 — — — — — Common Access Easement  
 — — — — — Storm Drain Easement

## GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. This plat does not alter or remove any deed restrictions, covenants or restrictions that may affect this property.
6. This plat does not alter or remove any existing easements that affect this property and may not be shown.
7. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Tarrant County Clerk's Office.
8. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Tarrant County Clerk's Office.
9. Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
10. The easements indicted on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, pots, above ground cables, wires or combination thereof, together with the right of ingress and egress to operate and maintain the public utilities.

**FLOOD ZONE NOTE**

The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0205L, Map Revised March 21, 2019.

**BHB**  
**BAIRD, HAMPTON & BROWN**  
engineering and surveying

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