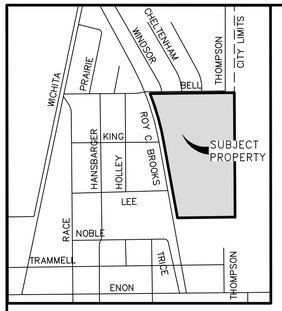
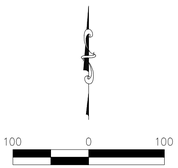
HANNA RANCH, PHASE 4



VICINITY MAP
NOT TO SCALE



NOTES

1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
3. ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF EVERMAN, 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.
4. 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
8. 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.
9. SUBJECT TRACT IS AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48121C0490 G, DATED APRIL 18, 2011.
10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.

LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	202		21.221
OPEN SPACE		7	6.172
RIGHT-OF-WAY			7.055
TOTAL			34.448

LINE	BEARING	DISTANCE
L1	S00°32'19"E	25.00'
L2	N89°27'41"E	163.24'
L3	N89°27'41"E	139.35'
L4	N45°32'19"W	14.14'
L5	N44°27'41"E	14.14'
L6	S44°27'41"W	14.14'
L7	N29°57'08"W	20.00'
L8	S45°32'19"E	14.14'
L9	N82°50'51"E	44.54'
L10	N85°30'13"E	48.17'
L11	S44°27'41"W	14.14'
L12	N57°38'38"W	14.57'
L13	N32°56'26"E	13.79'
L14	N45°32'19"W	14.14'
L15	N44°27'41"E	14.14'
L16	S50°24'49"E	15.29'
L17	N07°39'49"W	80.62'
L18	N39°35'11"E	12.89'
L19	N45°32'19"W	14.14'
L20	N44°27'41"E	14.14'
L21	N45°32'19"W	14.14'
L22	S44°27'41"W	14.14'
L23	N45°32'19"W	14.14'
L24	N44°27'41"E	14.14'
L25	S45°32'19"E	14.14'
L26	N44°27'41"E	14.14'
L27	N45°32'19"W	14.14'
L28	N44°27'41"E	14.14'
L29	N45°32'19"W	14.14'
L30	S44°27'41"W	14.14'
L31	S45°32'19"E	14.14'
L32	S44°27'41"W	14.14'
L33	N45°32'19"W	14.14'
L34	N44°27'41"E	14.14'
L35	N41°10'58"W	15.18'
L36	N44°27'41"E	14.14'
L37	N45°32'19"W	14.14'
L38	S75°26'14"W	20.63'
L39	N76°29'17"W	20.60'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°49'38"	3591.53'	N15°39'34"W	677.68'	678.69'
C2	23°10'28"	172.75'	S78°52'14"E	69.40'	69.87'
C3	23°15'19"	172.75'	S78°54'39"E	69.64'	70.12'
C4	10°36'38"	750.00'	S84°09'22"W	138.69'	138.89'
C5	250°31'44"	50.00'	S35°48'11"E	81.65'	218.63'
C6	70°31'44"	25.00'	N54°11'49"E	28.87'	30.77'

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: _____

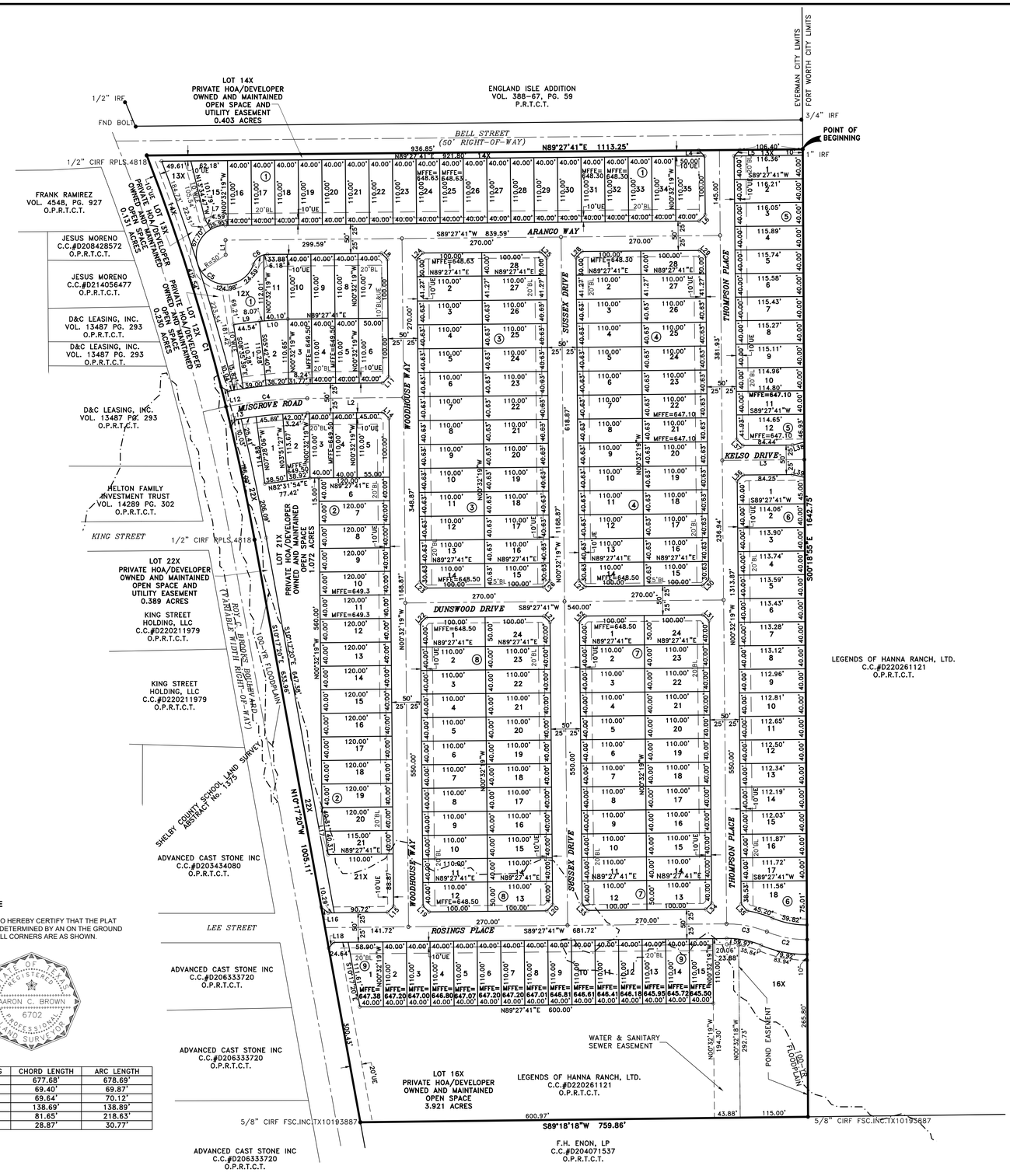
STATE OF TEXAS · REGISTERED · AARON C. BROWN · 6702 · PROFESSIONAL · LAND SURVEYOR

LEGEND

BL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
C.C.#	COUNTY CLERK FILE NO.
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
MFFE	MINIMUM FINISH FLOOR ELEVATION

LOT TABULATION

BLOCK 01	32 LOTS	3 PRIVATE OPEN SPACE LOTS
BLOCK 02	21 LOTS	2 PRIVATE OPEN SPACE LOTS
BLOCK 03	28 LOTS	
BLOCK 04	28 LOTS	
BLOCK 05	12 LOTS	1 PRIVATE OPEN SPACE LOT
BLOCK 06	18 LOTS	
BLOCK 07	24 LOTS	
BLOCK 08	24 LOTS	
BLOCK 09	15 LOTS	1 PRIVATE OPEN SPACE LOT
202 RESIDENTIAL LOTS		7 PRIVATE OPEN SPACE LOTS



LEGENDS OF HANNA RANCH, LTD.
C.C.#D220261121
O.P.R.T.C.T.

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS LEGENDS OF HANNA RANCH, LTD IS THE OWNER OF A 34.448 ACRE TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, CITY OF EVERMAN, TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO LEGENDS OF HANNA RANCH, LTD, AS RECORDED IN COUNTY CLERK FILE NO. D220261121, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LEGENDS OF HANNA RANCH, LTD TRACT, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BELL STREET (A 50' RIGHT-OF-WAY);

THENCE SOUTH 00°18'55" EAST, WITH THE EAST LINE OF SAID LEGENDS OF HANNA RANCH TRACT, A DISTANCE OF 1,642.75 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "FSC.INC TX FIRM 10193887" FOUND;

THENCE SOUTH 89°18'18" WEST, WITH THE SOUTH LINE OF SAME TRACT, A DISTANCE OF 759.86 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "FSC.INC TX FIRM 10193887" FOUND ON THE EAST RIGHT-OF-WAY LINE OF ROY C. BROOKS BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 10°17'20" WEST, WITH THE EAST RIGHT-OF-WAY OF SAID ROY C. BROOKS BOULEVARD, A DISTANCE OF 1,005.11 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,591.53 FEET, AND A CHORD THAT BEARS NORTH 15°39'34" WEST, 677.68 FEET;

THENCE WITH SAID CURVE TO THE LEFT, WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROY C. BROOKS BOULEVARD, THROUGH A CENTRAL ANGLE OF 10°49'38", AN ARC-DISTANCE OF 678.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BELL STREET;

THENCE NORTH 89°27'41" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID ROY C. BROOKS BOULEVARD AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BELL STREET, A DISTANCE OF 1,113.25 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 34.448 ACRES (1,500,540 SQ. FEET), OF LAND.

TO BE KNOWN AS:

LOTS 1-11, 15-35, 12X, 13X & 14X, BLOCK 1; LOTS 1-21, 21X & 22X, BLOCK 2;
LOTS 1-28, BLOCK 3; LOTS 1-28, BLOCK 4;
LOTS 1-12 & 13X, BLOCK 5; LOTS 1-18, BLOCK 6;
LOTS 1-24, BLOCK 7; LOTS 1-24, BLOCK 8; & LOTS 1-15 & 16X, BLOCK 9

HANNA RANCH, PHASE 4

AN ADDITION TO THE CITY OF EVERMAN, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, A.D. 2022.

BY: LEGENDS OF HANNA RANCH, LTD

BY: _____
NAME:
TITLE:

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2022.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

A
FINAL PLAT
OF
HANNA RANCH, PHASE 4
OF
LOTS 1-11, 15-35, 12X, 13X & 14X, BLOCK 1;
LOTS 1-21, 21X & 22X, BLOCK 2;
LOTS 1-28, BLOCK 3; LOTS 1-28, BLOCK 4;
LOTS 1-12 & 13X, BLOCK 5; LOTS 1-18, BLOCK 6;
LOTS 1-24, BLOCK 7; LOTS 1-24, BLOCK 8; & LOTS 1-15 & 16X, BLOCK 9

34.448 ACRES

SITUATED IN THE
SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO.1375
CITY OF EVERMAN, TARRANT COUNTY, TEXAS

202 RESIDENTIAL LOTS
7 (HOA)PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER:

ACADEMY DEVELOPMENT
1315 FM 1187, SUITE 114
MANSFIELD, TEXAS 76063
(817)905-1960

ENGINEER/SURVEYOR:

LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN _____

MAY 2022 PHASE #4

SHEET 1 OF 1

S:\ATX-LAND\0144\300 SURVEY\300 Mapping\PLAT CHECK\PHASE 4\0144301-PH4.dwg 5/3/2022