

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0320L, REVISED MARCH 21, 2019, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AE". FLOOD LINES SHOWN HEREON ARE DIGITIZED BASED ON .SHP FILE OBTAINED FROM FEMA.GOV.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

PROPERTY DESCRIPTION

WHEREAS AGHA ENTERPRISES, LLC ARE THE OWNER OF A TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, CITY OF EVERMAN, TARRANT COUNTY, TEXAS, BEING ALL OF A 0.80 ACRE TRACT DESCRIBED IN A DEED TO AGHA ENTERPRISES, AS RECORDED IN INSTRUMENT NUMBER D218208632, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A 0.21 ACRE TRACT, DESCRIBED IN A DEED TO AGHA ENTERPRISES AS RECORDED IN INSTRUMENT NUMBER D212233745 (O.P.R.T.C.T.), AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 0.80 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO NORMA MARIZ, AS RECORDED IN INSTRUMENT NUMBER D216292129 (O.P.R.T.C.T.), AND ON THE EAST RIGHT-OF-WAY LINE OF N. FOREST HILL DRIVE;

**THENCE** NORTH 89°21'19" EAST, WITH THE NORTH LINE OF SAID 0.80 ACRE TRACT AND THE SOUTH LINE OF SAID MARIZ TRACT, A DISTANCE OF 229.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHEAST CORNER OF SAID 0.80 ACRE TRACT AND SOUTHEAST CORNER OF SAID MARIZ TRACT, SAME BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO OLIVIA MELQUIADES, AS RECORDED IN INSTRUMENT NUMBER D210188677, DEED RECORDS TARRANT COUNTY TEXAS (D.R.T.C.T.);

**THENCE** SOUTH 0°41'41" EAST, FOR THE EAST LINE OF SAID 0.80 ACRE TRACT AND THE WEST LINE OF SAID MELQUIADES TRACT, A DISTANCE OF 191.29 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.80 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID MELQUIADES TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF ENON AVENUE;

**THENCE** SOUTH 89°03'19" WEST, WITH THE SOUTH LINE OF SAID 0.80 ACRE TRACT, AND SAID NORTH RIGHT-OF-WAY LINE OF ENON AVENUE, PASSING AT A DISTANCE OF 124.83 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 0.80 ACRE TRACT, CONTINUING WITH THE SOUTH LINE OF SAID 0.21 ACRE TRACT, A TOTAL DISTANCE OF 229.83 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 0.21 ACRE TRACT AND AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF ENON AVENUE AND SAID EAST RIGHT-OF-WAY LINE OF N. FOREST HILL DRIVE;

**THENCE** NORTH 0°41'41" WEST, WITH THE WEST LINE OF SAID 0.20 ACRE TRACT, TO AND WITH THE WEST LINE OF SAID 0.80 ACRE TRACT, SAME BEING SAID WITH THE EAST RIGHT-OF-WAY LINE OF N. FOREST HILL DRIVE, A DISTANCE OF 192.49 FEET TO THE PLACE OF BEGINNING CONTAINING 1.012 ACRES OF LAND.

KNOW ALL MEN BY THESE PRESENTS:

THAT, AGHA ENTERPRISES, LLC, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

SIGNATURE OF OWNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE 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 CONSIDERATIONS THERIN EXPRESSED, AND IN THE CAPACITY THERIN STATED.

GIVEN UNDER MY HAND THE SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

THE PLANNING AND ZONING COMMISSION OF THE CITY OF EVERMAN, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST:

SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED BY CITY OF EVERMAN

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR

ATTEST:

CITY SECRETARY

PLAT RECORDED IN:

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, TARRANT COUNTY, TEXAS

DEPUTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, FORREST C. NANCE, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, TEXAS REGISTRATION NUMBER 6809, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND MAY 9, 2022.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

SIGNATURE

DATE

PHONE NUMBER: \_\_\_\_\_

MINOR PLAT

**LOT 1, BLOCK 1  
EVERMAN PLAZA ADDITION  
AN ADDITION TO THE CITY OF EVERMAN,  
TARRANT COUNTY, TEXAS  
SHELBY COUNTY SCHOOL LAND SURVEY  
ABSTRACT NO. 1375  
1.012 ACRES**

FILE: FP\_AGHA\_NFOREST HILL PLAT\_20220519

REVISION

DRAFT: BWM

CHECK: FCN

SHEET: 1 OF 1

DATE: 05/19/2022

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