EVERMAN BLUEBELL DR. PROJECT -ENON AVE. CHAMBERS CREEK DR. **GENERAL NOTES:** ORIGINAL DOCUMENT SIZE: 24" X 36" SHELBY RD. 2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE NORMA L. MARIZ VICINITY MAP COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH INSTRUMENT NO. D216292129 AMERICAN DATUM 1983. O.P.R.T.C.T. N.T.S. P.O.B. 3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, N89°21'19"E 229.83' ONLINE INFORMATION. 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 ---25.8' FILE OBTAINED FROM FEMA.GOV. └─10' UTILITY EASEMENT (BY THIS PLAT) 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 AGHA ENTERPRISES LLC SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375, CALLED 0.80 ACRES CITY OF EVERMAN, TARRANT COUNTY, TEXAS, BEING ALL OF A 0.80 ACRE TRACT INSTRUMENT NO. D216208632 DESCRIBED IN A DEED TO AGHA ENTERPRISES, AS RECORDED IN INSTRUMENT O.P.R.T.C.T. NUMBER D216208632, 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 OMAR IBRAHIM HESHMA (O.P.R.T.C.T), AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: INSTRUMENT NO. D2140057 LOT 1, BLOCK I **BEGINNING** AT A 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID 0.80 D.R.T.C.T. ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN **1.012 ACRES** A DEED TO NORMA MARIZ, AS RECORDED IN INSTRUMENT NUMBER D216292129 44,101 SQ. FT. (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 -APPROXIMATE ZONE AE-AND THE SOUTH LINE OF SAID MARIZ TRACT, A DISTANCE OF 229.83 FEET TO A 1/2" (SEE NOTE NO. 5) IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHEAST CORNER OF SAID 0.80 ACRE TRACT AND SOUTHEAST CORNER OF SAID MARIZ OLIVAS MELQUIADES TRACT, SAME BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A INSTRUMENT NO. D210198677 DEED TO OLIVIA MELQUIADES, AS RECORDED IN INSTRUMENT NUMBER D.R.T.C.T. D210198677, 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 – APPROXIMATE ZONE AE– THE WEST LINE OF SAID MELQUIADES TRACT, A DISTANCE OF 191.29 FEET TO A (SEE NOTE NO. 5) 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; AGHA ENTERPRISES LLC THENCE SOUTH 89°03'19" WEST, WITH THE SOUTH LINE OF SAID 0.80 ACRE TRACT, CALLED 0.21 ACRES AND SAID NORTH RIGHT-OF-WAY LINE OF ENON AVENUE, PASSING AT A INSTRUMENT NO. D212233745 DISTANCE OF 124.83' FEET A 1/2" IRON ROD FOUND FOR THE SOUTHERN MOST O.P.R.T.C.T. 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. \$89°03'19"W 229.83' KNOW ALL MEN BY THESE PRESENTS: \$89°20'33"W 139.85' _1/2" IRF 1/2" IRF PASSING AT 124.83'-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 **ENON AVENUE** ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT. (VARIABLE WIDTH R.O.W.) ROAD CENTER LINE-JESS & RACHEL CHAMBERS VOLUME 6383, PAGE 431 MCM JONES FAMILY INVESTMENTS SIGNATURE OF OWNER D.R.T.C.T. $_{ m LTD}$ INSTRUMENT NO. D207033788 STATE OF TEXAS D.R.T.C.T. COUNTY OF TARRANT BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND _, KNOWN TO ME TO STATE ON THIS DAY PERSONALLY APPEARED _ 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. KNOW ALL MEN BY THESE PRESENTS: THAT I, FORREST C. NANCE, A REGISTERED PROFESSIONAL LAND SURVEYOR THE PLANNING AND ZONING COMMISION OF THE LICENSED IN THE STATE OF TEXAS, TEXAS REGISTRATION NUMBER 6809, DO CITY OF EVERMAN, TEXAS VOTED AFFIRMATIVELY HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED NOTARY PUBLIC IN AND FOR TARRANT COUNTY PLAT RECORDED IN: APPROVED BY CITY OF EVERMAN ON THIS____ DAY OF ____ FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND RECOMMEND APPROVAL OF THIS PLAT BY THE CITY MAY 9, 2022. VOLUME_____, PAGE _____, SLIDE _____ ON THE _____ DAY OF _____, 2022. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED PRINTED NAME FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. MY COMMISSION EXPIRES: SIGNATURE DATE CHAIRMAN, PLANNING AND ZONING COMMISION MAYOR COUNTY CLERK, TARRANT COUNTY, TEXAS ATTEST: ATTEST: PHONE NUMBER:_ CITY SECRETARY DEPUTY MINOR PLAT SECRETARY, PLANNING AND ZONING COMMISION LOT 1, BLOCK 1 **ABBREVIATIONS** SURVEYOR **LEGEND** OWNER **EVERMAN PLAZA ADDITION** SUBJECT PROPERTY LINE ■ IRON ROD FOUND (IRF) (AS NOTED) AN ADDITION TO THE CITY OF EVERMAN, —— – – ADJOINER LINE O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS ● 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC" _____ EASEMENT TARRANT COUNTY, TEXAS CALCULATED CORNER D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS ——— – CENTER LINE OF ROADWAY P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS SHELBY COUNTY SCHOOL LAND SURVEY TOPOGRAPHIC LOYALTY INNOVATION LEGACY (XXXX) = DEED CALLSAGHA ENTERPRISES, LLC ABSTRACT NO. 1375 P.O.B. = PLACE OF BEGINNING 3824 CREEKSIDE LANE MAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 **1.012 ACRES** CARROLLTON, TEXAS 75010 TELEPHONE: (817) 744-7512 • FAX (817) 744-7554 TEXAS FIRM REGISTRATION NO. 10042504 WWW.TOPOGRAPHIC.COM (817)966-7447 FILE: FP AGHA NFOREST HILL PLAT 20220519 REVISIO DRAFT: BWM CHECK: FCN SHEET: 1 OF 1 DATE: 05/19/2022 S.ICIVILIAGHA ENTERPRISES LLCIN FOREST HILL PLATISURVEYIFINAL PRODUCTSIFP AGHA NFOREST HILL PLAT 20220519.DWG 5/19/2022 11:56:25 AM bmcauin