

Notes: According to the Federal Insurance Administration Flood Insurance Rate map Community Panel Number 48439C0155K Effective September 25, 2009 this property does not lie within a 100 year flood hazard area.

Capped "Stevens Surveying" 1/2" irons set unless otherwise noted. Upon approval of this plat.

This plat /survey was performed without the benefit of a title commitment. No abstract of title has been performed by surveyor.

Bearings correlated to GPS coordinates NAD83 North Central Texas Zone 4202.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Property address: 4517 Williams Spring Road and 7007 Clarke Drive

Public Open Space Easement (POSE)/Visibility Triangle:
No structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of ten (10) feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.



I, ANDREW E. STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THIS PLAT CORRECTLY REPRESENTS THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION.

PRELIMINARY FOR REVIEW ONLY

ANDREW E. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5395

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT, Karen Riedel acting by and through the undersigned, is the owner of the following described real property, to wit:

1.109 acres situated in the N.B. BREEDING SURVEY, Abstract No. 189, Tarrant County, Texas being that certain tract of land described in deed to Karen Riedel by deed recorded document number D218125192, Official Records, Tarrant County, Texas. Said 1.109 acres being more particularly described, as follows:

Beginning at a capped LBS 3946 1/2" iron found in the south line of Clarke Road and the west line of Williams Springs Road;

THENCE South 00 degrees 09 minutes 05 seconds West, along the west line of said Williams Springs Road, 168.05 feet to an "X" cut in concrete found for the most easterly southeast corner of said Riedel tract;

THENCE South 89 degrees 37 minutes 29 seconds West, 173.88 feet to a capped LBS 3946 1/2" iron found;

THENCE South 00 degrees 40 minutes 24 seconds West, 13.44 feet to a 1/2" iron found;

THENCE North 89 degrees 54 minutes 44 seconds West, 156.33 feet to a capped Stevens Surveying 1/2" iron found;

THENCE North 30 degrees 09 minutes 11 seconds East, 211.44 feet to a capped LBS 3946 1/2" iron found in the south line of said Clarke Drive;

THENCE South 89 degrees 53 minutes 17 seconds East, along the south line of said Clarke Drive, 224.60 feet to the POINT OF BEGINNING and containing 1.109 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Karen Riedel acting by and through the undersigned, it's duly authorized agent, do hereby adopt this Plat of the herein described real property, to be designated as...

Lots 1 & 2, Block 1,
Lily Addition,
City of Lake Worth,
Tarrant County, Texas

An addition to the City of Lake Worth, Tarrant County, Texas, and hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

Executed this the ____ day of ____, 20__

Karen Riedel

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day appeared Karen Riedel known to me as the owner of said property whose name is subscribed to the above and foregoing instrument and acknowledged to me that considerations therein stated.

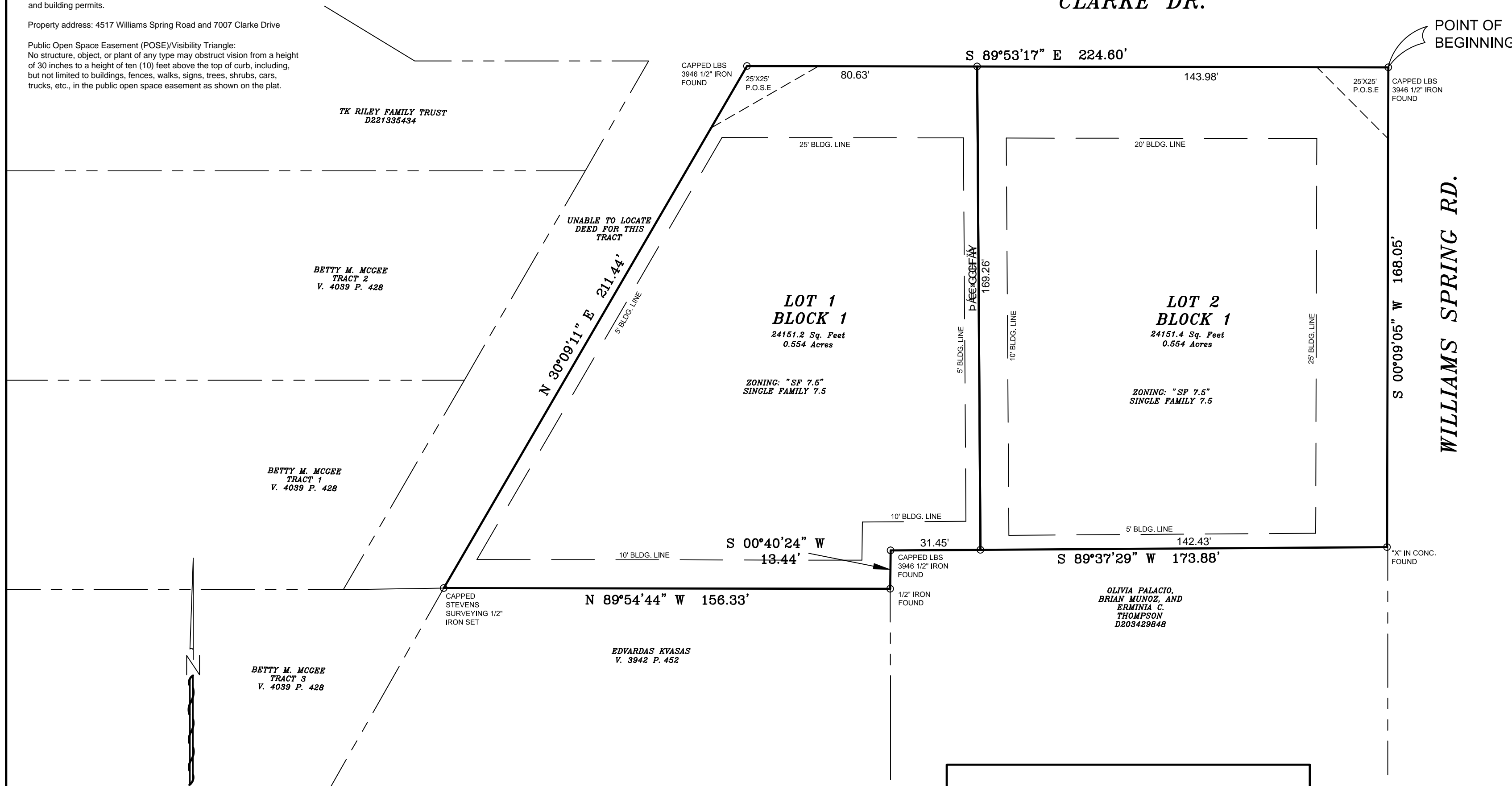
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of ____, 20__.

Notary Public, Tarrant County, Texas
My Commission Expires

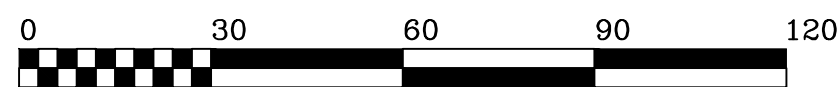
CLARKE DR.

POINT OF BEGINNING

WILLIAMS SPRING RD.



SCALE: 1" = 30'



STEVENS LAND SURVEYING
OF TEXAS, PLLC
P.O. BOX 252
DENNIS, TEXAS 76439
817-696-9775
FIRM REGISTRATION #10194023

PROPERTY OWNER:
KAREN S. RIEDEL
9167 WATERCRESS DR.
FORT WORTH, TEXAS 76135

APPROVED BY THE PLANNING AND ZONING COMMISSION OF LAKE WORTH, TEXAS ON THIS ____ DAY OF ____, 20__.

ATTEST:

DIANE SMITH- CHAIR

HOLLY FIMBRES-CITY SECRETARY

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS ON THIS ____ DAY OF ____, 20__.

ATTEST:

WALTER BOWEN-MAYOR

HOLLY FIMBRES-CITY SECRETARY

Final Plat
Lots 1 & 2, Block 1
LILY ADDITION
an Addition to the City of Lake Worth
Tarrant County, Texas.
Being a tract of land out of the N.B. BREEDING SURVEY,
Abst. No. 189, Tarrant County, Texas.
1.109 acres

Prepared January 2025