



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER \_\_\_\_\_

PAGE 1 OF 7

DATE: 1/14/2025

**SUBJECT: CONSIDERATION OF ROADS AND RELEASE OF MAINTENANCE BOND  
- SANDSTROM RANCH ADDITION**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider for maintenance by Tarrant County the roads in the Sandstrom Ranch Addition, Precinct 4, and release the Maintenance Bond.

**BACKGROUND**

The roads within the Sandstrom Ranch Addition (Sandstrom Way, Ashlow Way, Tay Terrace and Slabs Drive) as depicted on the attached plat were constructed to County specifications and maintained for two (2) years as required by the County's Subdivision and Land Use Regulations. Precinct 4 and Transportation Services staff have inspected the roads and recommend County acceptance.

Maintenance Bond No. CNB-40474-00, in the amount of \$89,413.70, was to ensure that the roads and drainage structures were properly maintained for the required two (2) year period, or until accepted by the Commissioners Court.

**FISCAL IMPACT**

There is no fiscal impact associated with this item.

|              |                         |              |                  |
|--------------|-------------------------|--------------|------------------|
| SUBMITTED BY | Transportation Services | PREPARED BY: | Travis Rosenbaum |
|              |                         | APPROVED BY: | Joseph Jackson   |

**MAINTENANCE BOND**

STATE OF TEXAS           §  
COUNTY OF TARRANT   §

**KNOW ALL MEN BY THESE PRESENTS:**

THAT we, Sandstrom Development TX Ltd of \_\_\_\_\_, Texas, as Principal, and Insurors Indemnity Company as Surety, whose address is PO Box 32577 Waco, TX 76703, are held and firmly bound unto the County of Tarrant, State of Texas, as Obligee, through its County Judge, or his successor in office, in the sum of Eighty-nine thousand four hundred thirteen dollars and seventy cents dollars (\$ 89,413.70), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal has sub-divided and platted a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision known as Sandstrom Ranch, more fully described as Sandstrom Ranch, Tarrant County;

WHEREAS, the said Principal has dedicated to the public certain roads and streets as indicated on the plat, and the Principal desires Tarrant County, Texas, to accept for maintenance and operation on behalf of the public these dedicated improvements;

WHEREAS, Tarrant County will not accept for maintenance and operation on behalf of the public the dedicated roads and streets UNLESS AND UNTIL the said Principal has constructed, maintained and operated the said improvements, together with any associated drainage improvements, for a period of two consecutive years, beginning on the date this Bond is fully executed, with said dedicated roads, streets and associated drainage improvements being constructed, maintained and operated by said Principal: (1) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in \_\_\_\_\_; (2) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and (3) to the satisfaction of the Transportation Services Department of Tarrant County.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the obligation begins as of the date this Bond is fully executed and will remain in effect until:

(1) the Principal has constructed, maintained and operated all dedicated roads, streets and associated drainage improvements for a period of two consecutive years, beginning on the date this Bond is fully executed:

(a) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in \_\_\_\_\_;

(b) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and

(c) to the satisfaction of the Transportation Services Department of Tarrant County;

and

Bond Number: CNB-40474-00

(2) the Commissioners Court of Tarrant County, Texas, formally releases by a Court Order the Principal and Surety from liability under this Bond.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 18th day of April, 20 22.

**PRINCIPAL**

**SURETY**

Sandstrom Development TX Ltd.

Insurors Indemnity Company

By: \_\_\_\_\_

By: Keri Cortin

Address: 5857 Park Vista Circle

Address: PO Box 32577

Keller, TX 76244

Waco, TX 76703

\_\_\_\_\_

\_\_\_\_\_

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY  
Waco, Texas**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**Number:** CNB-40474-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

Kerri Corbin of the City of Waco, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

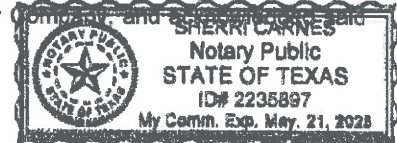
Attest: Tammy Tieperman  
Tammy Tieperman, Secretary

By: Dave E. Talbert  
Dave E. Talbert, President

State of Texas  
County of McLennan

On the 11<sup>th</sup> day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Sherry Carnes  
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 18th day of April, 2022.

Tammy Tieperman  
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT [BONDDEPT@INSURORSINDEMNITY.COM](mailto:BONDDEPT@INSURORSINDEMNITY.COM).



Phone: 877 816 2800 | PO Box 32577  
Waco, Texas 76703-4200

## IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577  
Waco, TX 76703-4200  
Or  
225 South Fifth Street  
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577  
Waco, TX 76703-4200  
O  
225 South Fifth Street  
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

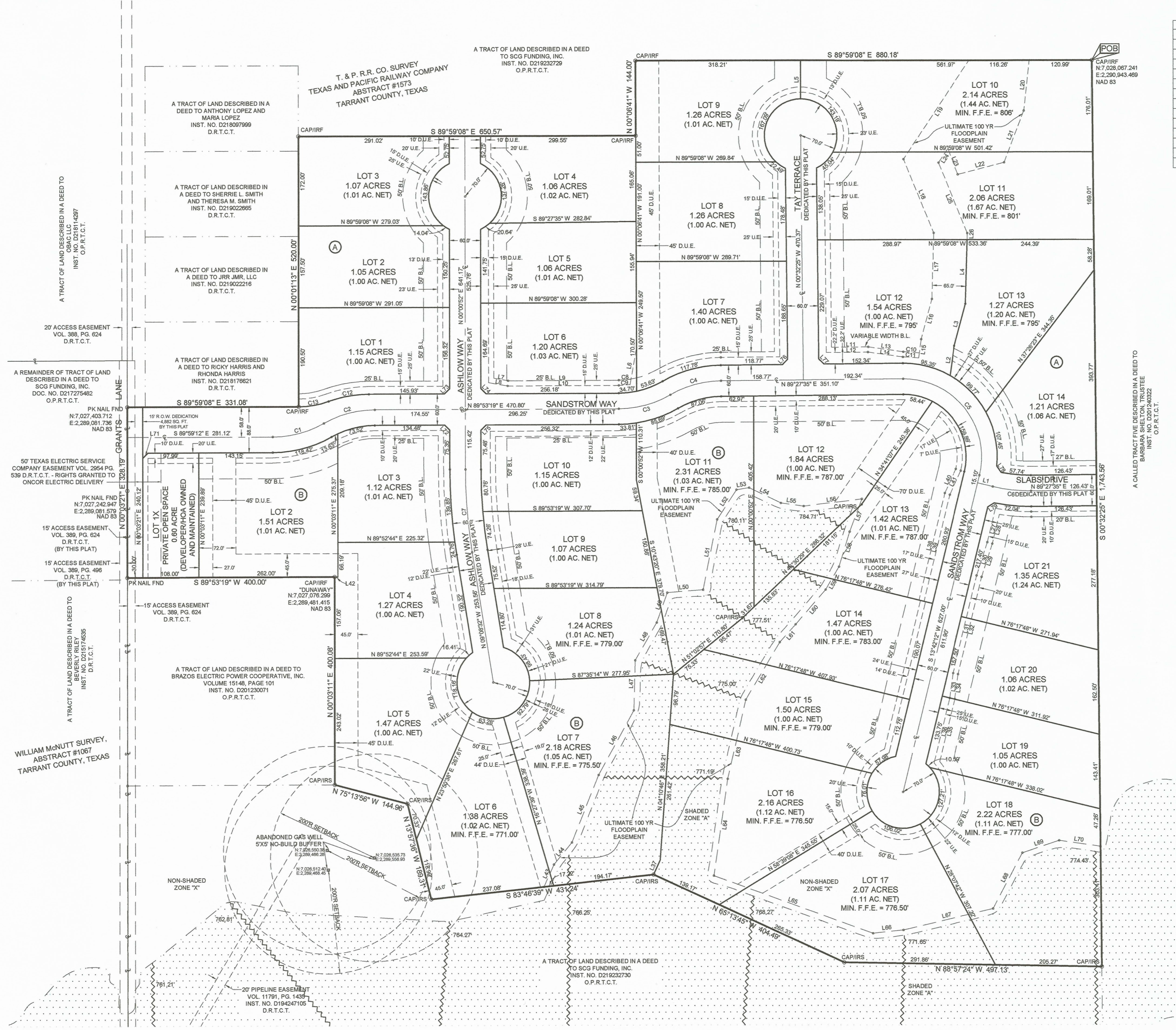
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



| CURVE TABLE |           |            |              |               |             |
|-------------|-----------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS    | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1          | 200.00'   | 102.97'    | 101.84'      | N 75°15'53" E | 29°29'57"   |
| C2          | 200.00'   | 102.53'    | 101.41'      | N 75°12'07" E | 29°22'25"   |
| C3          | 200.00'   | 103.92'    | 102.75'      | N 75°00'13" E | 29°46'12"   |
| C4          | 200.00'   | 102.42'    | 101.30'      | N 74°47'21" E | 29°20'28"   |
| C5          | 150.00'   | 272.91'    | 236.80'      | S 38°25'06" E | 104°14'37"  |
| C6          | 300.00'   | 74.58'     | 74.39'       | N 83°25'06" W | 14°14'37"   |
| C7          | 1,000.00' | 159.82'    | 159.65'      | N 04°33'50" E | 9°09'24"    |
| C8          | 145.00'   | 23.84'     | 23.81'       | N 85°10'46" E | 9°25'07"    |
| C9          | 155.00'   | 21.94'     | 21.92'       | N 85°00'02" E | 8°06'35"    |
| C10         | 202.00'   | 31.26'     | 31.23'       | S 85°53'27" E | 8°52'00"    |
| C11         | 192.00'   | 30.44'     | 30.40'       | S 85°59'56" E | 9°04'58"    |
| C12         | 230.00'   | 79.30'     | 78.90'       | S 80°00'43" W | 19°45'12"   |
| C13         | 170.00'   | 58.61'     | 58.32'       | S 80°00'44" W | 19°45'14"   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 76°17'48" W | 30.00'   |
| L2         | N 07°52'14" E | 57.80'   |
| L3         | N 15°01'16" E | 83.51'   |
| L4         | N 01°41'42" E | 123.40'  |
| L5         | N 00°00'52" E | 74.00'   |
| L6         | N 10°02'21" E | 71.43'   |
| L7         | S 80°04'41" E | 27.67'   |
| L8         | S 80°04'41" E | 36.96'   |
| L9         | N 89°53'19" E | 213.87'  |
| L10        | N 89°53'19" E | 214.75'  |
| L11        | N 89°27'35" E | 70.70'   |
| L12        | N 89°27'35" E | 79.94'   |
| L13        | S 81°55'57" E | 68.17'   |
| L14        | S 81°55'57" E | 68.16'   |
| L15        | N 07°52'14" E | 36.84'   |
| L16        | N 15°01'16" E | 79.98'   |
| L17        | N 01°41'42" E | 126.98'  |
| L18        | N 22°17'09" W | 153.45'  |
| L19        | N 33°42'40" E | 228.32'  |
| L20        | S 06°11'51" W | 97.31'   |
| L21        | S 20°56'13" W | 106.50'  |
| L22        | S 75°30'03" W | 92.33'   |
| L23        | N 21°01'57" W | 53.52'   |
| L24        | S 33°42'40" W | 32.80'   |
| L25        | S 22°17'09" E | 146.60'  |
| L26        | S 01°41'42" W | 12.67'   |
| L27        | S 13°42'12" W | 66.84'   |
| L28        | S 13°42'12" W | 57.78'   |
| L29        | S 17°58'20" W | 67.17'   |
| L30        | S 17°58'20" W | 67.17'   |
| L31        | S 13°42'12" W | 193.34'  |
| L32        | S 13°42'12" W | 192.45'  |
| L33        | S 07°45'50" W | 48.32'   |
| L34        | S 07°45'50" W | 48.32'   |
| L35        | S 13°42'12" W | 123.77'  |
| L36        | S 13°42'12" W | 128.45'  |
| L37        | N 24°33'51" E | 30.77'   |
| L38        | N 13°42'12" E | 210.99'  |
| L39        | N 13°42'12" E | 210.00'  |
| L40        | N 25°00'48" E | 50.97'   |
| L41        | N 25°00'48" E | 50.99'   |
| L42        | N 89°53'19" E | 6.50'    |
| L43        | N 24°16'30" E | 47.01'   |
| L44        | N 39°12'36" E | 54.88'   |
| L45        | N 21°55'13" E | 15.60'   |
| L46        | N 28°44'10" E | 141.59'  |
| L47        | N 01°39'24" E | 30.77'   |
| L48        | N 29°45'32" E | 83.60'   |
| L49        | N 19°38'37" E | 60.95'   |
| L50        | N 85°27'51" E | 69.25'   |
| L51        | N 11°28'34" E | 137.75'  |
| L52        | N 33°10'25" E | 68.13'   |
| L53        | N 80°54'59" E | 24.89'   |
| L54        | S 64°12'42" E | 67.85'   |
| L55        | S 82°05'55" E | 44.39'   |
| L56        | N 82°59'36" W | 112.93'  |
| L57        | S 20°28'29" W | 67.18'   |
| L58        | S 17°04'28" W | 70.39'   |
| L59        | S 30°25'37" W | 51.25'   |
| L60        | S 40°58'44" W | 88.39'   |
| L61        | S 41°57'20" W | 45.70'   |
| L62        | S 30°40'32" W | 128.75'  |
| L63        | S 13°00'32" W | 156.26'  |
| L64        | S 08°10'35" W | 188.21'  |
| L65        | S 70°04'34" E | 326.13'  |
| L66        | N 83°52'36" E | 59.02'   |
| L67        | N 76°38'38" E | 177.94'  |
| L68        | N 27°51'32" E | 121.07'  |
| L69        | N 71°26'36" E | 74.84'   |
| L70        | S 81°43'18" E | 80.86'   |
| L71        | N 45°02'07" E | 14.15'   |
| L72        | S 45°02'54" E | 14.13'   |
| L73        | N 44°57'06" E | 14.16'   |
| L74        | S 44°55'21" E | 14.16'   |
| L75        | N 44°57'06" E | 14.16'   |
| L76        | N 44°57'35" E | 14.14'   |
| L77        | S 45°32'25" E | 14.14'   |
| L78        | S 34°56'10" E | 14.79'   |
| L79        | S 58°14'16" W | 14.24'   |

**LEGEND**

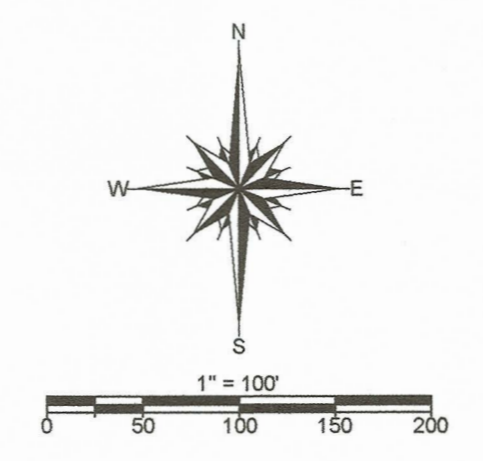
NAD 83 = NORTH AMERICAN DATUM OF 1983  
 POC = POINT OF COMMENCING  
 POB = POINT OF BEGINNING  
 IRF = IRON ROD FOUND  
 CAP/IRF = CAPPED IRON ROD FOUND  
 CAP/IRS = CAPPED IRON ROD SET  
 D.R.T.C.T. = DEED RECORD TARRANT COUNTY TEXAS  
 D.U.E. = DRAINAGE & UTILITY EASEMENT  
 E.E. = UTILITY EASEMENT  
 G.E. = GAS EASEMENT  
 F.F.E. = FINISHED FLOOR ELEVATION

— S — = SURVEY LINE  
 — C — = CENTERLINE OF ROAD

**SURVEYOR:**  
 KAZ SURVEYING, INC.  
 1720 WESTMINSTER STREET  
 DENTON, TX 76205  
 PHONE: (840) 382-3446  
 TBPLS FIRM #10002100  
 CONTACT: MIRANDA BUSSELL  
 EMAIL: miranda@kazsurveying.com

**OWNER/DEVELOPER:**  
 SANDSTROM DEVELOPMENT TX, LP  
 5751 KROGER DRIVE, #293  
 FLOWER MOUND, TX 75024  
 CONTACT: SCOTT SCHAMBACHER  
 PHONE: (817) 881-0459

**ENGINEER:**  
 DYER ENGINEERING, INC.  
 5403 RAWLINGS  
 FLOWER MOUND, TX 75028  
 (940) 390-5083  
 TBPE FIRM # 11619



**KAZ SURVEYING**

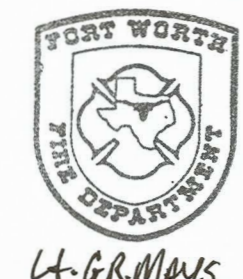
1720 WESTMINSTER  
 DENTON, TX 76205  
 (940) 382-3446

JOB NUMBER: 150668-16  
 DRAWN BY: TK, MLB  
 DATE: 02-26-2021  
 R.P.L.S.  
 KENNETH A. ZOLLINGER

TX FIRM REGISTRATION #10002100

**FINAL PLAT**  
 OF  
 LOTS 1-14, BLOCK A  
 LOT 1X, BLOCK B  
 LOTS 2-21, BLOCK B

**SANDSTROM RANCH ADDITION**  
 BEING 57.08 ACRES SITUATED IN THE  
 TEXAS AND PACIFIC RAILROAD COMPANY SURVEY,  
 ABSTRACT NUMBER 1573, TARRANT COUNTY, TEXAS



DATE OF PREPARATION: 11-05-2020  
 CITY OF FORT WORTH CASE NUMBER: FP-19-106

COUNTY RECORDING / FILE DATA BLOCK

PLAT RECORDED BY DOCUMENT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CULVERT CHART**

| BLOCK | LOT | Q100 | CULVERT SIZE 100 | HW100 |
|-------|-----|------|------------------|-------|
| A     | 1S  | 5.67 | 18"              | 1.38  |
| A     | 1E  | 2.42 | 18"              | 0.81  |
| A     | 2   | 1.64 | 18"              | 0.65  |
| A     | 3   | 0.75 | 18"              | 0.43  |
| A     | 4   | 2.45 | 18"              | 0.82  |
| A     | 5   | 3.18 | 18"              | 0.96  |
| A     | 6W  | 3.92 | 18"              | 1.09  |
| A     | 6S  | 6.11 | 18"              | 1.45  |
| A     | 6E  | 1.75 | 18"              | 0.68  |
| A     | 7S  | 7.00 | 24"              | 1.33  |
| A     | 7E  | 1.99 | 18"              | 0.73  |
| A     | 8   | 1.38 | 18"              | 0.59  |
| A     | 9   | 0.79 | 18"              | 0.34  |
| A     | 10  | 0.65 | 18"              | 0.40  |
| A     | 11  | 1.42 | 18"              | 0.60  |
| A     | 12W | 2.16 | 18"              | 0.76  |
| A     | 12S | 4.40 | 18"              | 1.17  |
| A     | 13  | 2.52 | 18"              | 0.83  |
| A     | 14W | 0.41 | 18"              | 0.31  |
| A     | 14S | 1.24 | 18"              | 0.56  |

| BLOCK | LOT  | Q100  | CULVERT SIZE 100 | HW100 |
|-------|------|-------|------------------|-------|
| B     | 1X   | 0.41  | 18"              | 0.31  |
| B     | 2    | 1.06  | 18"              | 0.51  |
| B     | 3N   | 0.37  | 18"              | 0.29  |
| B     | 3E   | 0.57  | 18"              | 0.37  |
| B     | 4    | 1.42  | 18"              | 0.60  |
| B     | 5    | 2.20  | 18"              | 0.77  |
| B     | 6    | 2.48  | 24"              | 0.83  |
| B     | 7    | 16.19 | 2-24"            | 1.45  |
| B     | 8    | 15.98 | 2-24"            | 1.42  |
| B     | 9    | 14.72 | 2-24"            | 1.37  |
| B     | 10W  | 14.03 | 2-24"            | 1.33  |
| B     | 10NW | 0.33  | 18"              | 0.28  |
| B     | 10NE | 0.20  | 18"              | 0.21  |
| B     | 11   | 1.02  | 18"              | 0.50  |
| B     | 12NW | 0.28  | 18"              | 0.25  |
| B     | 12NE | 0.53  | 18"              | 0.36  |
| B     | 13N  | 0.24  | 18"              | 0.23  |
| B     | 13S  | 0.90  | 18"              | 0.47  |
| B     | 14   | 1.75  | 18"              | 0.68  |
| B     | 15   | 2.32  | 18"              | 0.79  |
| B     | 16   | 2.89  | 18"              | 0.90  |
| B     | 17   | 8.91  | 24"              | 1.54  |
| B     | 18   | 8.51  | 24"              | 1.50  |
| B     | 19   | 7.20  | 24"              | 1.35  |
| B     | 20   | 5.90  | 18"              | 1.42  |
| B     | 21W  | 2.52  | 18"              | 0.83  |
| B     | 21N  | 0.61  | 18"              | 0.38  |

**TARRANT COUNTY STANDARD PLAT NOTES**

- DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
- TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM AND WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
- TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.
- TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGES TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

**GENERAL NOTES:**

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY COMMUNITY NUMBER 480882 EFFECTIVE DATE 9-25-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION IS WITHIN "SHADED ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH NO BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 30 K OF SAID MAP.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE SITING AND CONSTRUCTION OF INDIVIDUAL ON-SITE WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS FORT WORTH FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.
- FORT WORTH DOES NOT ENFORCE SUBDIVISIONS DEED RESTRICTIONS.
- ELECTRIC SERVICE**  
ELECTRIC SERVICE PROVIDED BY TRICOUNTY
- SEWER SERVICE**  
SEWER IS SERVED BY ON SITE SEWAGE FACILITIES
- PROPERTY IS LOCATED IN THE EAGLE MOUNTAIN ISD SCHOOL DISTRICT
- FLOODPLAIN RESTRICTION NOTE**  
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- FLOODPLAIN/DRAINAGEWAY MAINTENANCE NOTE**  
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- PRIVATE COMMON AREAS AND FACILITIES**  
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.
- UTILITY EASEMENTS**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, 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.
- CONSTRUCTION PROHIBITED OVER EASEMENTS**  
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.
- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**OWNER'S CERTIFICATION**

**STATE OF TEXAS  
COUNTY OF TARRANT**

WHEREAS, Sandstrom Development TX, LP, is the owner of all that certain tract of land situated in the Texas and Pacific Railroad Company Survey, Abstract Number 1573, Tarrant County, Texas, and being the remainder of a called 110.30 acre tract of land described in a deed to Sandstrom Development, LP, recorded in Instrument Number D217277063, Official Public Records, Tarrant County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod found at the Southeast corner of a called 29.79 acre tract of land described in deed to SCG Funding, Inc. recorded in Instrument number D219232729, Official Public Records, Tarrant County, Texas and being in the West line of a called "Tract Five" described in a deed to Barbara Shelton, Trustee, recorded in Instrument Number D201240322, Official Public Records, Tarrant County, Texas;

THENCE along the common line of said Tract Five and this tract, South 00 degrees 32 minutes 25 seconds East, 1743.56 feet to a capped iron rod set stamped "KAZ" at the Northeast corner of a called 18.23 acre tract of land described in deed to SCG Funding, Inc. recorded in Instrument number D219232730, Official Public Records, Tarrant County, Texas;

THENCE along the common line of said 18.23 acre tract and this tract, North 88 degrees 57 minutes 24 seconds West, 497.13 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 65 degrees 13 minutes 45 seconds West, 404.49 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, South 83 degrees 46 minutes 39 seconds West, 431.24 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 13 degrees 57 minutes 36 seconds West, 189.31 feet to a capped iron rod set stamped "KAZ";

THENCE continuing along said common line, North 75 degrees 13 minutes 56 seconds West, 144.96 feet to a capped iron rod found at the Southeast corner of a tract of land described in a deed to Brazos Electric Power Cooperative, Inc., recorded in Volume 15148, Page 101 and Instrument Number D201230071, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 03 minutes 11 seconds East, 400.08 feet to a capped iron rod found stamped "Dunaway", being the Northeast corner of said Brazos tract and a reentrant of the herein described tract;

THENCE South 89 degrees 53 minutes 19 seconds West, 400.00 feet to a PK nail found in the approximate center of Grants lane and the East line of said Survey Abstract Number 1067, being the Northwest corner said Brazos tract;

THENCE North 00 degrees 03 minutes 21 seconds East with the centerline of Grants lane, 328.19 feet to a P.K. nail found;

THENCE South 89 degrees 59 minutes 08 seconds East, 331.08 feet to a capped iron rod found;

THENCE North 00 degrees 01 minutes 13 seconds East, 520.00 feet to a capped iron rod found at the most Southerly Southwest corner of the aforementioned 29.79 acre tract;

THENCE along the common line of said 29.79 acre tract and this tract, South 89 degrees 59 minutes 08 seconds East, 650.57 feet to a capped iron rod found;

THENCE continuing along said common line, North 00 degrees 06 minutes 41 seconds West, 144.00 feet to a capped iron rod found;

THENCE continuing along said common line, South 89 degrees 59 minutes 08 seconds East, 680.18 feet to the PLACE OF BEGINNING and containing 57.08 acres of land more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SANDSTROM DEVELOPMENT TX, LP, DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY LOTS 1-14, BLOCK A, LOTS 1X & 2-21, BLOCK B, SANDSTROM RANCH ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANDSTROM DEVELOPMENT TX, LP

*[Signature]* 3-2-21  
NAME DATE

**STATE OF TEXAS  
COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Scott Schambacher, 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 PURPOSES AND CONSIDERATIONS THEREIN.

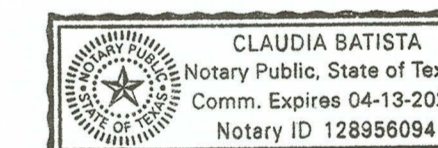
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF March, 2021.

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

Tarrant COUNTY

MY COMMISSION EXPIRES ON 04/13/2024



**CERTIFICATE OF SURVEYOR**

**STATE OF TEXAS  
COUNTY OF DENTON**

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

*[Signature]* 2-26-21  
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

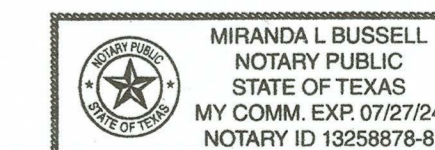
**STATE OF TEXAS  
COUNTY OF DENTON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 26 DAY OF FEB, 2021.

*[Signature]*  
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 7/27/24



DATE OF PREPARATION: 11-05-2020  
CITY OF FORT WORTH CASE NUMBER: FP-19-106

COUNTY RECORDING / FILE DATA BLOCK

PLAT RECORDED BY DOCUMENT NO. \_\_\_\_\_

DATE \_\_\_\_\_

**FORT WORTH**

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: March 9, 2021

By: Norval R. Boren Chairman  
By: Mary Elliott Secretary

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: April 6, 2021

BY: Abdulhank  
CLERK OF COMMISSIONERS COURT  
C.O.# 135183

NOTE:  
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TX 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100  
CONTACT: MIRANDA BUSSELL  
EMAIL: miranda@kazsurveying.com

OWNER/DEVELOPER:  
SANDSTROM DEVELOPMENT TX, LP  
1720 KROGER DRIVE, #293  
KELLER, TX 76244  
CONTACT: SCOTT SCHAMBACHER  
PHONE: (817) 881-0459

ENGINEER:  
DYER ENGINEERING, INC.  
5403 RAWLINGS  
FLOWER MOUND, TX 75028  
PHONE: (840) 390-6083  
TBPE FIRM # 11919

1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446

JOB NUMBER: 150688-16  
DRAWN BY: TK, MLB  
DATE: 02-26-2021  
R.P.L.S.  
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION #10002100

FINAL PLAT  
OF  
LOTS 1-14, BLOCK A  
LOT 1X, BLOCK B  
LOTS 2-21, BLOCK B  
SANDSTROM RANCH ADDITION  
BEING 57.08 ACRES SITUATED IN THE  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY,  
ABSTRACT NUMBER 1573, IN TARRANT COUNTY, TEXAS

H.G.R. MAYS  
3/9/2021