

BENCHMARKS
 BM #1 - "X" cut in the north concrete footing of the electrical transmission tower located east of the intersection of Running Water Trail with Pogosa Springs Drive. (Elevation = 745.53)
 BM #2 - "X" cut in the top of curb on the east side of paving on Comanche Springs Drive approximately 145 feet north of the curb return to Green Water Drive. (Elevation = 732.60)
 BM #3 - "X" cut on concrete ramp at the southwest corner of the intersection of Branding Iron Trail with Comanche Springs Drive. (Elevation = 742.05)

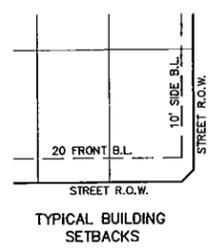
GENERAL NOTES:

- 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, trees, 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 this 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 of procuring the permission of anyone.
- Water/Wastewater Impact Fees:** The City of Ft. Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of the plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
- Site Drainage Study:** A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.
- Private Common Areas and Facilities:** The City of Ft. 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.
 The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.
- Building Permits:** No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.
- Sidewalks:** Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- Maintenance Agreement:** The City Of Fort Worth shall not be responsible for the maintenance of drives, emergency access easements, recreation areas, or open spaces. The property owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners agree to indemnify and hold harmless the City of Fort Worth, Texas from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Transportation Impact Fees:** The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.
- All public water and sanitary sewer facilities will be maintained by the City of Fort Worth.
- All public paving and drainage structures and facilities will be maintained by the City of Fort Worth.
- All Open Spaces are private and will be owned and maintained by the Home Owner's Association.
- No permanent structures shall be constructed over an existing water, sanitary sewer, or utility easement as per the water and wastewater installation policy.
- No permanent building or structures shall be constructed over an existing or platted drainage, gas, electric, cable or other utility easements of any type.
- Parkway Improvements such as curb and gutter, pavement tie-in, drive, approaches, sidewalks and drainage inlets may be required at time of building issuance via a parkway permit.

| DEVELOPMENT TABULATIONS | |
|-------------------------|---------------|
| AREA | LANDUSE |
| 0.470 ACRES | SINGLE FAMILY |
| 0.000 ACRES | OPEN SPACE |
| 0.000 ACRES | RIGHT-OF-WAY |
| 0.470 ACRES | TOTAL |

| LEGEND | |
|---------|---------------------------|
| 1/2" RF | 1/2" IRON ROD FOUND |
| 1/2" RS | 1/2" IRON ROD SET |
| --- | CITY LIMIT LINE |
| D.E. | DRAINAGE EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| W.M.E. | WALL MAINTENANCE EASEMENT |

RECORDED IN PLAT RECORDS
 TARRANT COUNTY, TEXAS
 DOCUMENT # _____
 DATE _____

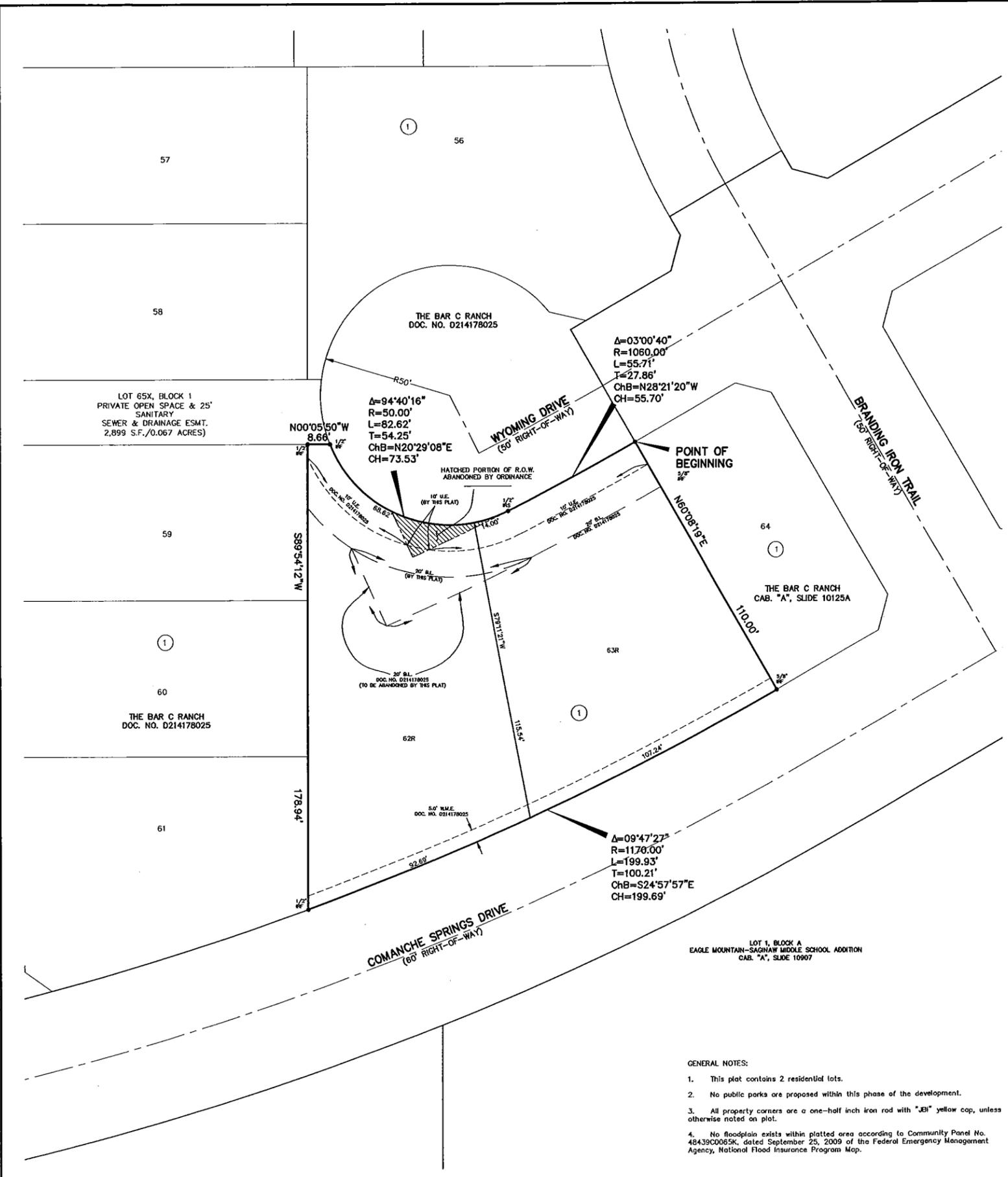


Replat
THE BAR C RANCH
 BLOCK 1, LOTS 62 & 63
 BEING 0.470 ACRE OUT OF THE JOHN WAGLEY SURVEY, ABSTRACT NO. 1597 AND BEING A REPLAT OF ALL OF LOTS 62 AND 63, BLOCK 1 AND PART OF WYOMING DRIVE (A 50 FOOT RIGHT-OF-WAY), BAR C RANCH, PHASE 2B AND 3A-1, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN DOCUMENT NO. D214178025, TARRANT COUNTY MAP RECORDS.
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FORESTAR (USA) REAL ESTATE GROUP INC. OWNER / DEVELOPER
 14755 Preston Road, Suite 710 (972)702-8699
 Dallas, TX 75254

JB PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972)248-7676
 Addison, Texas 75001
 TBPE No. F-438 TBPLS No. 10076000

NOTE:
 THE PURPOSE OF THIS REPLAT IS TO INCORPORATE A PORTION OF WYOMING DRIVE WHICH HAS BEEN ABANDONED PER CITY ORDINANCE INTO LOTS 62R & 63R, BLOCK 1 AND TO ADD AND/OR REMOVE A SECTION OF BUILDING LINE AND UTILITY EASEMENT FOR LOTS 62R AND 63R.



LOT 1, BLOCK A
 EAGLE MOUNTAIN-SAGINAW MIDDLE SCHOOL ADDITION
 CAB. "A", SLIDE 10907

- GENERAL NOTES:**
- This plat contains 2 residential lots.
 - No public parks are proposed within this phase of the development.
 - All property corners are a one-half inch iron rod with "JB" yellow cap, unless otherwise noted on plat.
 - No floodplain exists within platted area according to Community Panel No. 484390085K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map.

SUBDIVISION PHASE:
 2B AND 3A-1

REFERENCE
 Case No. PP-_____
 Case No. FP-_____

LEGAL DESCRIPTION

WHEREAS FORESTAR (USA) REAL ESTATE GROUP INC. is the owner of all that tract of land in the City of Fort Worth, Tarrant County, Texas, a part of the John Wagley Survey, Abstract Number 1597, being all of Lots 62 & 63, Block 1 and part of Wyoming Drive (a 50 foot wide right-of-way), Bar C Ranch, Phase 2B and 3A-1, an addition to the City of Fort Worth as recorded in Document Number D214178025, Tarrant County Map Records, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at northwest corner of said Lot 63, said point being the southwest corner of Lot 64, Block 1, The Bar C Ranch, an addition to the City of Fort Worth as recorded in Cabinet "A", Slide 10125A, Tarrant County Map Records and said point being in the easterly line of Wyoming Drive;

THENCE North 60 degrees 08 minutes 19 seconds East, 110.00 feet to a five-eighths inch iron rod found at the northeast corner of said Lot 63, said point being the southeast corner of said Lot 64 and said point being in the westerly line Comanche Spring Drive (a 60 foot right-of-way);

THENCE Southeasterly, 199.93 feet along the westerly line of Comanche Springs Drive and along a curve to the right having a central angle of 09 degrees 47 minutes 27 seconds, a radius of 1170.00 feet, a tangent of 100.21 feet, and whose chord bears South 24 degrees 57 minutes 57 seconds East, 199.69 feet to a one-half inch iron rod found at the southeast corner of said Lot 62, said point being the northeast corner of Lot 61, Block 1 of said The Bar 'C' Ranch, Phase 2B and 3A-1;

THENCE South 89 degrees 54 minutes 12 seconds West, 178.94 feet to a one-half inch iron rod found at the southwest corner of said Lot 62, said point being the northwest corner of Lot 60, Block 1 of said The Bar 'C' Ranch, Phase 2B and 3A-1, and said point being in the east line of Lot 65X, said Block 1;

THENCE North 00 degrees 05 minutes 50 seconds West, 8.66 feet along the west line of said Lot 62 to a one-half inch iron rod found at the northeast corner of said Lot 65X, said point being in the southerly line of a cul-de-sac on Wyoming Drive (said cul-de-sac having a 50 foot radius);

THENCE Northeasterly, 82.62 feet along the southerly and easterly line of Wyoming Drive and along a non-tangent curve to the left having a central angle of 94 degrees 40 minutes 16 seconds, a radius of 50.00 feet, a tangent of 54.25 feet, and whose chord bears North 20 degrees 29 minutes 08 seconds East, 73.53 feet to a one-half inch iron rod set in the west line of said Lot 63;

THENCE Northwesterly, 55.71 feet along the west line of said Lot 63 and along the easterly line of Wyoming Drive and along a curve to the left having a central angle of 03 degrees 00 minutes 40 seconds, a radius of 1060.00 feet, a tangent of 27.86 feet, and whose chord bears North 28 degrees 21 minutes 20 seconds West, 55.70 feet to the POINT OF BEGINNING and containing 20,458 square feet or 0.470 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FORESTAR (USA) REAL ESTATE GROUP INC., acting by and through their duly authorized officers, do hereby adopt this plat designating the property described hereon as "THE BAR C RANCH, Block 1, Lots 62R, AND 63R; an addition to the City of Fort Worth, and do hereby dedicate to the public forever the easements and rights-of-way as shown hereon.

Executed this the ____ day of _____, 2014.

By: _____

Name: _____

Title: _____

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Billy M. Logsdon, Jr., Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Fort Worth, Texas.

PRELIMINARY

Billy M. Logsdon, Jr., R.P.L.S. No. 6487



STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

Notary Public, State of Texas

RECORDED IN PLAT RECORDS
TARRANT COUNTY, TEXAS
DOCUMENT # _____
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: _____
By: _____
Chairman
By: _____
Secretary

Replat

THE BAR C RANCH

BLOCK 1, LOTS 62R & 63R

BEING 0.470 ACRE OUT OF THE JOHN WAGLEY SURVEY, ABSTRACT NO. 1597 AND BEING A REPLAT OF ALL OF LOTS 62 AND 63, BLOCK 1 AND PART OF WYOMING DRIVE (A 50 FOOT RIGHT-OF-WAY), BAR C RANCH, PHASE 2B AND 3A-1, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN DOCUMENT NO. D214178025, TARRANT COUNTY MAP RECORDS.

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REFERENCE
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2 LOTS

AUGUST 26, 2014

Sheet 2 of 2