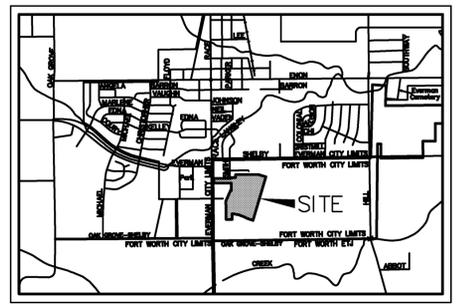
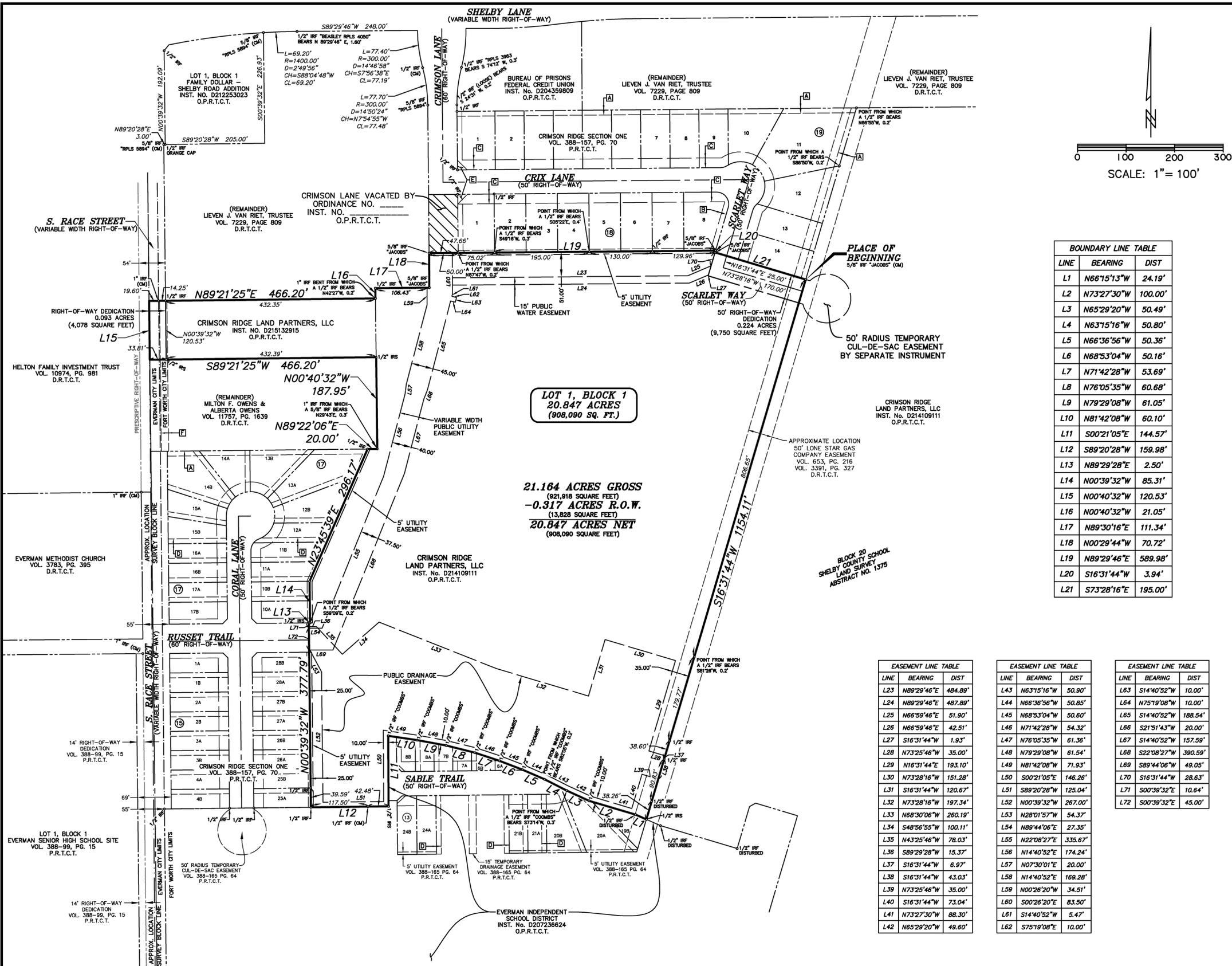
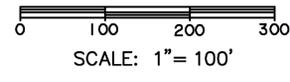


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VICINITY MAP
NOT TO SCALE



| LINE | BEARING | DIST |
|------|-------------|---------|
| L1 | N66°15'13"W | 24.19' |
| L2 | N73°27'30"W | 100.00' |
| L3 | N65°29'20"W | 50.49' |
| L4 | N63°15'16"W | 50.80' |
| L5 | N66°36'56"W | 50.36' |
| L6 | N68°53'04"W | 50.16' |
| L7 | N71°42'28"W | 53.69' |
| L8 | N76°05'35"W | 60.68' |
| L9 | N79°29'08"W | 61.05' |
| L10 | N81°42'08"W | 60.10' |
| L11 | S00°21'05"E | 144.57' |
| L12 | S89°20'28"W | 159.98' |
| L13 | N89°29'28"E | 2.50' |
| L14 | N00°39'32"W | 85.31' |
| L15 | N00°40'32"W | 120.53' |
| L16 | N00°40'32"W | 21.05' |
| L17 | N89°30'16"E | 111.34' |
| L18 | N00°29'44"W | 70.72' |
| L19 | N89°29'46"E | 589.98' |
| L20 | S16°31'44"W | 3.94' |
| L21 | S73°28'16"E | 195.00' |

| LEGEND | |
|-----------|-------------------------------|
| *COOMBS* | *COOMBS RPLS 5294* |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET WITH CAP STAMPED |
| | *WIER & ASSOC INC* |
| ⊙ | BLOCK NUMBER |
| 3 | LOT NUMBER |
| --- | BOUNDARY LINE |
| - - - | R.O.W. CENTERLINE |
| - · - · - | UTILITY EASEMENT LINE |
| - - - - - | BUILDING SETBACK LINE |

| EASEMENT LABELS | |
|-----------------|----------------------------------------------------------------|
| A | 10' UTILITY EASEMENT VOLUME 388-157, PAGE 70, P.R.T.C.T. |
| B | 10' BUILDING LINE VOLUME 388-157, PAGE 70, P.R.T.C.T. |
| C | 20' BUILDING LINE VOLUME 388-157, PAGE 70, P.R.T.C.T. |
| D | 10' MAINTENANCE EASEMENT VOLUME 388-165, PAGE 64, P.R.T.C.T. |
| E | PUBLIC OPEN SPACE EASEMENT VOLUME 388-157, PAGE 70, P.R.T.C.T. |
| F | 15' WATER LINE EASEMENT DOCUMENT No. D210232662, O.P.R.T.C.T. |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|---------|
| L23 | N89°29'46"E | 484.89' |
| L24 | N89°29'46"E | 487.89' |
| L25 | N66°39'46"E | 51.90' |
| L26 | N66°39'46"E | 42.51' |
| L27 | S16°31'44"W | 1.93' |
| L28 | N73°25'46"W | 35.00' |
| L29 | N16°31'44"E | 193.10' |
| L30 | N73°28'16"W | 151.28' |
| L31 | S16°31'44"W | 120.67' |
| L32 | N73°28'16"W | 197.34' |
| L33 | N68°30'06"W | 260.19' |
| L34 | S48°56'55"W | 100.11' |
| L35 | N43°25'46"W | 78.03' |
| L36 | S89°29'28"W | 15.37' |
| L37 | S16°31'44"W | 6.97' |
| L38 | S16°31'44"W | 43.03' |
| L39 | N73°25'46"W | 35.00' |
| L40 | S16°31'44"W | 73.04' |
| L41 | N73°27'30"W | 88.30' |
| L42 | N65°29'20"W | 49.60' |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|---------|
| L43 | N63°15'16"W | 50.90' |
| L44 | N66°36'56"W | 50.85' |
| L45 | N68°53'04"W | 50.60' |
| L46 | N71°42'28"W | 54.32' |
| L47 | N76°05'35"W | 61.36' |
| L48 | N79°29'08"W | 61.54' |
| L49 | N81°42'08"W | 71.93' |
| L50 | S00°21'05"E | 146.26' |
| L51 | S89°20'28"W | 125.04' |
| L52 | N00°39'32"W | 267.00' |
| L53 | N28°01'57"W | 54.37' |
| L54 | N89°44'06"E | 27.35' |
| L55 | N22°08'27"E | 335.67' |
| L56 | N14°40'52"E | 174.24' |
| L57 | N07°30'01"E | 20.00' |
| L58 | N14°40'52"E | 169.28' |
| L59 | N00°26'20"W | 34.51' |
| L60 | S00°26'20"E | 83.50' |
| L61 | S14°40'52"W | 5.47' |
| L62 | S75°19'08"E | 10.00' |

| EASEMENT LINE TABLE | | |
|---------------------|-------------|---------|
| L63 | S14°40'52"W | 10.00' |
| L64 | N75°19'08"W | 10.00' |
| L65 | S14°40'52"W | 188.54' |
| L66 | S21°51'43"W | 20.00' |
| L67 | S14°40'52"W | 157.59' |
| L68 | S22°08'27"W | 390.59' |
| L69 | S89°44'06"W | 49.05' |
| L70 | S16°31'44"W | 28.63' |
| L71 | S00°39'32"E | 10.64' |
| L72 | S00°39'32"E | 45.00' |

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

NOTE:
ALL LOTS AND EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT CREATED BY THE PLATS RECORDED IN VOLUME 388-157, PAGE 70 AND VOLUME 388-165, PAGE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO BE VACATED BY THIS PLAT.
ALL RIGHTS-OF-WAY WITHIN BOUNDARY OF THIS PLAT CREATED BY THE PLATS RECORDED IN VOLUME 388-157, PAGE 70 AND VOLUME 388-165, PAGE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS, VACATED BY CITY OF FORT WORTH ORDINANCE NO. _____, RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

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CASE NUMBER: FP-15-***
PREPARED BY:
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2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
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Texas Board of Professional Land Surveying Registration No. 10033900

*** FIELD NOTES ***

BEING A TRACT OF LAND LOCATED IN BLOCK 20 OF THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO CRIMSON RIDGE LAND PARTNERS, LLC, RECORDED IN INSTRUMENT No. D214109111, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO CRIMSON RIDGE LAND PARTNERS, LLC, RECORDED IN INSTRUMENT No. D215132915, O.P.R.T.C.T., AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY ABANDONMENT RECORDED IN INSTRUMENT No. D_____ O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS", BEING THE SOUTHEAST CORNER OF LOT 14, BLOCK 19 AND THE NORTHEAST CORNER OF LOT 15, BLOCK 19, OF SAID CRIMSON RIDGE SECTION ONE;

THENCE SOUTH 16°31'44" WEST, ALONG THE EAST LINE OF SAID BLOCK 19 AND A WEST LINE OF SAID CRIMSON RIDGE TRACT, AT A DISTANCE OF 806.65 FEET PASSING A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 81°26' WEST, 0.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 16B OF BLOCK 13, CONTINUING IN ALL A TOTAL A DISTANCE OF 1154.11 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN A SOUTH LINE OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D214109111, O.P.R.T.C.T., AND A NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO EVERMAN INDEPENDENT SCHOOL DISTRICT RECORDED IN INSTRUMENT No. D207236624, O.P.R.T.C.T.;

THENCE ALONG THE A SOUTH LINE OF SAID CRIMSON RIDGE TRACT AND THE NORTH LINE OF SAID EVERMAN INDEPENDENT SCHOOL DISTRICT TRACT AS FOLLOWS:

- (1) NORTH 66°15'13" WEST, A DISTANCE OF 24.19 FEET TO 1/2" IRON ROD FOUND (DISTURBED);
- (2) NORTH 73°27'30" WEST, A DISTANCE OF 100.00 FEET TO 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (3) NORTH 65°29'20" WEST, A DISTANCE OF 50.46 FEET TO POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS SOUTH 73°14' WEST 0.20 FEET;
- (4) NORTH 63°15'16" WEST, A DISTANCE OF 50.80 FEET TO POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS SOUTH 82°05' WEST, 0.20 FEET;
- (5) NORTH 66°36'56" WEST, A DISTANCE OF 50.36 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (6) NORTH 68°53'04" WEST, A DISTANCE OF 50.16 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (7) NORTH 71°42'28" WEST, A DISTANCE OF 53.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (8) NORTH 76°05'35" WEST, A DISTANCE OF 60.68 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (9) NORTH 79°29'08" WEST, A DISTANCE OF 61.05 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (10) NORTH 81°42'08" WEST, ALONG THE MOST SOUTHERLY LINE OF SAID CRIMSON RIDGE TRACT, A DISTANCE OF 60.10 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- (11) SOUTH 00°21'05" EAST, A DISTANCE OF 144.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- (12) SOUTH 89°20'28" WEST, A DISTANCE OF 159.98 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 4B, BLOCK 14 OF SAID CRIMSON RIDGE TRACT;

THENCE NORTH 00°39'32" WEST, ALONG THE WEST LINE OF SAID CRIMSON RIDGE TRACT, BLOCK 14 AND THE EAST LINE OF CRIMSON RIDGE SECTION ONE, VOLUME 388-165, PAGE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 377.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH LINE OF LOT 10A, BLOCK 17 OF SAID CRIMSON RIDGE SECTION ONE;

THENCE NORTH 00°39'32" WEST, AT A DISTANCE OF 39.59 FEET PASSING A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 4B, THE NORTHEAST CORNER OF SAID LOT 25A, THE SOUTHWEST CORNER OF LOT 4A AND THE SOUTHEAST CORNER OF LOT 25B OF SAID BLOCK 14, CONTINUING IN ALL A TOTAL DISTANCE OF 377.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF RUSSET TRAIL (A 60' RIGHT-OF-WAY) AND THE SOUTH LINE OF LOT 10A, BLOCK 17 OF SAID CRIMSON RIDGE SECTION ONE RECORDED IN VOLUME 388-165, PAGE 64, P.R.T.C.T.;

THENCE NORTH 89°29'28" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RUSSET TRAIL AND THE SOUTH LINE OF SAID LOT 10A, A DISTANCE OF 2.50 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 59°09' EAST, 0.2 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 10A, AND THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 17;

THENCE NORTH 00°39'32" WEST, A DISTANCE OF 85.31 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 11A OF SAID BLOCK 17;

THENCE NORTH 23°45'39" EAST, A DISTANCE OF 296.17 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY DEED TO MILTON F. OWENS & ALBERTA OWENS, RECORDED IN VOLUME 11757, PAGE 1639, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 6A OF SAID BLOCK 17;

THENCE NORTH 89°22'06" EAST, ALONG THE SOUTH LINE OF SAID OWENS TRACT, A DISTANCE OF 20.00 FEET TO A 1" IRON ROD FOUND, FROM WHICH A 5/8" IRON ROD FOUND BEARS NORTH 29°43' EAST, 0.3 FEET, SAID 1" IRON ROD BEING THE SOUTHEAST CORNER OF SAID OWENS TRACT;

THENCE NORTH 00°40'32" WEST, ALONG THE EAST LINE OF SAID OWENS TRACT AND A WEST LINE OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D214109111, A DISTANCE OF 188.48 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915;

THENCE SOUTH 89°21'25" WEST, ALONG THE SOUTH LINE OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915, A DISTANCE OF 466.20 FEET TO A POINT IN RACE STREET, BEING THE SOUTHWEST CORNER OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915;

THENCE NORTH 00°40'32" WEST, ALONG THE WEST LINE OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915 AND ALONG SAID RACE STREET, A DISTANCE OF 120.53 FEET TO A POINT, BEING THE NORTHWEST CORNER OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915;

THENCE NORTH 89°21'25" EAST, ALONG THE NORTH LINE OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915, PASSING AT A DISTANCE OF 19.60 FEET A 1" IRON ROD FOUND, AT A DISTANCE OF 33.84 FEET PASSING A 1/2" IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 466.20 FEET TO A 1" IRON ROD FOUND, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 42°27' WEST, 0.2 FEET, SAID 1" IRON ROD BEING THE NORTHEAST CORNER OF SAID CRIMSON RIDGE TRACT RECORDED IN INSTRUMENT No. D215132915 AND IN THE WEST LINE OF LOT 1 OF SAID BLOCK 17, CRIMSON RIDGE SECTION ONE, RECORDED IN VOLUME 388-157, PAGE 70, P.R.T.C.T.;

THENCE NORTH 00°40'32" WEST, ALONG THE WEST LINE OF SAID BLOCK 17 A DISTANCE OF 21.05 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 17;

THENCE NORTH 89°30'16" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 111.34 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" IN THE WEST RIGHT-OF-WAY LINE OF CRIMSON LANE (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00°29'44" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE, A DISTANCE OF 70.72 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS";

THENCE NORTH 89°29'46" EAST, A DISTANCE OF 589.98 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" IN THE WEST LINE OF SCARLET WAY, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 18 AND THE NORTHEAST CORNER OF LOT 9, BLOCK 18 OF SAID CRIMSON RIDGE, SECTION ONE;

THENCE SOUTH 16°31'44" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SCARLET WAY AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 3.94 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS";

THENCE SOUTH 73°28'16" EAST, A DISTANCE OF 195.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 21.164 ACRES (921,918 SQUARE FEET) OF LAND, MORE OR LESS;

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 OF 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.

WATER / WASTEWATER IMPACT FEES

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT ON THE FILING DATE OF THIS 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.

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 THIS 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.

COMMUNITY FACILITIES AGREEMENT (CFA)

CFA REQUIRED FOR STREETS (TO INCLUDE BORDER STREETS, ALLEYS AND ACCESS EASEMENTS), LIGHTS, SIGNS, SIDEWALKS, AND DRAINAGE IMPROVEMENTS.

PARKWAY PERMIT

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRESSURE REDUCING VALVES (P.R.V.'s)

SINCE THE WATER PRESSURE EXCEEDS 80 P.S.I. A PRIVATE PRESSURE REDUCING VALVE SHALL BE REQUIRED.

ACCESS

DIRECT ACCESS TO RACE STREET IS LIMITED TO THE PUBLIC ACCESS EASEMENTS SHOWN ON THIS PLAT.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

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.

*** NOTES ***

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48439C0435K, MAP EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

*** DEDICATION STATEMENT ***

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT CRIMSON RIDGE PARTNERS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, CRIMSON RIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON.

FOR CRIMSON RIDGE LAND PARTNERS LLC

BY: _____
PHILLIP SANCHEZ

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 PHILLIP SANCHEZ, 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 _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

*** SURVEYOR'S STATEMENT ***

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON NOVEMBER 13, 2015. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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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

**FINAL PLAT
LOT 1, BLOCK 1
CRIMSON RIDGE**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING 21.164 ACRES OF LAND LOCATED IN BLOCK 20,
SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375

CASE NUMBER: FP-15-***
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