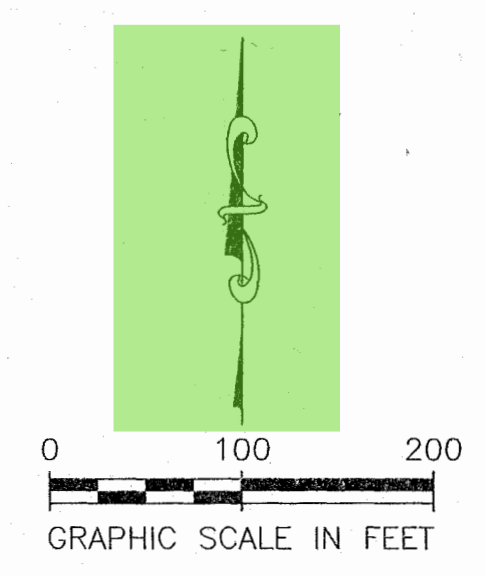


# FP-23-090

## 207 ADDRESSES 12 BLOCK RANGES

VICINITY MAP  
NOT TO SCALE



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER THE DATE OF APPROVAL.

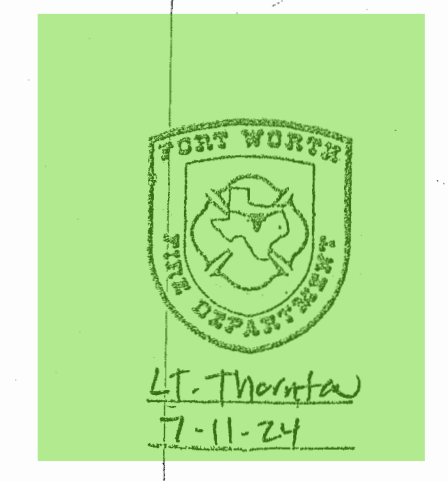
PLAT APPROVAL DATE: July 11, 2024

BY: Arnold M. Borne CHAIRMAN  
BY: Ryann Jorda SECRETARY

FINAL PLAT  
OF  
LOTS 1-23, & 23X, BLOCK A; LOTS 1-4, BLOCK B; LOTS 30-33, & 33X, BLOCK C; LOTS 36, 37-55, 36X BLOCK D; LOTS 1-18, BLOCK E; LOTS 10-18, BLOCK F; LOTS 1-16, 17-27, 16X, & 17X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-25, BLOCK J; AND LOTS 1-11, BLOCK K;

## WEST SQUARE

AN ADDITION TO  
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
BEING 52.116 ACRES OF LAND  
SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY,  
ABSTRACT NO. 219,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
177 RESIDENTIAL LOTS  
5 OPEN SPACE LOTS  
SHEET 1 OF 2



OWNER  
TCL LAND BK 3 (2022), LP  
5055 KELLER SPRINGS RD  
SUITE 500  
ADDISON, TX 75001

DEVELOPER  
LENNAR - TEXAS, LTD.  
1707 MARKETPLACE BLVD  
SUITE 100  
IRVING, TX 75063  
(214) 215-7087

FLOODPLAIN NOTE:  
BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0260K AND MAP NO. 48439C0260K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

- LEGEND**
- BL = BUILDING LINE
  - CM = INDICATES A CONTROLLING MONUMENT
  - DE = DRAINAGE EASEMENT
  - RF = INDICATES 5/8"-NCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED
  - RS = INDICATES 5/8"-NCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED
  - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.L.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
  - VE = UTILITY EASEMENT
  - WME = WALL MAINTENANCE EASEMENT
  - XCF = INDICATES "X" CUT IN CONCRETE FOUND
  - YCF = STREET NAME CHANGE

D224125683  
07/17/2024 10:06 AM Page: 1 of 4 Fees: \$77.00  
PLAT  
SUBMITTER: SHIELD ENGINEERING GROUP PLLC

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
07/17/2024 10:06 AM  
D224125683  
PLAT  
Pages: 4  
Fees: \$77.00

- NOTES:**
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
  2. ALL PLATTED LOTS WILL BE A MINIMUM OF 5,000 SF.
  3. CONNECTIVITY INDEX: 1.8
  4. ALL OPEN SPACE AND EASEMENTS WILL BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE.
  5. NO PART OF DE MAY ENROUCH ON RESIDENTIAL LOT.
  6. NO COSTING FLOORPLAN THROUGH THIS SITE PER FEMA EFFECTIVE MODEL 48439C0260K AND 48439C0260K: 9/25/2009
  7. WESTERN HALF OF ACADEMY BLVD. TO BE CONSTRUCTED WITH ADJACENT PHASE 1.



TBPELS - Engineering #F-11039 - Surveying #10193890  
1600 West 7th Street, Suite 400, Fort Worth, TX 76102 - 817.810.0699

J. HUFFAKER SURVEY  
ABSTRACT No. 819

NOTES:

- 1. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
2. BEARINGS BASED ON NAD83 TANC GPS OBSERVATIONS.
3. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
4. ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
5. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
6. P.R.V.'S REQUIRED. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
7. 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.
8. 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
9. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE 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.
10. 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
11. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, STREET LIGHTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
12. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
13. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
14. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 COMMUNITY FACILITIES AGREEMENT 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.
15. 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.
16. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE, PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
17. FLOODPLAIN DRAINAGE-WAY: MAINTENANCE. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED 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 STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE 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.
18. 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. 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.
19. 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.

STATE OF TEXAS §
COUNTY OF TARRANT §
BEING A TRACT OF LAND SITUATED IN THE B.B.C.R.R. CO. SURVEY, ABSTRACT NO. 219, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF A TRACT 2 AND BEING A PORTION OF TRACT 1, AS DESCRIBED BY DEED TO TCL LAND BK 3 (2022), LP., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN INSTRUMENT NO. D22135302, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES.)
COMMENCING AT 1/2 INCH IRON ROD FOUND AT THE WESTERLY SOUTHEAST CORNER OF TRACT 1, AS DESCRIBED BY DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD, A TEXAS LIMITED PARTNERSHIP AND RECORDED IN INSTRUMENT NO. D22137866, (OPRTCT), AND BEING AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH RIGHT OF WAY) AND THE NORTH RIGHT OF WAY LINE OF NORTHVIEW ROAD (A 50 FOOT RIGHT OF WAY);
THENCE SOUTH 89°53'06" WEST, WITH THE SOUTH LINE OF THE SAID TRACT 1 AND BEING COMMON WITH THE NORTH RIGHT OF WAY LINE OF THE SAID NORTHVIEW ROAD, A DISTANCE OF 674.34 FEET TO 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND FOR THE SOUTHWEST CORNER OF THE SAID TRACT 1 AND BEING IN COMMON WITH THE SOUTHEAST CORNER OF THE SAID TRACT 2, AND THE POINT OF BEGINNING;
THENCE SOUTH 89°53'06" WEST, WITH THE SOUTH LINE OF THE SAID TRACT 2 AND THE NORTH RIGHT OF WAY LINE OF THE SAID NORTHVIEW ROAD, A DISTANCE OF 998.01 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED "WW WARD RPLS 2014" FOR THE EASTERLY SOUTHWEST CORNER OF THE SAID TRACT 2 AND BEING IN COMMON WITH THE SOUTHEAST CORNER OF THE CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO AZADI GROUP, LLC, AND RECORDED IN INSTRUMENT NO. D221165640, (OPRTCT);
THENCE NORTH 00°23'12" EAST, WITH THE SOUTHERLY WEST LINE OF THE SAID TRACT 2 AND THE EAST LINE OF THE SAID AZADI TRACT PASS AT A DISTANCE OF 530.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID AZADI TRACT AND BEING IN COMMON WITH THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO CLAIREMONT ROCK, LLC AND RECORDED IN INSTRUMENT NO. D221367884, (OPRTCT) AND CONTINUING A TOTAL DISTANCE OF 1266.20 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND FOR THE NORTHEAST CORNER OF THE SAID CLAIREMONT MCD TRACT AND BEING IN COMMON WITH THE REINTEGRANT CORNER OF THE SAID TRACT 2;
THENCE WESTERLY WITH THE NORTH LINE OF THE SAID CLAIREMONT MCD TRACT, THE FOLLOWING COURSES AND DISTANCES:
NORTH 89°41'45" WEST, A DISTANCE OF 447.04 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND;
SOUTH 45°22'13" WEST, A DISTANCE OF 14.16 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND;
NORTH 89°41'45" EAST, A DISTANCE OF 29.70 FEET TO THE NORTHWEST CORNER OF THE SAID CLAIREMONT MCD TRACT AND BEING IN COMMON WITH THE WESTERLY SOUTHWEST CORNER OF THE AFORESAID TRACT 2, ALSO, IN THE CENTERLINE OF CHAPEL CREEK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY);
THENCE NORTH 00°22'01" EAST, WITH THE CENTER LINE OF THE SAID CHAPEL CREEK BOULEVARD, A DISTANCE OF 75.00 FEET TO THE WESTERLY NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 2;
THENCE SOUTH 89°41'45" EAST, WITH THE WESTERLY NORTH LINE OF THE SAID TRACT 2 AT 29.79 FEET PASS A 5/8 INCH CAPPED IRON ROD MARKED "COLE DESIGN GROUP" FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, CHAPEL CREEK COTTAGES, LLC ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NO. D22203225, (OPRTCT) AT 707.57 FEET PASSING 5/8 INCH CAPPED IRON ROD MARKED "COLE DESIGN GROUP" FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT 1 AND BEING IN COMMON WITH THE WESTERLY SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND, AS DESCRIBED BY DEED TO CLAIREMONT ROCK, LLC, AND RECORDED IN INSTRUMENT NO. D221367897, (OPRTCT) AND CONTINUING A TOTAL DISTANCE OF 732.60 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND FOR THE REINTEGRANT CORNER OF THE SAID CLAIREMONT ROCK TRACT;
THENCE WITH THE SAID CLAIREMONT ROCK TRACT, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 00°32'39" EAST, A DISTANCE OF 205.95 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND;
SOUTH 89°53'34" EAST, A DISTANCE OF 350.02 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND;
NORTH 00°32'39" WEST, A DISTANCE OF 309.17 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND;
NORTH 01°23'51" EAST, A DISTANCE OF 457.02 FEET TO A 5/8 INCH CAPPED IRON ROD MARKED "SHIELD ENGINEERING" FOUND FOR THE NORTHEAST CORNER OF THE SAID CLAIREMONT ROCK TRACT AND BEING COMMON WITH THE EASTERLY NORTHWEST CORNER OF THE SAID TRACT 2, ALSO, BEING IN THE SOUTH LINE OF LOT 13X, BLOCK A, PHASE 1, CHAPEL CREEK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NO. D21813596, (OPRTCT) AND THE NORTH RIGHT OF WAY LINE OF THE OLD WEATHERFOOD ROAD (A VARIABLE WIDTH RIGHT OF WAY);
THENCE SOUTH 89°01'18" EAST, WITH THE EASTERLY NORTH LINE OF THE SAID TRACT 2, BEING WITH THE NORTH RIGHT OF WAY LINE OF THE SAID OLD WEATHERFOOD ROAD AND THE SOUTH LINE OF THE SAID LOT 13X, AND THE SOUTH LINE OF THE SAID BLOCK A, PHASE 2, CHAPEL CREEK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NO. D219026539, (OPRTCT), A DISTANCE OF 1,540.06 FEET TO A "X" CUT FOUND FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 1 AND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE SAID OLD WEATHERFOOD ROAD AND THE WEST RIGHT OF WAY LINE OF ACADEMY BOULEVARD (A 55 FOOT RIGHT OF WAY);
THENCE SOUTH 00°11'50" WEST, WITH THE NORTHERLY EAST LINE OF THE SAID TRACT 1 AND BEING IN COMMON WITH THE WEST RIGHT OF WAY LINE OF THE SAID ACADEMY BOULEVARD, A DISTANCE OF 1248.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERLY SOUTHWEST CORNER OF THE SAID TRACT 1 AND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE SAID ACADEMY BOULEVARD AND THE NORTHWEST RIGHT OF WAY LINE OF THE SAID INTERSTATE HIGHWAY NO. 30;
THENCE NORTH 89°57'22" WEST, WITH THE SOUTHEAST LINE OF THE SAID TRACT 1, AND THE NORTHWEST LINE OF THE SAID INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
THENCE OVER AND ACROSS SAID TRACT 1 THE FOLLOWING COURSES AND DISTANCES:
NORTH 00°11'50" EAST, A DISTANCE OF 415.07 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
SOUTH 00°11'50" WEST, A DISTANCE OF 22.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 00°11'50" EAST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 220.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
SOUTH 00°11'50" WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 44°48'10" WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
SOUTH 45°11'50" WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 44°48'10" WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 00°11'50" EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
SOUTH 45°11'50" WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
SOUTH 00°11'50" WEST, A DISTANCE OF 23.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER;
NORTH 89°48'10" WEST, A DISTANCE OF 180.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET A POINT FOR CORNER IN THE WEST LINE OF THE SAID TRACT 1 AND BEING IN COMMON WITH THE EAST LINE OF THE SAID TRACT 2;
THENCE SOUTH 00°32'41" EAST, WITH THE COMMON LINES OF TRACT 1 AND TRACT 2, A DISTANCE OF 1597.87 FEET TO THE POINT OF BEGINNING, CONTAINING 52.116 ACRES OF LAND MORE OR LESS.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0260K AND MAP NO. 48439C0280K, REVISED SEPTEMBER 25, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

DEVELOPMENT YIELD: GROSS SITE AREA (ACRES): 52.116 TOTAL NUMBER LOTS: 182
RESIDENTIAL LOTS: NUMBER 177 TOTAL NUMBER OF DWELLING UNITS: 177
ACREAGE: SINGLE FAMILY DETACHED 24.047 SINGLE FAMILY ATTACHED 0 TWO FAMILY 0 MULTIFAMILY 0
COMMERCIAL LOTS: NUMBER 0 PRIVATE OPEN SPACE LOTS: NUMBER 5
ACREAGE: COMMERCIAL LOTS 0.000 INDUSTRIAL LOTS 0.000 OPEN SPACE LOTS 15.986 RIGHT-OF-WAY 12.083

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

TCL LAND BK 3 (2022) LP, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-23, & 23X, BLOCK A; LOTS 1-4, BLOCK B; LOTS 30-33, & 33X, BLOCK C; LOTS 36, 37-55, 36X BLOCK D; LOTS 1-18, BLOCK E; LOTS 10-18, BLOCK F; LOTS 1-16, 17-27, 16X, & 17X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-25, BLOCK J; AND LOTS 1-11, BLOCK K; WEST SQUARE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

WITNESS, MY HAND, THIS THE 21st DAY OF June, 2024.

TCL LAND BK 3 (2022), LP., A TEXAS DOMESTIC LIMITED PARTNERSHIP
BY: T CL LP INC., A CORPORATION FORMED UNDER THE LAWS OF THE PROVINCE OF BRITISH COLUMBIA, GENERAL PARTNER

BY: John D Hutchison, NAME: JOHN D HUTCHISON, TITLE: CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. HUTCHISON, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF June, 2024.

Angela Williams, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES: 2/1/2025

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

Cody Watson, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 7056

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY WATSON, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF June, 2024.

Scott Winters, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES: 05-22-2028

LINE TABLE with columns: LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH

LINE TABLE with columns: LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH, LINE #, BEARING, LENGTH

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD RADIUS, CHORD LENGTH, CURVE #, LENGTH, RADIUS, DELTA, CHORD RADIUS, CHORD LENGTH

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD RADIUS, CHORD LENGTH, CURVE #, LENGTH, RADIUS, DELTA, CHORD RADIUS, CHORD LENGTH

OWNER: TCL LAND BK 3 (2022), LP, 5055 KELLER SPRINGS RD, SUITE 500, ADDISON, TX 75001
DEVELOPER: LENNAR - TEXAS, LTD., 1707 MARKETPLACE BLVD, SUITE 100, IRVING, TX 75063, (214) 215-7087

FILED AND RECORDED OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 07/17/2024 10:08 AM
D224125683 PLAT Pages: 4 Fees: \$77.00

FINAL PLAT OF LOTS 1-23, & 23X, BLOCK A; LOTS 1-4, BLOCK B; LOTS 30-33, & 33X, BLOCK C; LOTS 36, 37-55, 36X BLOCK D; LOTS 1-18, BLOCK E; LOTS 10-18, BLOCK F; LOTS 1-16, 17-27, 16X, & 17X, BLOCK H; LOTS 1-36, BLOCK I; LOTS 1-25, BLOCK J; AND LOTS 1-11, BLOCK K; WEST SQUARE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 52.116 ACRES OF LAND SITUATED IN THE B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 219, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 177 RESIDENTIAL LOTS 5 OPEN SPACE LOTS SHEET 2 OF 2

