

VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S00°01'44"E	66.90'
L2	N89°58'16"E	32.77'
L3	S00°01'44"E	110.00'
L4	S89°58'16"W	25.00'
L5	N00°01'44"W	25.00'
L6	S00°01'44"E	110.73'
L7	N45°01'44"W	28.28'
L8	S89°58'16"W	25.00'
L9	S44°58'16"W	28.28'
L10	N85°11'40"E	28.76'
L11	N85°11'40"E	25.40'
L12	S45°01'44"E	14.14'
L13	S00°01'44"E	18.15'
L14	N44°58'16"E	14.14'
L15	N45°01'44"W	14.14'
L16	N44°58'16"E	14.14'
L17	N45°01'44"W	14.14'
L18	N44°58'16"E	14.14'
L19	S45°01'44"E	14.14'
L20	N44°58'16"E	14.14'
L21	N89°32'05"E	568.57'
L22	S89°48'20"E	258.75'
L23	N00°01'44"W	278.88'
L24	N37°10'37"W	184.28'
L25	N37°10'37"W	193.06'
L26	S31°42'51"E	21.36'
L27	S09°06'49"E	107.12'
L28	S05°29'46"W	50.64'
L29	S32°09'54"E	31.86'
L30	S65°54'29"E	42.93'
L31	S40°49'18"E	10.22'
L32	S11°02'23"E	36.80'
L33	N26°06'41"E	66.89'
L34	S02°00'08"E	49.31'
L35	S26°06'41"W	7.91'
L36	S00°01'44"E	8.05'
L37	S00°01'44"E	8.04'
L38	S00°01'44"E	8.03'
L39	S00°01'44"E	7.99'
L40	S00°01'44"E	7.89'
L41	S00°01'44"E	7.86'

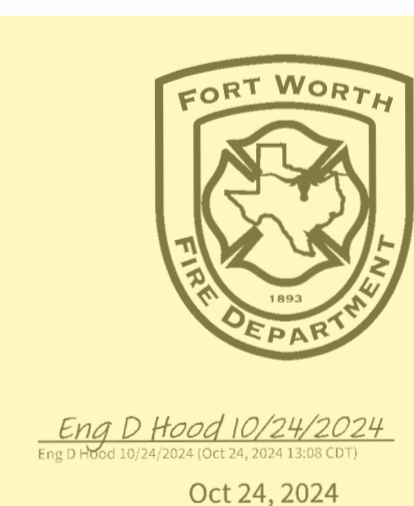
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	270°00'00"	50.00'	N45°01'44"W	70.71'	235.62'
C2	141°41'02"	50.00'	S45°01'44"E	94.46'	123.64'
C3	37°08'53"	225.00'	N71°23'50"E	143.34'	145.88'
C4	141°41'02"	50.00'	S44°58'16"W	94.46'	123.64'
C5	270°00'00"	50.00'	S45°01'44"E	70.71'	235.62'
C6	39°29'15"	50.00'	S83°47'43"E	33.78'	34.46'

- LEGEND**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND
 - CIRS 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "LJA SURVEYING"
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION
 - BL BUILDING LINE
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - FPE FLOODPLAIN EASEMENT
 - (CM) CONTROLLING MONUMENT
 - (RM) RECORDING MONUMENT
 - STREET NAME CHANGE

FP-23-091

6 Block Ranges

110 Addresses



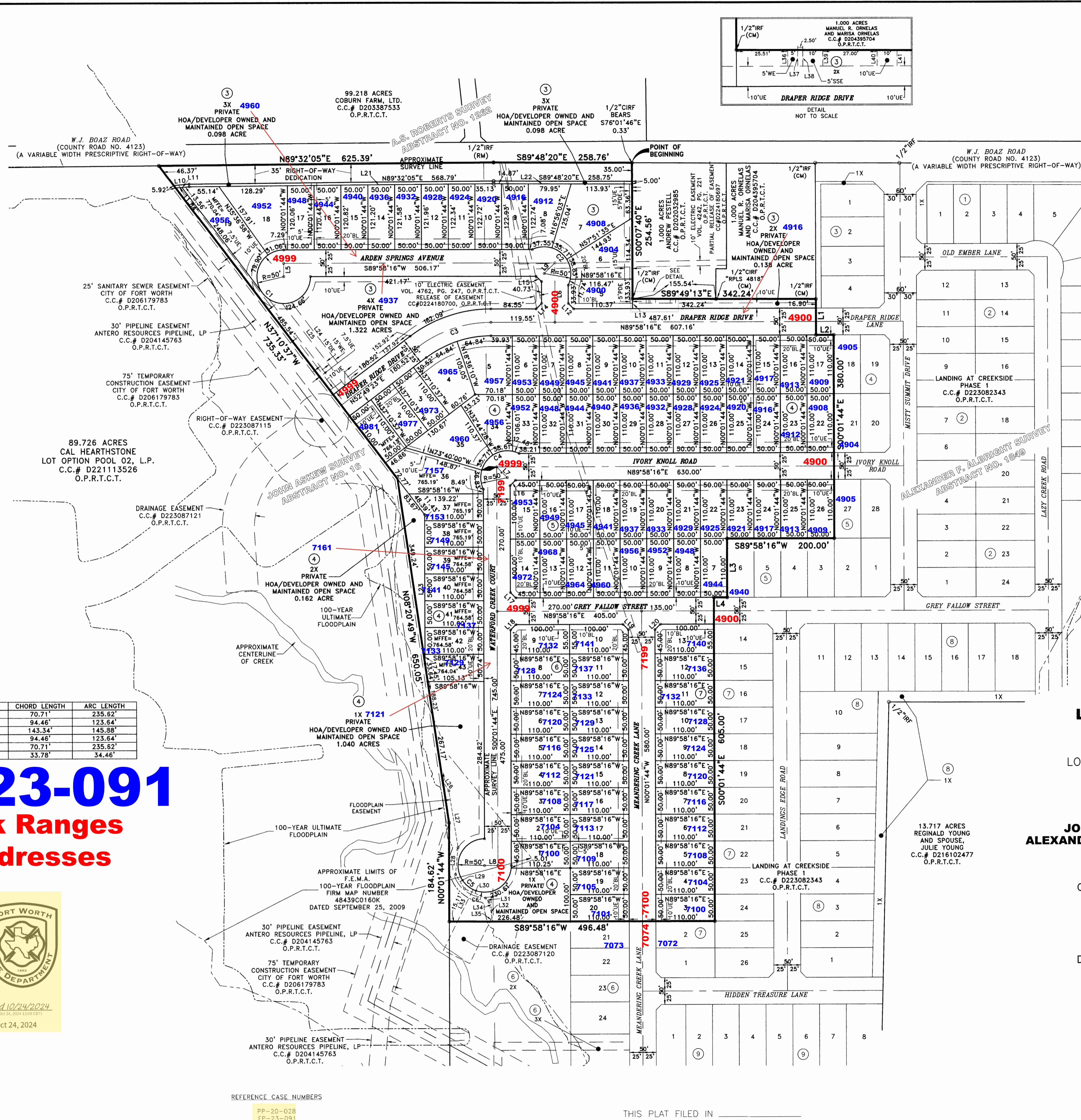
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: Oct 23, 2024

By: Donald R. Egan Chairman

By: Derek Cull Secretary



LAND USE TABLE

RESIDENTIAL (PRIVATE HOA/DEVELOPER OWNED)	14.433 ACRES
(AND MAINTAINED OPEN SPACE)	2.760 ACRES
RIGHT-OF-WAY	5.386 ACRES
TOTAL	22.579 ACRES

LOT TABULATION

BLOCK 3	15 LOTS (3 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE)
BLOCK 4	39 LOTS (2 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE)
BLOCK 5	20 LOTS
BLOCK 6	20 LOTS
BLOCK 7	11 LOTS

105 RESIDENTIAL LOTS (5 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE)

A

LANDING AT CREEKSIDE

22.579 ACRES

LOTS 5-19 & 2X-4X, BLOCK 3
LOTS 1-17 & 22-43 & 1X-2X, BLOCK 4
LOTS 7-26, BLOCK 5
LOTS 1-20, BLOCK 6
LOTS 3-13, BLOCK 7

IN THE JOHN ASKEW SURVEY, ABSTRACT NO. 16 & ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 18
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OWNER:
CAL HEARTHSTONE LOT OPTION POOL 02, L.P.
23975 Park Sorrento,
Suite 220
Calabasas, California 91302

DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 Market Place Boulevard
Suite 100
Irving, Texas 75063

LJA SURVEYING, INC.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.7100
T.B.P.E.L.S. Firm No. 101-1332

Date: OCTOBER 2024 JOB NO. 0163 SHEET 3 OF 2

LANDING AT CREEKSIDE - PHASE 2

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS CERTIFICATE

BEING A 22.579 ACRE TRACT OF LAND SITUATED IN THE JOHN ASKEW SURVEY, ABSTRACT NO. 16 AND THE ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING PART OF AN 89.726 ACRE TRACT OF LAND CONVEYED TO CAL HEARTHSTONE LOT OPTION POOL 02, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D221113526, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 22.579 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND ARLINGTON RRP2 CORRS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO ANDREW PESTELL, AS RECORDED IN COUNTY CLERK'S FILE NO. D220232985, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF SAID 89.726 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF W.J. BOAZ ROAD, ALSO KNOWN AS COUNTY ROAD NO. 4123 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS SOUTH 76 DEGREES 01 SECOND 46 MINUTES EAST, A DISTANCE OF 0.33 FEET;

THENCE, SOUTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID 89.726 ACRE TRACT AND THE COMMON WEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 254.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 89.726 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST, ALONG A NORTH LINE OF SAID 89.726 ACRE TRACT AND THE SOUTH LINES OF SAID 1.000 ACRE TRACT AND A 1.000 ACRE TRACT OF LAND CONVEYED TO MANUEL R. ORNELAS AND MARISA ORNELAS, AS RECORDED IN COUNTY CLERK'S FILE NO. D204395704, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, PASSING AT A DISTANCE OF 155.54 FEET A 1/2 INCH CAPPED IRON ROD STAMPED "RLS 4818" FOUND FOR THE SOUTHEAST CORNER OF SAID PESTELL TRACT AND THE COMMON SOUTHWEST CORNER OF SAID ORNELAS TRACT AND CONTINUING IN ALL A TOTAL DISTANCE OF 342.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORNELAS TRACT AND BEING AN INTERIOR ELL CORNER OF SAID 89.726 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF LANDING AT CREEKSIDE, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D223082343, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 89.726 ACRE TRACT AND ALONG SAID WEST LINE OF LANDING AT CREEKSIDE, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 66.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, A DISTANCE OF 32.77 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 380.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 605.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, DEPARTING SAID WEST LINE OF LANDING AT CREEKSIDE, PHASE 1, A DISTANCE OF 496.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID LANDING AT CREEKSIDE, PHASE 1;

THENCE, OVER AND ACROSS SAID 89.726 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 184.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- NORTH 08 DEGREES 20 MINUTES 49 SECONDS WEST, A DISTANCE OF 650.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER;
- NORTH 37 DEGREES 10 MINUTES 37 SECONDS WEST, A DISTANCE OF 735.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 89.726 ACRE TRACT AND THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF W.J. BOAZ ROAD;

THENCE, ALONG SAID NORTH LINE OF 89.726 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF W.J. BOAZ ROAD, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 89 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 625.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- SOUTH 89 DEGREES 48 MINUTES 20 SECONDS EAST, A DISTANCE OF 258.76 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 22.579 ACRES OF LAND.

TO BE KNOWN AS:

LOTS 5-19 & 2X-4X, BLOCK 3
LOTS 1-17 & 22-43 & 1X-2X, BLOCK 4
LOTS 7-26, BLOCK 5
LOTS 1-20, BLOCK 6
LOTS 3-13, BLOCK 7

LANDING AT CREEKSIDE
PHASE 2

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE 15 DAY OF OCTOBER, 2024.

OWNER: CAL HEARTHSTONE LOT OPTION POOL 02, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: CAL HEARTHSTONE PBL0 GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: CAL HEARTHSTONE PUBLIC BUILDER LOT OPTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: HEARTHSTONE PROFESSIONALS - CS, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MEMBER MANAGER
BY: STEVEN C. PORATH, AUTHORIZED PERSON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON October 15, 2024 BEFORE ME, Gloria Deaton, Notary Public

PERSONALLY APPEARED Steven C. Porath, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

Gloria Deaton (Signature) Notary Public - California, Los Angeles County, Commission # 244844, My Comm. Expires Sep 27, 2027

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN MAY, 2023, AND THAT ALL CORNERS ARE AS SHOWN.

Michael J. Baitup (Signature) REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4574, LJA SURVEYING, INC., 6060 NORTH CENTRAL EXPRESSWAY, SUITE 400, DALLAS, TEXAS 75206, 469-464-0778

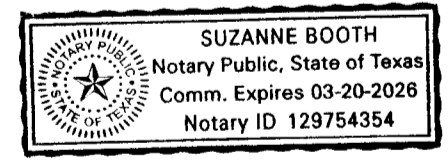


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, REGISTERED PUBLIC LAND SURVEYOR, 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 CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 10 DAY OF October, 2024.

Suzanne Booth (Signature) NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES ON 03/20/2026, Notary ID NO. 129754354



NOTES

- 1. 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.
- 2. 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, RECONSTRUCTING, 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.
- 3. 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 CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
- 4. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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.
- 5. 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.
- 6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 7. 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.
- 8. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LA SURVEYING" UNLESS OTHERWISE NOTED.
- 10. 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.
- 11. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- 12. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORRS ARP (PID-DF8984) AND ARLINGTON RRP2 CORRS ARP (PID-DF5387).
- 13. 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 OVERTFLOW 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.
- 14. 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 (ES) 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.
- 15. SIDEWALKS AND STREET LIGHTS: SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

A
FINAL PLAT
LANDING AT CREEKSIDE
22.579 ACRES

LOTS 5-19 & 2X-4X, BLOCK 3
LOTS 1-17 & 22-43 & 1X-2X, BLOCK 4
LOTS 7-26, BLOCK 5
LOTS 1-20, BLOCK 6
LOTS 3-13, BLOCK 7

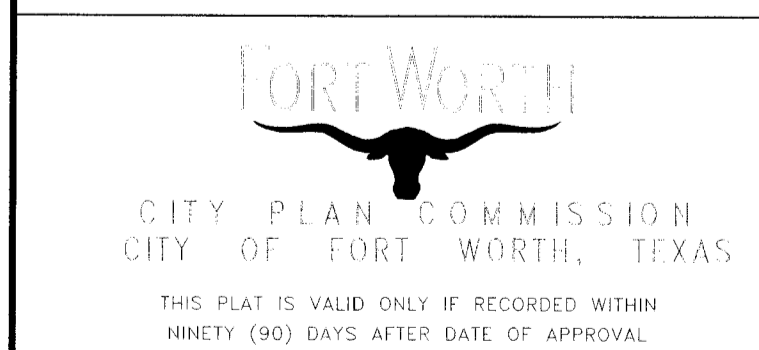
IN THE
JOHN ASKEW SURVEY, ABSTRACT NO. 16 &
ALEXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1849
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OWNER: CAL HEARTHSTONE LOT OPTION POOL 02, L.P., 23975 Park Sorrento, Suite 220, Calabasas, California 91302

DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 1707 Market Place Boulevard, Suite 100, Irving, Texas 75063

LJA SURVEYING, INC., 6060 North Central Expressway, Suite 400, Dallas, Texas 75206, Phone 469.621.0710, T.B.P.E.L.S. Firm No. 10194382

E:\WORK\LAND\01183\2006_SURVEY\2006_MAPPING\PLAT_CHECK\PLAT\01183\2006_PLAT.dwg 10/16/2024



Plat Approval Date: Oct 23, 2024
By: Donald R. Boren, Chairman
By: Derek Hull, Secretary

FORT WORTH
FIRE DEPARTMENT
Eng D Hood 10/24/2024
Eng 01160410/24/2024 00:14:30:34 (1568 CDT)
Oct 24, 2024

REFERENCE CASE NUMBERS
PP-20-028
FP-23-091

THIS PLAT FILED IN _____