



CHAPEL HILL WEST, PHASE 2

OWNER'S DEDICATION

STATE OF TEXAS )

COUNTY OF TARRANT )

BEING 58.086 ACRES OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1568, THE THOMAS HICKS SURVEY, ABSTRACT NO. 1818, THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, AND THE W.E. BOSWELL SURVEY, ABSTRACT NO. 1852, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD LLC (HEREINAFTER REFERRED TO AS "MERITAGE/GRBK") BY DEED RECORDED IN COUNTY CLERK FILE NO. D221239778 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS "IRON ROD FOUND") FOR THE WESTERNMOST SOUTHWEST CORNER OF CHAPEL HILL WEST PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D225227874, PLAT RECORDS, TARRANT COUNTY, TEXAS; THENCE WITH THE SOUTHERLY LINE OF CHAPEL HILL WEST PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81°46'58" EAST, A DISTANCE OF 148.02 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET AND A CHORD THAT BEARS SOUTH 88°26'54" EAST, 87.04 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°19'56", AN ARC-DISTANCE OF 87.14 FEET TO AN IRON ROD FOUND;  
NORTH 88°53'08" EAST, A DISTANCE OF 202.29 FEET TO AN IRON ROD FOUND ON THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED TO EAGLE MOUNTAIN-SAGINAW INDEPENDENT SCHOOL DISTRICT (HEREINAFTER REFERRED TO AS "EMISID") BY DEED RECORDED IN COUNTY CLERK FILE NO. D208073256 OF SAID OFFICIAL PUBLIC RECORDS;  
THENCE WITH THE BOUNDS OF SAID EMISID TRACT, THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 38°42'18" WEST, A DISTANCE OF 12.51 FEET TO A 3/4-INCH IRON ROD FOUND;  
SOUTH 01°06'52" EAST, A DISTANCE OF 143.56 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 658.90 FEET AND A CHORD THAT BEARS SOUTH 07°47'01" WEST, 189.62 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°34'08", AN ARC-DISTANCE OF 190.28 FEET TO A 5/8-INCH IRON ROD FOUND;  
SOUTH 16°04'06" WEST, A DISTANCE OF 16.94 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND A CHORD THAT BEARS SOUTH 04°52'36" WEST, 166.92 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°23'00", AN ARC-DISTANCE OF 167.99 FEET TO A 5/8-INCH IRON ROD FOUND;  
SOUTH 08°18'54" EAST, A DISTANCE OF 374.64 FEET TO A 5/8-INCH IRON ROD FOUND;  
SOUTH 48°07'42" EAST, A DISTANCE OF 29.34 FEET TO A 5/8-INCH IRON ROD FOUND;  
NORTH 88°01'11" EAST, A DISTANCE OF 210.22 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,825.00 FEET AND A CHORD THAT BEARS SOUTH 85°53'03" EAST, 387.62 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°11'33", AN ARC-DISTANCE OF 388.36 FEET TO A 5/8-INCH IRON ROD FOUND;  
NORTH 58°03'40" EAST, A DISTANCE OF 29.51 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CHORD THAT BEARS NORTH 17°25'27" EAST, 20.20 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°50'14", AN ARC-DISTANCE OF 20.20 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CHORD THAT BEARS NORTH 05°13'32" EAST, 453.89 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°14'04", AN ARC-DISTANCE OF 457.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CHORD THAT BEARS NORTH 02°19'18" WEST, 67.94 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°08'22", AN ARC-DISTANCE OF 68.05 FEET TO A 5/8-INCH IRON ROD FOUND;  
NORTH 03°11'44" EAST, A DISTANCE OF 227.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 20°19'41" WEST, 15.96 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°02'04", AN ARC-DISTANCE OF 16.42 FEET;  
THENCE WITH THE SOUTHERLY LINE AND WESTERLY LINES OF SAID CHAPEL HILL PHASE 1, THE FOLLOWING COURSES AND DISTANCES:  
NORTH 76°09'17" EAST, A DISTANCE OF 2.93 FEET TO AN IRON ROD FOUND;  
SOUTH 51°29'38" EAST, A DISTANCE OF 12.20 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 225.03 FEET TO AN IRON ROD FOUND;  
SOUTH 89°04'13" EAST, A DISTANCE OF 728.49 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,225.07 FEET AND A CHORD THAT BEARS SOUTH 02°47'41" WEST, 79.81 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°44'01", AN ARC-DISTANCE OF 79.83 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 30.23 FEET TO AN IRON ROD FOUND;  
SOUTH 45°55'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;  
SOUTH 44°04'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 220.00 FEET TO AN IRON ROD FOUND;  
SOUTH 45°55'47" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;  
SOUTH 44°04'13" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 77.73 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 16°15'46" WEST, 92.55 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC-DISTANCE OF 93.66 FEET TO AN IRON ROD FOUND;  
SOUTH 31°35'46" WEST, A DISTANCE OF 118.16 FEET TO AN IRON ROD FOUND;  
SOUTH 76°35'46" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 31°35'46" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;  
SOUTH 13°24'14" EAST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 31°35'46" WEST, A DISTANCE OF 125.60 FEET TO AN IRON ROD FOUND;  
NORTH 58°24'14" WEST, A DISTANCE OF 52.67 FEET TO AN IRON ROD FOUND;  
NORTH 89°04'13" WEST, A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND;  
SOUTH 00°55'47" WEST, A DISTANCE OF 36.64 FEET TO AN IRON ROD FOUND;  
SOUTH 31°35'46" WEST, A DISTANCE OF 425.00 FEET TO AN IRON ROD FOUND;  
SOUTH 16°24'21" WEST, A DISTANCE OF 67.39 FEET TO AN IRON ROD FOUND;  
SOUTH 00°06'30" WEST, A DISTANCE OF 114.04 FEET TO AN IRON ROD FOUND;  
SOUTH 56°31'56" WEST, A DISTANCE OF 38.58 FEET TO AN IRON ROD FOUND;  
SOUTH 69°07'15" WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD FOUND;  
SOUTH 20°52'45" EAST, A DISTANCE OF 110.00 FEET TO AN IRON ROD FOUND;  
SOUTH 24°07'15" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 69°07'15" WEST, A DISTANCE OF 226.43 FEET TO AN IRON ROD FOUND;  
NORTH 65°52'45" WEST, A DISTANCE OF 14.14 FEET TO AN IRON ROD FOUND;  
SOUTH 69°07'15" WEST, A DISTANCE OF 60.00 FEET TO AN IRON ROD FOUND;  
SOUTH 20°52'45" EAST, A DISTANCE OF 12.59 FEET TO AN IRON ROD FOUND;  
SOUTH 69°07'15" WEST, A DISTANCE OF 120.00 FEET TO AN IRON ROD FOUND;  
SOUTH 20°52'45" EAST, A DISTANCE OF 17.41 FEET TO AN IRON ROD FOUND;  
SOUTH 69°07'15" WEST, A DISTANCE OF 268.38 FEET TO AN IRON ROD FOUND ON THE WESTERLY LINE OF SAID MERITAGE/GRBK TRACT;

THENCE WITH SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:  
NORTH 27°29'55" WEST, A DISTANCE OF 701.63 FEET TO AN IRON ROD FOUND;  
SOUTH 89°33'09" WEST, A DISTANCE OF 109.25 FEET TO AN IRON ROD FOUND;  
NORTH 27°50'54" WEST, A DISTANCE OF 280.58 FEET TO AN IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,382.91 FEET AND A CHORD THAT BEARS NORTH 04°39'38" WEST, 1,017.58 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°10'25", PASSING A 5/8-INCH IRON ROD FOUND FOR THE EAST COMMON CORNER OF A TRACT OF LAND DESCRIBED TO CITY OF FORT WORTH BY DEED RECORDED IN COUNTY CLERK FILE NO. D219178556 OF SAID OFFICIAL PUBLIC RECORDS, AND A TRACT OF LAND DESCRIBED TO EMISID BY DEED RECORDED IN COUNTY CLERK FILE NO. D207451989 OF SAID OFFICIAL PUBLIC RECORDS AT 614.70 FEET, AN ARC-DISTANCE IN ALL OF 1,042.05 FEET TO A 5/8-INCH IRON ROD FOUND;  
NORTH 16°52'51" EAST, A DISTANCE OF 252.21 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,400.02 FEET AND A CHORD THAT BEARS NORTH 13°17'30" EAST, 177.84 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°16'59", AN ARC-DISTANCE OF 177.86 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 58.086 ACRES (2,530,248 SQ. FEET) OF LAND.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	9°19'56"	535.00'	S86°26'54"E	87.04'	87.14'
C2	16°34'08"	658.06'	S07°47'01"W	189.62'	190.28'
C3	22°23'00"	430.00'	S04°52'36"W	166.92'	167.99'
C4	12°11'33"	1825.00'	S85°53'03"E	387.62'	388.36'
C5	15°0'14"	630.00'	N17°25'27"E	20.20'	20.20'
C6	26°14'04"	1000.00'	N05°13'52"E	453.89'	457.88'
C7	11°08'22"	350.00'	N02°19'18"W	67.94'	68.05'
C8	47°02'04"	20.00'	N20°19'41"W	15.96'	16.42'
C9	5°44'01"	1225.07'	S02°47'41"W	79.81'	79.83'
C10	30°39'59"	175.00'	S16°15'46"W	92.55'	93.66'
C11	43°10'25"	1382.91'	N04°39'38"W	1017.58'	1042.05'
C12	7°16'59"	1400.02'	N13°17'30"E	177.84'	177.96'
C13	9°49'12"	1300.00'	N26°41'10"E	222.54'	222.81'
C14	11°22'13"	150.00'	S82°20'30"E	29.72'	29.77'
C15	11°24'49"	150.00'	S82°51'48"E	32.44'	32.50'
C16	30°39'59"	150.00'	S73°44'14"E	79.33'	80.28'
C17	30°39'59"	350.00'	S16°15'46"W	185.10'	187.33'
C18	52°28'31"	250.00'	S05°21'30"W	221.05'	228.97'
C19	52°28'31"	300.00'	S05°21'30"W	285.26'	274.76'
C20	30°39'59"	1600.00'	N16°15'46"E	846.18'	856.36'
C21	12°58'16"	674.48'	N10°54'39"E	197.55'	197.97'
C22	6°56'48"	150.00'	S85°35'49"E	18.18'	18.19'
C23	142°49'06"	50.00'	S57°26'02"W	94.78'	124.63'
C24	169°36'41"	50.00'	S16°20'23"E	99.59'	148.01'
C25	180°03'	810.04'	N10°29'48"E	180.12'	180.53'
C26	20°18'07"	1317.98'	S06°46'26"W	464.70'	467.14'
C27	20°56'17"	1252.91'	N06°27'26"E	455.32'	457.86'

LINE	BEARING	DISTANCE
L1	S39°42'18"W	12.51'
L2	S16°04'06"W	16.84'
L3	S49°07'42"E	29.34'
L4	N08°03'40"E	29.51'
L5	N76°09'17"E	2.93'
L6	S51°25'38"E	12.20'
L7	S00°55'47"W	30.23'
L8	S45°55'47"W	14.14'
L9	S00°55'47"W	50.00'
L10	S44°04'13"E	14.14'
L11	S45°55'47"W	14.14'
L12	S00°55'47"W	50.00'
L13	S44°04'13"E	14.14'
L14	S76°35'46"W	14.14'
L15	S31°35'46"W	50.00'
L16	S13°24'14"E	14.14'
L17	N58°24'14"E	52.67'
L18	N89°04'13"W	100.00'
L19	S00°55'47"W	36.64'
L20	S18°24'21"W	67.39'
L21	S56°31'56"W	38.58'
L22	S20°52'45"E	110.00'
L23	S24°07'15"W	14.14'
L24	N65°52'45"W	14.14'
L25	S69°07'15"E	60.00'
L26	S20°52'45"E	12.59'
L27	S20°52'45"E	17.41'
L28	N76°39'24"W	113.32'
L29	S33°00'36"E	18.31'
L30	N73°39'37"E	22.39'
L31	S20°52'45"E	67.35'
L32	S00°55'47"W	50.00'

LINE	BEARING	DISTANCE
L33	S58°24'14"E	15.00'
L34	S44°04'13"E	14.14'
L35	S49°07'42"E	14.14'
L36	S37°39'03"E	118.71'
L37	N76°48'00"W	20.00'
L38	N29°38'40"W	13.64'
L39	N53°24'14"E	14.27'
L40	S74°22'16"E	18.27'
L41	N75°09'14"W	20.00'
L42	N45°55'47"E	14.14'
L43	N61°24'49"E	14.88'
L44	S44°04'13"E	14.14'
L45	N00°55'47"E	48.26'
L46	S60°25'57"W	14.65'
L47	S21°52'55"E	14.77'
L48	N23°41'02"E	48.60'
L49	N25°39'09"E	53.16'
L50	N27°46'57"E	53.16'
L51	N29°54'44"E	53.16'
L52	N31°28'01"E	37.42'
L53	N01°58'23"E	44.55'
L54	S28°28'07"E	13.33'
L55	N67°21'48"E	16.46'
L56	S73°39'37"W	14.85'
L57	N16°20'23"W	13.40'
L58	S16°29'39"E	41.34'
L59	S02°03'17"E	75.45'
L60	N10°40'12"W	53.09'
L61	N82°07'25"W	50.00'
L62	N73°39'37"E	197.14'
L63	S16°56'45"W	202.87'
L64	S29°24'50"W	163.62'

LINE	BEARING	DISTANCE
L65	S08°33'19"E	184.02'
L66	S04°36'25"W	158.65'
L67	S18°28'13"E	113.40'
L68	S07°37'24"E	118.71'
L69	S78°05'20"E	123.32'
L70	S14°00'51"W	93.66'
L71	S12°57'27"E	118.80'
L72	S02°31'50"W	63.99'
L73	S20°19'20"W	93.40'
L74	S37°04'52"E	365.33'
L75	S19°07'28"E	197.14'
L76	S30°16'21"E	123.65'
L77	S27°06'19"E	156.59'
L78	N11°15'20"W	34.88'
L79	N16°05'44"W	160.45'
L80	N25°03'16"W	258.13'
L81	N25°03'16"W	187.26'
L82	N38°11'53"W	177.10'
L83	N16°03'34"W	461.18'
L84	S88°40'07"W	47.58'
L85	S76°33'50"E	40.01'
L86	N86°37'06"E	26.81'
L87	S03°22'54"E	55.00'
L88	S86°37'06"W	26.81'
L89	S78°01'41"E	50.06'
L90	S11°58'19"W	20.00'
L91	N78°01'41"W	50.06'
L92	N82°17'13"W	20.00'
L93	S51°28'53"W	13.72'
L94	S17°50'18"W	32.35'
L95	S09°15'24"W	75.40'
L96	S02°46'44"W	76.13'

TO BE KNOWN AS:  
LOTS 14-26, BLOCK 20; LOTS 15-31, BLOCK 21  
LOTS 5-17, 18X, 19-36, 37X-38X, BLOCK 22, LOTS 1-26, BLOCK 24  
LOTS 1-25, BLOCK 25; LOTS 1-36, BLOCK 26  
LOTS 1-17, BLOCK 27

CHAPEL HILL WEST

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.

EXECUTED THIS 20 DAY OF January, A.D. 2026.

GRBK EDGEWOOD LLC  
A TEXAS LIMITED LIABILITY COMPANY

BY: *Anna Guthrie*  
NAME: *Anna Guthrie*  
TITLE: *Authorized Signer*

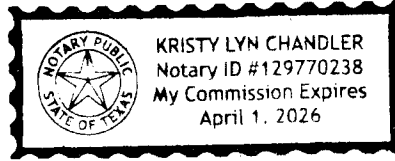
STATE OF TEXAS )  
COUNTY OF Collin )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Anna Guthrie*, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF January, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 1, 2026



EXECUTED THIS 20 DAY OF January, A.D. 2026.

MERITAGE HOMES OF TEXAS, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: *Frank Su*  
NAME: *Frank Su*  
TITLE: *VICE PRESIDENT*

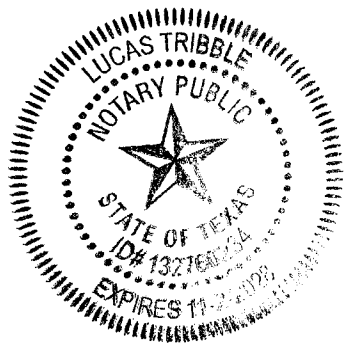
STATE OF Texas )  
COUNTY OF Dallas )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, ON THIS DAY PERSONALLY APPEARED *Frank Su*, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF January, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA Texas

MY COMMISSION EXPIRES: 11/2/2028



SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

*Aaron C. Brown*  
AARON C. BROWN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6702

DATE: 1/15/2026



*L.T. Thornton*  
L.T. Thornton  
15 Thompson Lane, Suite 200, Fort Worth, TX 76104

01/29/2026

NOTES

- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012
- ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LIA SURVEYING" UNLESS OTHERWISE NOTED.
- 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.
- ANY PUBLIC FRANCHISED 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.
- 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.
- 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 ARE