

ALONG ARCS ARE GIVEN AS

- BEARINGS BASED ON NAD83 TxNC GPS OBSERVATIONS.
- ARE MARKED WITH A 5/8" UNLESS OTHERWISE NOTED.
- PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE
- 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.
- 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.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF
- 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. Z
- 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.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN A COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR TONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM FORT WORTH. APPROPRIATE
  THE
  S, STREET LIGHTS,
  M THE CITY OF
- 12.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED A PARKWAY PERMIT. PAVEMENT TIE-IN, DRIVE APPROACHES, THE TIME OF BUILDING PERMIT ISSUANCE VIA
- 13. LIGHTS ARE REQUIRED FOR ALL PUBLIC PER CITY OF FORT WORTH STANDARDS. AND PRIVATE STREETS AND
- <u>1</u>4. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MA 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 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF THE PLAT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 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 WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GENERAL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL OF ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DIBE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POBUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS. JANT TO THE FORT
  DR GAS WELL
  L ORDINANCE AND
  E DISTANCE SHALL
  POINT OF THE
- 17. FLOOD PLAIN/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.
- 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, 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.

ND SITUATED IN THE MEMPHIS, EL PASO AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 1131, CITY ANT COUNTY, TEXAS, BEING ALL A CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO JEN TEXAS 31, LLC STRUMENT NO. D221357190, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND BEING ESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE SORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES

THENCE SOUTH 88'-46'24" WEST, WITH SAID COMMON SOUTH AND NORTH LINE, A DISTANCE OF 481.91 FEET TO AN IRF BEING THE SOUTHWEST CORNER OF SAID JEN TEXAS 31 TRACT AND BEING COMMON WITH THE EAST LINE OF AFOREMENTIONED CATTLEMAN'S CROSSING.

THENCE WITH THE WEST LINE OF SAID JEN TEXAS 31 TRACT AND BEING COMMON WITH THE EAST LINE OF AFOREMENTIONED CROSSING, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00'19'57" WEST, A DISTANCE OF 258.75 FEET TO AN IRF BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 54.18 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 62'04'58", AND A CHORD BEARING AND DISTANCE OF NORTH 13'22'34" EAST, A DISTANCE OF 18.05 FEET TO AN IRF;

NORTH 41'40'03" EAST, A DISTANCE OF 50.00 FEET TO AN IRF;

NORTH 89'40'03" EAST, A DISTANCE OF 50.00 FEET TO AN IRF;

NORTH 89'40'03" WEST, A DISTANCE OF 100.00 FEET TO AN IRF;

NORTH 99'40'03" WEST, A DISTANCE OF 100.00 FEET TO AN IRF;

NORTH 99'40'03" WEST, A DISTANCE OF 100.00 FEET TO AN IRF;

NORTH 99'40'03" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;

NORTH 99'40'03" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;

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NORTH 99'40'03" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;

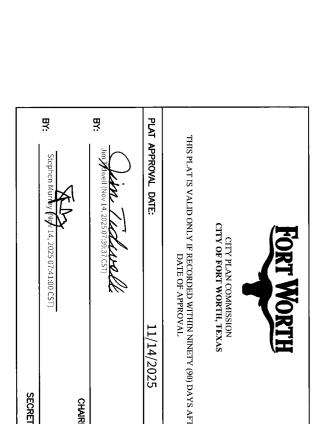
BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48439C0035L, EFFECTIVE MARCH 3, 2019, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS "AREAS DETERMINED 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.

SHIELD ENGI 1600 WEST 7 FORT WO SHIELD ENGINEERING GROUP, PLLC 1600 WEST 7TH STREET, SUITE 400 FORT WORTH, TEXAS 76102 (817) 810-0696 INFO@SHIELD-ENGINEERING.COM JEN TEXAS 31, LLC 1601 ELM ST DALLAS, TX ASHTON WOODS — DANIEL SATSKY 1800 VALLEY VIEW LANE, SUITE 100 FARMERS BRANCH, TEXAS (972) 428-5413

**ERING** 

& TBPLS

WEST, A DISTANCE OF 385.85 FEET TO AN IRF;
3" EAST, A DISTANCE OF 14.14 FEET TO AN IRF;
3" EAST, A DISTANCE OF 270.00 FEET TO AN IRF;
7" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;
3" EAST, A DISTANCE OF 100.00 FEET TO AN IRF;
3" WEST, A DISTANCE OF 770.00 FEET TO AN IRF;
3" WEST, A DISTANCE OF 100.00 FEET TO AN IRF;
3" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;
3" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;
9" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;
9" WEST, A DISTANCE OF 50.00 FEET TO AN IRF;
9" WEST, A DISTANCE OF 565.57 FEET TO THE POINT OF SEED OF LAND MORE OR LESS.



## RESIDENTIAL LOTS: NUMBER 101 ACREAGE: SINGLE FAMILY DETACHED COMMERCIAL LOTS: NUMBER 0 DEVELOPMENT YIELD 13.125 INDUSTRIAL LOTS 0.000 TOTAL NUMBER OF DWELLING UNITS: 101 SINGLE FAMILY ATTACHED 0 TWO FAMILY 0PRIVATE OPEN SPACE LOTS: NUMBER 2 GROSS SITE AREA (ACRES):30.649 OPEN SPACE LOTS 13.500 TOTAL NUMBER LOTS: 103 RIGHT-OF-WAY 4.024 MULTIFAMILY 0

THESE PRESENTS:

VICINITY MAF

THAT JEN TEXAS 31, LLC, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 9-19, 8X, BLOCK B; LOTS 15-29 BLOCK D; LOTS 1-42 BLOCK E; LOTS 1-21 BLOCK F; LOTS 35-36 BLOCK H; LOTS 3-12, 2X, BLOCK N; CATTLEMAN'S CROSSING 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 품 DAY OF October

2025

LIMITED LIABILITY COMPANY,

JEN TEXAS 31 LLC, A TEXAS LIMITED MIKE BRADY, VICE PRESIDENT

LIABILITY COMPANY

OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE BRADY, 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. THEREIN

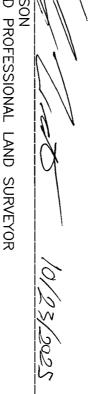
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS. DAY OF DEFOLEY 2025.

NOTARY PUBLIC AND FOR THE ST TATE

MY COMMISSION EXPIRES: 5/18/27

KNOW ALL MEN BY THESE PRESENTS:

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



CODX WATSON
REGISTERED PROFESSIONAL LAND
TEXAS REGISTRATION No. 7056 SURVEYOR

STATE OF COUNTY C OF TEXAS §

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 유 OFFICE THIS. 23RD DAY OF OCTOBER

NOTARY PUBLIC IN AND FOR THE Ŋ TATE OF **TEXAS** 





LT. Thornton 11/11/2025

FINAL PLAT OF

TTLEMAN'S CROSSING;

LOTS 9-19, 8X, BLOCK B; LOTS 15-29 BLOCK D;
LOTS 1-42 BLOCK E; LOTS 1-21 BLOCK F;
LOTS 35-36 BLOCK H; LOTS 3-12, 2X, BLOCK N;
AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 30.649 ACRES OF LAND
SITUATED IN THE M.E.P. & P. RR CO SURVEY,
#17 ABSTRACT 1131 TRACT 4 & 4A HS.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

2 OF 2