

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 recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements
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.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 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.

Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

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 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.

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
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

Floodplain Restriction
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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainage 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 stormwater 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.

Public Open Space Easement
No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but no limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

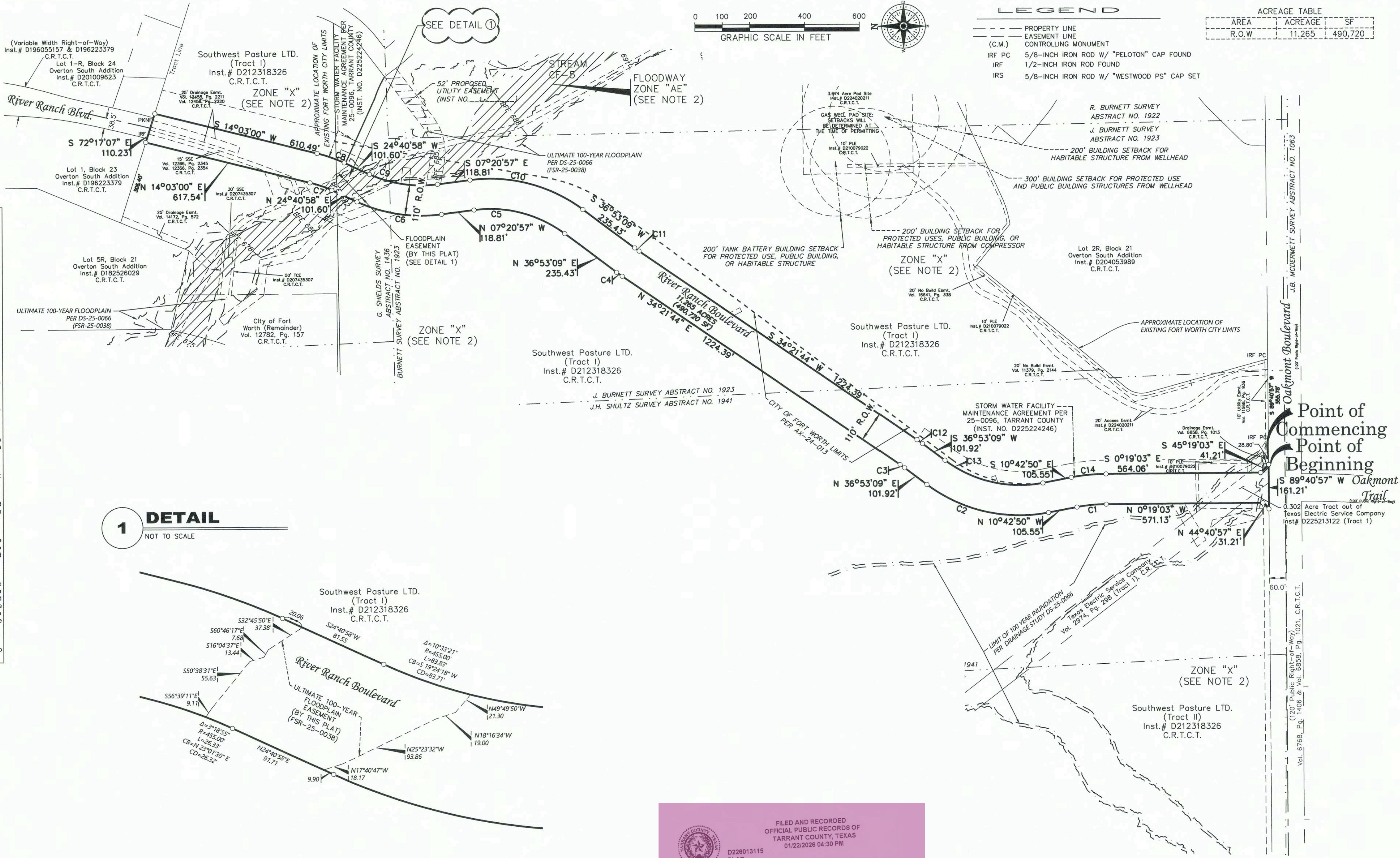
- NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 16, 2024 with a combined scale factor of 1.0000228857.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel 295 of 495, Map No. 48439C0295K, Community-Panel No. 480582 0295 K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.

Floodway Areas in Zone "AE" - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state plotting statutes and is subject to fines and withholding of utilities and building permits.

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	107.97	595.00	10°23'48"	54.13	N 5°30'56" W	107.82
C2	469.39	565.00	47°36'00"	249.19	N 13°05'10" E	456.01
C3	20.04	455.00	2°31'25"	10.02	N 35°37'27" E	20.04
C4	24.89	565.00	2°31'25"	12.44	N 35°37'27" E	24.88
C5	351.28	455.00	44°14'07"	184.92	N 14°46'06" E	342.62
C6	315.87	565.00	32°01'55"	162.18	N 8°40'00" E	311.77
C7	84.44	455.00	10°37'58"	42.34	N 19°21'59" E	84.32
C8	104.85	565.00	10°37'58"	52.58	S 19°21'59" W	104.70
C9	254.37	455.00	32°01'55"	130.61	S 8°40'00" W	251.07
C10	436.21	565.00	44°14'07"	229.62	S 14°46'06" W	425.45
C11	20.04	455.00	2°31'25"	10.02	S 35°37'27" W	20.04
C12	24.89	565.00	2°31'25"	12.44	S 35°37'27" W	24.88
C13	378.00	455.00	47°36'00"	200.68	S 13°05'10" W	367.23
C14	127.93	705.00	10°23'48"	64.14	S 5°30'56" E	127.75

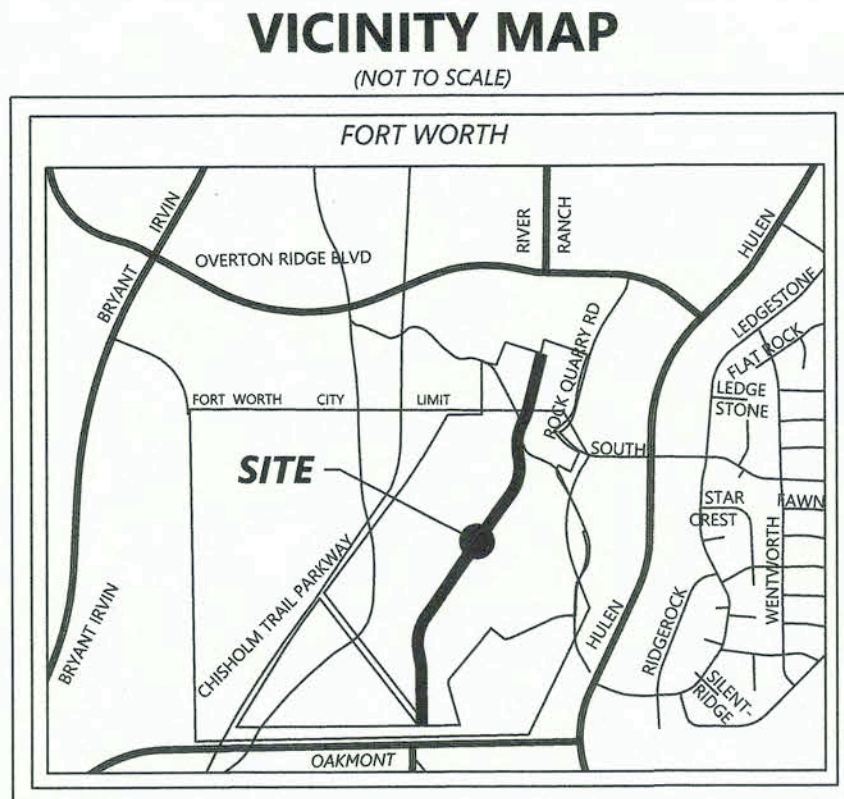
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 1/22/2026

By: [Signature] Chairman

By: [Signature] Secretary



VICINITY MAP
(NOT TO SCALE)

WESTWOOD
ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7TH STREET, STE 1300
FORT WORTH, TX 76109
817-953-2777
CONTACT: BRAD SICARD

WESTWOOD
SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, STE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN PUSTEJOVSKY

REFERENCE CASE NO. PP-24-064
REFERENCE CASE NO. FP-25-053

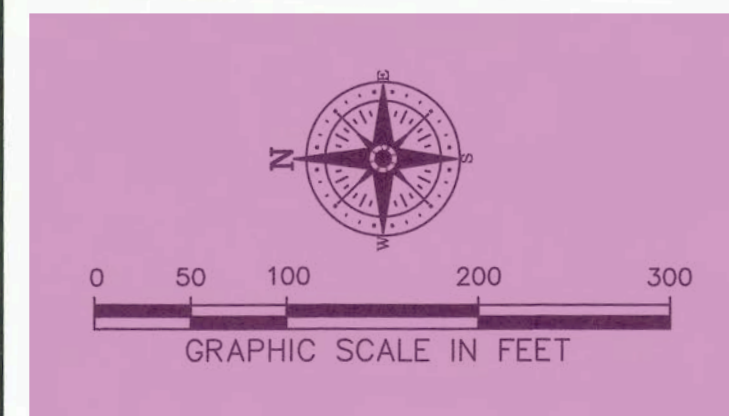
Westwood
Westwood Professional Services, Inc.
CASSCO DEVELOPMENT COMPANY, INC.
4200 South Hulen Street, Suite 614 Fort Worth, Texas 76102

**FINAL PLAT OF
SOUTHWEST PASTURE
RIVER RANCH BOULEVARD RIGHT-OF-WAY**

J. BURNETT SURVEY - ABSTRACT NO. 1923.
J.H. SHULTZ SURVEY - ABSTRACT NO. 1941, AND G. SHIELDS SURVEY - ABSTRACT NO. 1436,
City of Fort Worth, Tarrant County, Texas

DRAWN	REVIEWER	DATE	SCALE	PROJECT #	SHEET
MMJ	AMB/DCP	APRIL 2025	1"=200'	R0057147.00	1 OF 2

FINAL PLAT OF SOUTHWEST PASTURE RIVER RANCH BOULEVARD RIGHT-OF-WAY



OFFSITE EASEMENT EXHIBIT

FP-25-053

Southwest Pasture LTD.
(Tract I)
Inst.# D212318326
C.R.T.C.T.

Southwest Pasture LTD.
(Tract I)
Inst.# D212318326
C.R.T.C.T.

Southwest Pasture LTD.
(Tract II)
Inst.# D212318326
C.R.T.C.T.

Oakmont Boulevard

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Southwest Pasture LTD. is the owner of a 11.265 acre (490,720 square foot) tract of land situated in the J. Burnett Survey, Abstract No. 1923, J.H. Shultz Survey, Abstract No. 1941, and G. Shields Survey, Abstract No. 1436, City of Fort Worth, Tarrant County, Texas; said tract being part of that tract of land described as Tract I and Tract II in Special Warranty Deed with Water Reservation to Southwest Pasture LTD. recorded in instrument No. D212318326 of the Official Public Records of Tarrant County, Texas; said tract also being part of that tract of land described as Tract I in Warranty Deed to Texas Electric Service Company recorded in Volume 2974, Page 298 of the Deed Records of Tarrant County, Texas; said 11.265 acre (490,720 square foot) tract being more particularly described as follows:

COMMENCING, at a 5/8 inch iron rod with "PELTON" cap found in the north right-of-way line of Oakmont Boulevard (120' Public right-of-way), for a southwesterly corner of said Tract I;

THENCE, South 89 degrees, 40 minutes, 57 seconds West, along said north line of Oakmont Boulevard and the south line of said Tract I, a distance of 28.80 feet to the POINT OF BEGINNING;

THENCE, South 89 degrees, 40 minutes, 57 seconds West, continuing along said north line of Oakmont Boulevard and said south line of Tract I, at a distance of 94.28 feet passing the southwest corner of said Tract I, continuing along the south line of said Tract I, in all a total distance of 161.21 feet to a point for corner;

THENCE, North 44 degrees, 40 minutes, 57 seconds East, departing said north line of Oakmont Boulevard and said south line of Tract I, a distance of 31.21 feet to a point for corner;

THENCE, North 00 degrees, 19 minutes, 03 seconds West, a distance of 571.13 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a northerly direction along said curve, having a central angle of 10 degrees, 23 minutes, 48 seconds, a radius of 595.00 feet, a chord bearing and distance of North 05 degrees, 30 minutes, 56 seconds East, 107.82 feet, on arc distance of 107.97 feet to a point at the end of said curve;

THENCE, North 10 degrees, 42 minutes, 50 seconds West, a distance of 105.55 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a northerly direction along said curve, having a central angle of 47 degrees, 36 minutes, 00 seconds, a radius of 565.00 feet, a chord bearing and distance of North 13 degrees, 05 minutes, 10 seconds East, 456.01 feet, on arc distance of 469.39 feet to a point at the end of said curve;

THENCE, North 36 degrees, 53 minutes, 09 seconds East, a distance of 101.92 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a northeasterly direction along said curve, having a central angle of 02 degrees, 31 minutes, 25 seconds, a radius of 455.00 feet, a chord bearing and distance of North 35 degrees, 37 minutes, 27 seconds East, 20.04 feet, on arc distance of 20.04 feet to a point at the end of said curve;

THENCE, North 34 degrees, 21 minutes, 44 seconds East, a distance of 1,224.39 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction along said curve, having a central angle of 02 degrees, 31 minutes, 25 seconds, a radius of 455.00 feet, a chord bearing and distance of North 35 degrees, 37 minutes, 27 seconds East, 24.88 feet, on arc distance of 24.88 feet to a point at the end of said curve;

THENCE, North 36 degrees, 53 minutes, 09 seconds East, a distance of 235.43 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a northerly direction along said curve, having a central angle of 44 degrees, 14 minutes, 07 seconds, a radius of 455.00 feet, a chord bearing and distance of North 14 degrees, 46 minutes, 06 seconds East, 342.82 feet, on arc distance of 351.28 feet to a point at the end of said curve;

THENCE, North 07 degrees, 20 minutes, 57 seconds West, a distance of 118.81 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a northerly direction along said curve, having a central angle of 32 degrees, 01 minutes, 55 seconds, a radius of 565.00 feet, a chord bearing and distance of North 08 degrees, 40 minutes, 00 seconds East, 311.77 feet, on arc distance of 315.87 feet to a point at the end of said curve;

THENCE, North 24 degrees, 40 minutes, 58 seconds East, a distance of 101.60 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a northerly direction along said curve, having a central angle of 10 degrees, 37 minutes, 58 seconds, a radius of 455.00 feet, a chord bearing and distance of North 19 degrees, 21 minutes, 59 seconds East, 84.32 feet, on arc distance of 84.44 feet to a point at the end of said curve;

THENCE, North 14 degrees, 03 minutes, 00 seconds East, a distance of 617.54 feet to a point for corner in the north line of said Tract I and the south line of Lot 1, Block 23, Overton South Addition, on addition to the City of Fort Worth according to the plat recorded in instrument No. D196223379 of the Official Public Records of Tarrant County, Texas;

THENCE, South 72 degrees, 17 minutes, 07 seconds East, along said north line of Tract I, at a distance of 15.03 feet passing a 1/2-inch iron rod found for the southwest corner of existing River Ranch Boulevard (a variable width right-of-way), at a distance of 95.13 feet passing a mag nail found for the southeast corner of said existing River Ranch Boulevard, continuing in all a total distance of 110.23 feet to a point for corner;

THENCE, South 14 degrees, 03 minutes, 00 seconds West, departing said north line of Tract I, a distance of 610.49 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a southerly direction along said curve, having a central angle of 10 degrees, 37 minutes, 58 seconds, a radius of 565.00 feet, a chord bearing and distance of South 19 degrees, 21 minutes, 59 seconds West, 104.70 feet, on arc distance of 104.85 feet to a point at the end of said curve;

THENCE, South 24 degrees, 40 minutes, 58 seconds West, a distance of 101.60 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a southerly direction along said curve, having a central angle of 32 degrees, 01 minutes, 55 seconds, a radius of 455.00 feet, a chord bearing and distance of South 08 degrees, 40 minutes, 00 seconds West, 251.07 feet, on arc distance of 254.37 feet to a point at the end of said curve;

THENCE, South 07 degrees, 20 minutes, 57 seconds East, a distance of 118.81 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a southerly direction along said curve, having a central angle of 44 degrees, 14 minutes, 07 seconds, a radius of 565.00 feet, a chord bearing and distance of South 14 degrees, 46 minutes, 06 seconds West, 425.45 feet, on arc distance of 436.21 feet to a point at the end of said curve;

THENCE, South 36 degrees, 53 minutes, 09 seconds West, a distance of 235.43 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a southwesterly direction along said curve, having a central angle of 02 degrees, 31 minutes, 25 seconds, a radius of 455.00 feet, a chord bearing and distance of South 35 degrees, 37 minutes, 27 seconds West, 20.04 feet, on arc distance of 20.04 feet to a point at the end of said curve;

THENCE, South 34 degrees, 21 minutes, 44 seconds West, a distance of 1,224.39 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction along said curve, having a central angle of 02 degrees, 31 minutes, 25 seconds, a radius of 455.00 feet, a chord bearing and distance of South 35 degrees, 37 minutes, 27 seconds West, 24.88 feet, on arc distance of 24.88 feet to a point at the end of said curve;

THENCE, South 36 degrees, 53 minutes, 09 seconds West, a distance of 101.92 feet to a point for corner at the beginning of a tangent curve to the left;

THENCE, in a southerly direction along said curve, having a central angle of 47 degrees, 36 minutes, 00 seconds, a radius of 455.00 feet, a chord bearing and distance of South 13 degrees, 05 minutes, 10 seconds West, 367.23 feet, on arc distance of 378.00 feet to a point at the end of said curve;

THENCE, South 10 degrees, 42 minutes, 50 seconds East, a distance of 105.55 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE, in a southerly direction along said curve, having a central angle of 10 degrees, 23 minutes, 48 seconds, a radius of 705.00 feet, a chord bearing and distance of South 05 degrees, 30 minutes, 56 seconds East, 127.75 feet, on arc distance of 127.93 feet to a point at the end of said curve;

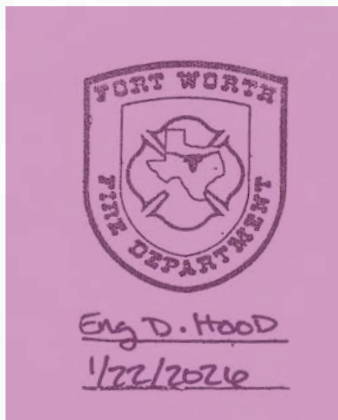
THENCE, South 00 degrees, 19 minutes, 03 seconds East, a distance of 564.06 feet to a point for corner;

THENCE, South 45 degrees, 19 minutes, 03 seconds East, a distance of 41.21 feet to the POINT OF BEGINNING;

CONTAINING: 490,720 square feet or 11.265 acres of land, more or less.

REFERENCE CASE NO. PP-24-064

REFERENCE CASE NO. PP-25-053



TBPELS. ENGINEERING FIRM NO. 11756
TBPELS. SURVEYING FIRM NO. 10074301

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, 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 supervision on April 8, 2025 and that all corners are shown hereon.

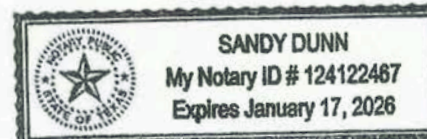


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pustejovsky, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pustejovsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 2026.

Sandy Dunn
Notary Public in and for the State of Texas
My Commission Expires: 11/17/26



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, SOUTHWEST PASTURE LTD. does hereby adopt this plat as SOUTHWEST PASTURE RIVER RANCH BOULEVARD RIGHT-OF-WAY, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 16th day of January, 2026.

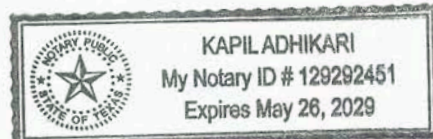
By: *Paxton Motheral*
Name: Paxton Motheral
Title: Manager/Vice President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Paxton Motheral, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of January, 2026.

Notary Signature
Notary Public in and for the State of Texas
My Commission Expires: 05/26/2029

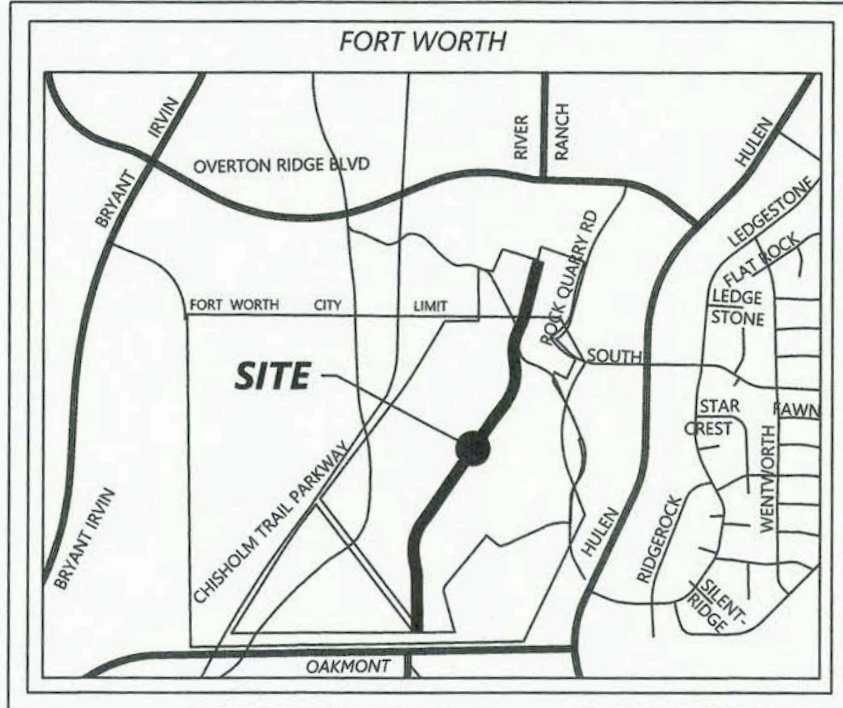


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (C.M.) CONTROLLING MONUMENT
- IRF PC 5/8-INCH IRON ROD W/ "PELTON" CAP FOUND
- IRF 1/2-INCH IRON ROD FOUND
- IRS 5/8-INCH IRON ROD W/ "WESTWOOD PS" CAP SET

VICINITY MAP

(NOT TO SCALE)



OWNER:
CASSCO DEVELOPMENT COMPANY, INC.
4200 SOUTH HULEN STREET, STE 614
FORT WORTH, TX 76109
817-731-7396
CONTACT: PAXTON MOTHERAL

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7TH STREET, STE 1300
FORT WORTH, TX 76109
817-953-2777
CONTACT: BRAD SICARD

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
9800 HILLWOOD PARKWAY, STE 250
FORT WORTH, TX 76177
817-562-3350
CONTACT: DUSTIN PUSTEJOVSKY