

PORTION OF TRACT ONE
WILBOW - SKYLINE DEVELOPMENT CORPORATION
VOLUME 17055, PAGE 258
8.899 ACRES (387,629 S.F.)

D. H. DICKSON SURVEY
ABSTRACT NO. 442

N. PROCTOR SURVEY
ABSTRACT NO. 1229

J. WATSON SURVEY
ABSTRACT NO. 1667

TEXAS ELECTRIC SERVICE COMPANY
VOLUME 5419, PAGE 795

OWNER / DEVELOPER
WILBOW - SKYLINE DEVELOPMENT CORPORATION
4131 NORTH CENTRAL EXPRESSWAY
SUITE 1140, LB 13
DALLAS, TEXAS 75204
972-479-0697

MILLER
Surveying, Inc.
Residential - Commercial - Municipal
430 Mid Cities Blvd.
Hurst, Texas 76054
817.577.1052 Fax 817.577.0972
www.MillerSurveying-Inc.com

FINAL PLAT OF
LOTS 38-49, BLOCK 4;
LOTS 1-9 & 12, BLOCK 5;
AND LOTS 5-13, BLOCK 6
SKYLINE RANCH
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING IN THE D. H. DICKSON SURVEY, ABSTRACT No. 442,
THE N. PROCTOR SURVEY, ABSTRACT No. 1229
AND THE J. WATSON SURVEY, ABSTRACT No. 1667
PREPARED MARCH 2012

MILLER SURVEYING, INC.
430 MID-CITIES BOULEVARD, HURST, TEXAS 76054
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-09 2
DRAWN BY: CDM DATE: March 2012 JOB NO.: 08057 PLOT FILE: 080571.dwg
REVISED:

CALL TABLE

Course	Bearing	Distance
L-1	N69°05'47"W	11.39'
L-2	N12°43'08"E	36.44'
L-3	N08°07'36"E	19.94'
L-4	N19°19'58"W	15.72'
L-5	N32°20'00"W	27.18'
L-6	N49°48'18"W	24.39'
L-7	N30°10'50"W	25.70'
L-8	N54°18'56"W	30.58'
L-9	N44°53'42"W	12.36'
L-10	N26°43'54"W	1.65'
L-11	N08°42'45"W	18.78'
L-12	N46°56'30"W	16.20'
L-13	N75°44'17"W	23.83'
L-14	N39°00'49"W	10.94'
L-15	N48°04'26"W	17.96'
L-16	N62°45'51"W	12.51'
L-17	N45°04'46"W	16.33'
L-18	N42°06'45"W	6.28'
L-19	N42°05'52"W	26.63'
L-20	N55°57'03"W	25.22'
L-21	N59°09'49"W	13.33'
L-22	N58°24'00"W	12.45'
L-23	N52°57'01"W	17.12'
L-24	N47°59'11"W	4.49'
L-25	N46°35'12"W	20.88'
L-26	N57°01'59"W	26.77'
L-27	N55°18'11"W	5.17'
L-28	N45°27'14"W	18.76'
L-29	N29°40'00"W	25.99'
L-30	N45°22'26"W	27.24'
L-31	N55°13'43"W	4.67'
L-32	N42°44'17"W	22.95'
L-33	N43°46'42"W	11.05'
L-34	N34°40'09"W	14.72'
L-35	N36°59'23"W	26.53'
L-36	N39°48'44"W	8.95'
L-37	N56°20'29"W	28.91'
L-38	N82°07'24"W	27.47'
L-39	N64°47'25"W	6.37'
L-40	N69°59'23"W	30.27'
L-41	N77°57'59"W	52.21'
L-42	S85°55'41"W	5.31'
L-43	N71°22'58"W	24.85'
L-44	S87°47'47"W	16.53'
L-45	S77°49'39"W	41.09'
L-46	S87°56'09"W	19.95'
L-47	S80°15'27"W	7.99'
L-48	S66°12'14"W	18.61'
L-49	S88°48'34"W	11.97'
L-50	N31°52'47"W	91.88'
L-51	N72°40'35"E	5.39'
L-52	S17°19'25"E	50.00'
L-53	S80°46'48"E	14.47'
L-54	S10°34'55"W	14.14'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-2	2°5.00'	101.16'	25°45'38"	100.31'	N85°33'24" E
C-3	325.00'	267.42'	47°08'43"	259.94'	S57°59'26" E
C-4	325.00'	313.79'	55°19'11"	301.74'	S08°45'30" E
C-5	50.00'	235.62'	27°00'01"	70.71'	N27°40'34" E

BOUNDARY CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	150.00'	50.23'	19°11'17"	50.00'	N17°19'25" W

AREA TABULATIONS

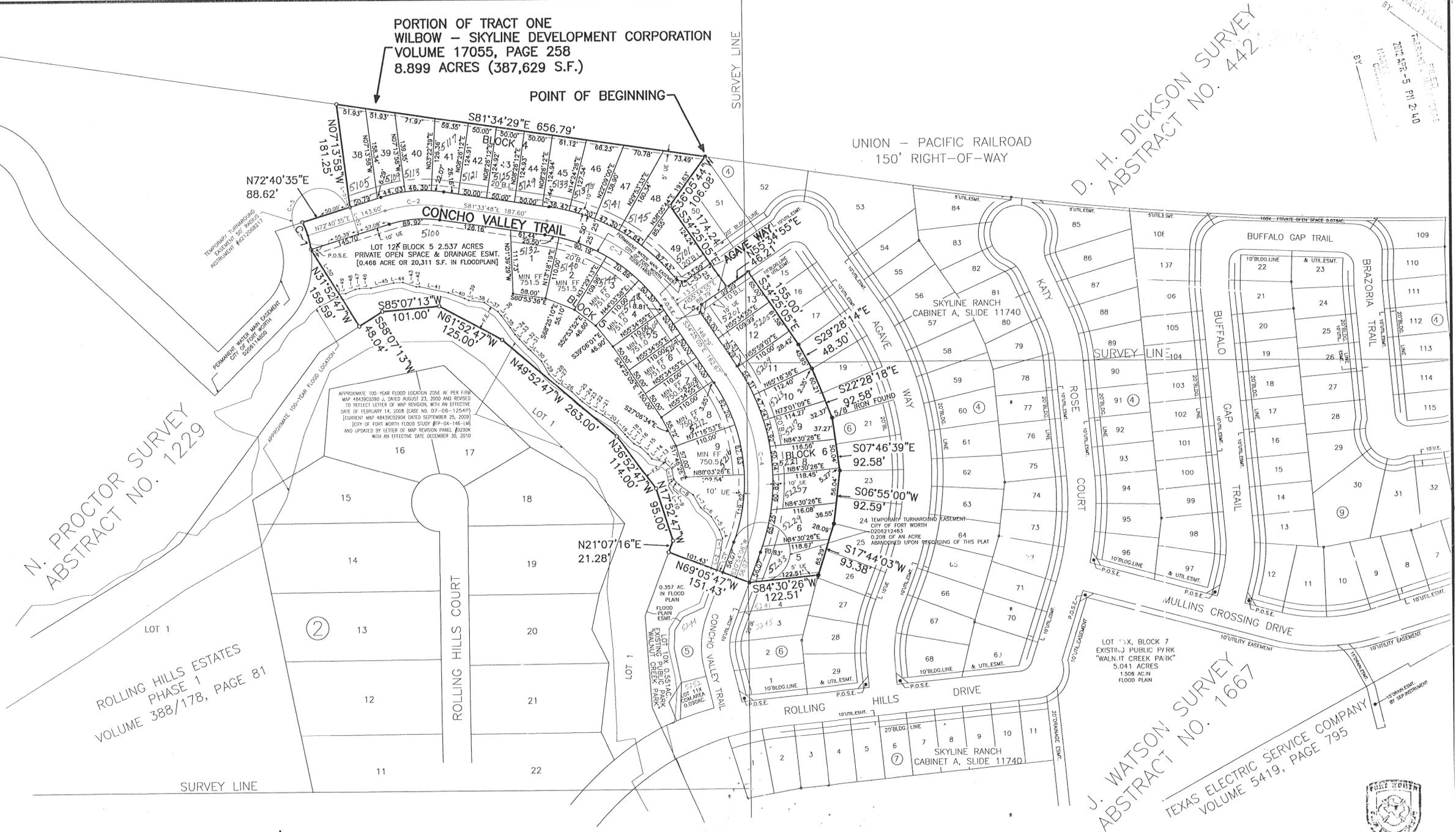
Category	Area
RESIDENTIAL LOTS (30)	4.8713 AC.
PRIVATE OPEN SPACE (1)	2.5365 AC. [0.466 ACRE OR 20,311 S.F. IN FLOODPLAIN]
RIGHTS-OF-WAY (ALL)	1.4908 AC.
TOTAL AREA	8.8986 AC.

LOT TABULATIONS

Block	Lot	Count
4	12 LOTS	
5	10 LOTS (1 PRIVATE OPEN SPACE)	
6	09 LOTS	
TOTAL	31 LOTS	
(30 RESIDENTIAL LOTS AND 1 PRIVATE OPEN SPACE)		

LEGEND:
○ = 5/8" CAPPED IRON SET (BOUNDARY)
● = 5/8" CAPPED IRON FOUND UNLESS OTHERWISE SHOWN (BOUNDARY)
D.E. = DRAINAGE EASEMENT
F.E. = FLOODPLAIN EASEMENT
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
P.O.S.E. = PRIVATE OPEN SPACE EASEMENT

NOTES:
1. BASIS OF BEARING IS THE PLAT OF SKYLINE RANCH RECORDED IN CABINET A, SLIDE 11740, PLAT RECORDS, TARRANT COUNTY, TEXAS AND THE FOUND IRONS SHOWN ON THAT PLAT.
2. ALL CORNERS ARE 5/8" IRONS WITH CAP SET UNLESS OTHERWISE NOTED.
3. ALL RECORDING INFORMATION IS PER THE DEED AND PLAT RECORDS OF TARRANT COUNTY, TEXAS.
4. COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.
5. 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.

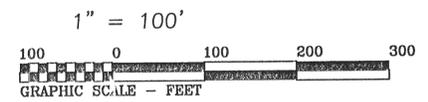


MINIMUM FINISHED FLOOR ELEVATION

Block	Lot	Elevation
4	1	751.50'
	2	751.50'
	3	751.00'
	4	751.00'
5	5	751.00'
	6	751.00'
	7	750.50'
	8	750.50'
	9	750.50'

LOT AREAS

Block	Lot	Area in S.F.
4	38	8,490
	39	7,402
	40	7,704
	41	6,729
	42	6,246
	43	6,246
	44	6,246
	45	6,843
	46	7,450
	47	8,530
	48	10,034
	49	7,803
5	1	7,989
	2	8,073
	3	6,510
	4	6,427
	5	5,500
	6	5,500
	7	5,500
	8	7,894
	9	7,761
	12	110,492
	5	7,230
	6	7,249
6	7	7,020
	8	5,845
	9	6,722
	10	6,187
	11	7,246
	12	6,731
13	7,100	



THIS PLAT FILED IN COUNTY CLERK'S FILE NO. D212082321

SKYLINE RANCH PHASE 3
4/5/12 PP 04-004
FP 011-002



STATE OF TEXAS

COUNTY OF DALLAS

KNOW all men by these presents that Wilbow - Skyline Ranch Development Corporation is the owner of the following described property to wit:

Being a tract of land in the D. H. Dickson Survey, Abstract No. 442, the J. Watson Survey, Abstract No. 1667 and the N. Proctor Survey, Abstract No. 1229, Tarrant County, Texas and being a portion of that tract of land described as Tract One in a deed to Wilbow - Skyline Ranch Development Corporation and recorded in Volume 17055, Page 258, County Records, Tarrant County, Texas and being more particularly described as follows:

Beginning at a capped 5/8" iron found in the northerly line of said Tract One, in the southerly line of a Union Pacific Railroad right of way (150 foot wide) and at the northerly corner of Lot 51, Block 4, Skyline Ranch, an addition to the City of Fort Worth as shown on the plat recorded in Cabinet A, Slide 11740, Plat Records, Tarrant County, Texas;

Thence with the lines of said Skyline Ranch the following calls:

- S 36 degrees 05 minutes 44 seconds W, 106.08 feet to a capped 5/8" iron set;
S 34 degrees 25 minutes 05 seconds E, 174.24 feet to a capped 5/8" iron set;
N 55 degrees 34 minutes 55 seconds E, 46.21 feet to a capped 5/8" iron found;
S 34 degrees 25 minutes 05 seconds E, 155.00 feet to a capped 5/8" iron found;
S 29 degrees 28 minutes 14 seconds E, 48.30 feet to a capped 5/8" iron found;
S 22 degrees 28 minutes 18 seconds E, 92.58 feet to a 5/8" iron found;
S 07 degrees 46 minutes 39 seconds E, 92.58 feet to a capped 5/8" iron found;
S 06 degrees 55 minutes 00 seconds W, 92.59 feet to a capped 5/8" iron found;
S 17 degrees 44 minutes 03 seconds W, 93.38 feet to a capped 5/8" iron found;
S 84 degrees 30 minutes 26 seconds W, 122.51 feet to a capped 5/8" iron found;

N 69 degrees 05 minutes 47 seconds W, 151.43 feet to a capped 5/8" iron set in an easterly line of Lot 1, Block 2, Rolling Hills Estates, Phase I, an addition to the City of Benbrook as shown on the plat recorded in Volume 388/178, Page 81, said plat records;

Thence with the lines of said Lot 1 the following calls:

- N 21 degrees 07 minutes 16 seconds E, 21.28 feet to a capped 5/8" iron set;
N 17 degrees 52 minutes 47 seconds W, 95.00 feet to a capped 5/8" iron set;
N 36 degrees 52 minutes 47 seconds W, 114.00 feet to a capped 5/8" iron set;
N 49 degrees 52 minutes 47 seconds W, 263.00 feet to a capped 5/8" iron set;
N 61 degrees 52 minutes 47 seconds W, 125.00 feet to a capped 5/8" iron set;
S 85 degrees 07 minutes 13 seconds W, 101.00 feet to a capped 5/8" iron set;
S 58 degrees 07 minutes 13 seconds W, 48.04 feet to a capped 5/8" iron set;

Thence N 31 degrees 52 minutes 47 seconds W, departing the lines of said Lot 1, 159.59 feet to a capped 5/8" iron set at the beginning of a curve to the left;

Thence 50.23 feet with the arc of said curve to the left to a capped 5/8" iron set. Said curve to the left has a radius of 150.00 feet, a central angle of 19 degrees 11 minutes 17 seconds and a long chord which bears N 17 degrees 19 minutes 25 seconds W, 50.00 feet;

Thence N 72 degrees 40 minutes 35 seconds E, 88.62 feet to a capped 5/8" iron set;

Thence N 07 degrees 13 minutes 58 seconds W, 181.25 feet to a capped 5/8" iron set in the northerly line of said Tract One and in the southerly line of said Union Pacific Railroad right of way;

Thence S 81 degrees 34 minutes 29 seconds E with the northerly line of said Tract One and the southerly line of said Union Pacific Railroad right of way, 656.79 feet to the point of beginning and containing 8.899 acres or 387,629 square feet.

TO BE KNOWN AS:

LOTS 38-49, BLOCK 4; LOTS 1-9 & 12X, BLOCK 5 AND LOTS 5-13, BLOCK 6, SKYLINE RANCH

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 the 27 day of March, 2012.

WILBOW - SKYLINE DEVELOPMENT CORPORATION
A Texas Corporation

By: Charles Fitzgerald, President

STATE OF TEXAS

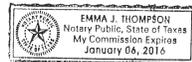
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CHARLES FITZGERALD, President of WILBOW - SKYLINE DEVELOPMENT CORPORATION, a Texas Corporation, 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 stated and as the act and deed of said corporation.

Given under my hand and seal of office this 27 day of March, 2012.

Notary Public in and for the State of Texas

My commission expires: 01-06-2016



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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Utility Easements

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, 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.

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 plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of 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.

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.

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, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

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.

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.

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

Construction Prohibited Over Easements

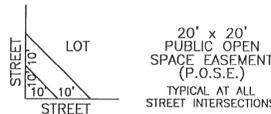
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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".

Table with 2 columns: AREA TABULATIONS, RESIDENTIAL LOTS (30) 4.8713 AC., PRIVATE OPEN SPACE (1) 2.5365 AC. [0.466 ACRE OR 20,311 S.F. IN FLOODPLAIN], RIGHTS-OF-WAY (ALL) 1.4908 AC., TOTAL AREA 8.8986 AC.

Table with 2 columns: LOT TABULATIONS, BLOCK 4 12 LOTS, BLOCK 5 10 LOTS (1 PRIVATE OPEN SPACE), BLOCK 6 09 LOTS, TOTAL 31 LOTS (30 RESIDENTIAL LOTS AND 1 PRIVATE OPEN SPACE)



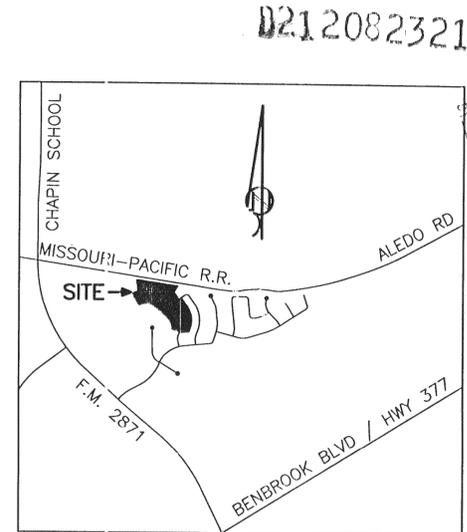
This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

J-B-R 4-3-12

Jason B. Rawlings Date R. P. L. S. 5665



MILLER Surveying, Inc. Residential - Commercial - Municipal 430 Mid Cities Blvd. Hurst, Texas 76054 817.577.1052 Fax 817.577.0972 www.MillerSurveying-inc.com



VICINITY MAP NOT TO SCALE

OWNER / DEVELOPER WILBOW - SKYLINE DEVELOPMENT CORPORATION 4131 NORTH CENTRAL EXPRESSWAY SUITE 1140, LB 13 DALLAS, TEXAS 75204 972-479-0697

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: 4/5/2012. BY: [Signature] CHAIRMAN. BY: [Signature] SECRETARY.



FINAL PLAT OF LOTS 38-49, BLOCK 4; LOTS 1-9 & 12X, BLOCK 5; AND LOTS 5-13, BLOCK 6 SKYLINE RANCH

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING IN THE D. H. DICKSON SURVEY, ABSTRACT No. 442, THE N. PROCTOR SURVEY, ABSTRACT No. 1229 AND THE J. WATSON SURVEY, ABSTRACT No.1667 PREPARED MARCH 2012 SHEET 2 OF

MILLER SURVEYING, INC.

430 MID-CITIES BOULEVARD, HURST, TEXAS 76054 PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972

DRAWN BY: CDM DATE: March 2012 JOB NO.: 08057 PLOT FILE: 08057ldwg

REVISED:

SKYLINE RANCH PHASE 3

PP 04-004

THIS PLAT FILED IN COUNTY CLERK'S FILE NO. D212082321

4/5/12

FP 011-002