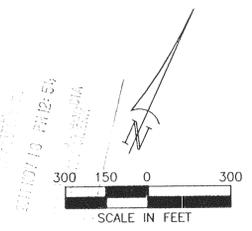
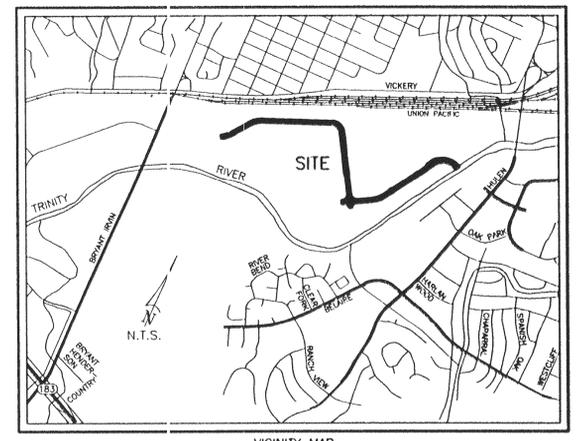


CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD ARC
C-1	408.00'	28°14'01"	N 50°26'17"E	185.18'
C-2	652.00'	29°27'48"	N 52°04'16"E	331.60'
C-3	302.00'	51°07'45"	S 87°38'55"E	260.64'
C-4	302.00'	30°34'01"	S 46°48'01"E	159.21'
C-5	316.50'	11°28'42"	S 25°46'40"E	63.30'
C-6	283.50'	11°28'42"	S 25°46'40"E	56.70'
C-7	120.00'	87°44'34"	S 75°23'15"E	166.33'
C-8	408.00'	28°14'01"	N 50°26'17"E	185.18'
C-9	1018.50'	03°59'38"	N 34°12'51"E	70.84'
C-10	1454.00'	10°36'55"	N 30°54'13"E	269.00'
C-11	532.32'	17°07'06"	N 32°52'52"E	158.45'
C-12	235.20'	21°17'47"	N 52°05'19"E	86.92'
C-13	186.80'	09°27'50"	N 58°00'19"E	30.82'
C-14	920.33'	66°23'13"	N 87°23'53"E	569.73'
C-15	399.87'	75°07'04"	S 83°13'36"W	482.26'
C-16	382.67'	03°25'46"	S 43°59'56"W	23.50'
C-17	399.67'	17°47'20"	S 33°24'13"W	123.59'
C-18	1558.00'	10°14'12"	S 30°12'28"W	277.99'
C-19	583.50'	03°06'33"	S 33°46'18"W	31.66'
C-20	512.00'	28°30'04"	S 48°29'28"W	252.07'
C-21	120.00'	88°09'15"	S 16°59'58"W	166.95'
C-22	135.00'	83°13'01"	N 77°38'57"W	179.29'
C-23	120.00'	92°15'38"	N 14°36'45"E	173.02'
C-24	174.01'	48°13'14"	N 55°37'39"W	142.17'
C-25	50.00'	39°45'53"	N 55°00'41"W	34.01'
C-26	58.00'	47°08'18"	N 72°05'14"W	46.38'
C-27	133.50'	17°33'12"	S 79°33'52"W	40.74'
C-28	548.00'	29°28'11"	S 52°04'20"W	278.76'
C-29	512.00'	26°14'00"	S 50°26'17"W	232.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 26°26'43"W	2.88'
L-2	N 63°33'17"E	28.61'
L-3	N 53°24'26"E	124.55'
L-4	S 62°05'02"E	23.59'
L-5	S 31°31'01"E	435.61'
L-6	S 76°31'00"E	12.02'
L-7	S 31°31'01"E	102.50'
L-8	S 13°28'58"W	12.02'
L-9	N 32°13'01"E	228.42'
L-10	N 12°46'58"W	12.02'
L-11	N 32°13'01"E	72.00'
L-12	N 77°13'02"E	12.02'
L-13	N 20°45'57"W	29.38'
L-14	N 23°27'10"E	68.38'
L-15	N 69°15'28"E	3.08'
L-16	S 46°56'02"E	7.01'
L-17	N 46°56'00"W	7.00'
L-18	S 20°32'54"E	1.48'
L-19	S 24°45'26"W	70.77'
L-20	S 69°10'44"W	13.15'
L-21	S 35°19'35"W	52.49'
L-22	S 12°46'58"W	12.02'
L-23	S 32°13'01"E	72.00'
L-24	S 77°13'02"W	12.02'
L-25	S 32°13'01"W	228.68'
L-26	S 58°28'59"W	74.31'
L-27	S 60°44'31"W	59.43'
L-28	N 29°15'29"W	104.00'
L-29	N 60°44'31"E	50.73'
L-30	N 76°31'01"W	28.99'
L-31	N 31°31'01"W	102.50'
L-32	N 13°28'58"E	12.02'
L-33	S 53°24'26"W	146.41'
L-34	S 84°20'30"W	18.52'
L-35	S 63°33'17"W	28.61'
L-36	S 26°26'43"E	3.12'

- NOTES:
- 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 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.
 - 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 PARKING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
 - 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.
 - 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 FLOOD-PLAIN, WHERE CONSTRUCTIONS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.
 - FLOOD PLAN / DRAINAGE-WAY: MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 TRAVERSED 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 INSPECTION 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.
 - 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.
- 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.
- 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 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.
- 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.
- COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.
- NO PORTION OF THE SUBJECT TRACT LIES WITHIN A SPECIAL FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 480596 0285 K, MAP NO. 4843920285K REVISED SEPTEMBER 25, 2009.
- SIR-5/8" CAPPED IRON ROD WITH CAP STAMPED "GORRONDONA" SET.



UNION PACIFIC RAILROAD
DAVIDSON YARD

F. G. BEASLEY SURVEY
ABSTRACT NO. 135

UNION PACIFIC RAILROAD
DAVIDSON YARD

S. C. INMAN SURVEY
ABSTRACT NO. 824

L. J. EDWARDS SURVEY
ABSTRACT NO. 464

F. G. BEASLEY SURVEY
ABSTRACT NO. 134

FINAL PLAT
EDWARDS RANCH ROAD ROW
CLEARFORK MAIN STREET ROW
EDWARDS RANCH CLEARFORK ADDITION
CASE NO: FP-011-011

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: 11/8/2011

BY: *[Signature]* Chairman
BY: *[Signature]* Secretary

FORT WORTH
COUNTY CLERK
L.T. RSC
11-10-2011

HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF FORT WORTH DOES HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND AND DO HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS EDWARDS RANCH ROAD ROW AND CLEARFORK MAIN STREET ROW, EDWARDS RANCH CLEARFORK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREOF.

WITNESS UNDER MY HAND THIS 11th DAY OF November, 2011

[Signature]
CITY OF FORT WORTH

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

[Signature]
Fernando Costa
KNOWN TO ME TO BE THE SAME 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 11th DAY OF November, 2011

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EVONIA DANIELS
PRINTED NAME OF NOTARY



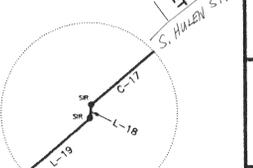
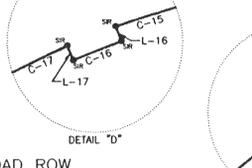
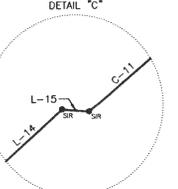
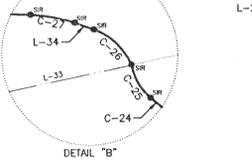
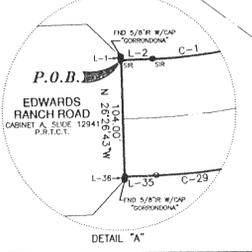
MY COMMISSION EXPIRES ON THE 10th DAY OF July, 2013

APPROVED AS TO FORM AND LEGALITY:
[Signature]
ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATE
THAT I, RICHARD KENNEDY, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5527, LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND UNDER MY SUPERVISION.

DATE: MARCH 18, 2011

[Signature]
RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5527



BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, 1440-83, NORTH CENTRAL ZONE, BASED ON NAD 83 MONUMENT ALLEYS 3 AND ARLINGTON RRP. DISTANCES AND AREAS SHOWN ARE SURFACE.

THIS PLAT IS RECORDED IN COUNTY CLERK'S FILE NO. D211281093 11-10-11

FINAL PLAT
OF
EDWARDS RANCH
ROAD ROW
AND
CLEARFORK MAIN STREET ROW
OF THE
EDWARDS RANCH
CLEARFORK ADDITION
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
SITUATED IN THE
F. G. BEASLEY SURVEY, ABSTRACT NO. 134
THE
F. G. BEASLEY SURVEY, ABSTRACT NO. 135
THE
L. J. EDWARDS SURVEY, ABSTRACT NO. 464
AND THE
S. C. INMAN SURVEY, ABSTRACT NO. 824

OWNER
FORT WORTH City of Fort Worth
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102
PH 817-871-8022

SURVEYOR
GORRONDONA & ASSOCIATES, INC.

LAND SURVEYING
SUBSURFACE UTILITY ENGINEERING/UC
GEOTECHNICAL ENGINEERING/CMIT
2524 JACK NEWELL BLVD. SO.
FORT WORTH, TEXAS 76118
PH 817.496.1424 FAX 817.496.1768

