

OWNER'S CERTIFICATE

WHEREAS MDC-THE TRAILS LIMITED PARTNERSHIP and TRAILS OF FOSSIL CREEK HOMEOWNER'S ASSOCIATION, INC. are the owners of that parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the Henry Robertson Survey, Abstract No. 1259, and being all of that called 16,144 acre tract of land described in a deed from MDC- The Trails Limited Partnership to Trails of Fossil Creek Homeowner's Association, Inc. as recorded in Document Number D212269396, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod set at the most easterly southeast corner of Magma Drive (a sixty foot wide right-of-way) as recorded in the Trails of Fossil Creek Phase 1, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10235, Tarrant County Plat Records;

THENCE North 01 degrees 21 minutes 29 seconds West, 60.00 feet to a one-half inch iron rod set at northwest corner of said 16,144 acre tract of land, said point being the northeast corner of said Magma Drive, said point also being in the south line of Lot 20, Block J, said Trails of Fossil Creek Phase 1;

THENCE along the north line of said 16,144 acre tract of land and along the south line of said Lot 20 as follows:

Northeasterly, 74.52 feet along a non-tangent curve to the left having a central angle of 15 degrees 48 minutes 53 seconds, a radius of 270.00 feet, a tangent of 37.50 feet, and whose chord bears North 78 degrees 36 minutes 43 seconds East, 74.29 feet to a one-half inch iron rod set for corner;

North 70 degrees 42 minutes 17 seconds East, 135.41 feet to a one-half inch iron rod set for corner;

North 25 degrees 42 minutes 17 seconds East, 14.14 feet to a one-half inch iron rod set at the northeast corner of said 16,144 acre tract of land, said point being the southeast corner of said Lot 20, and said point being the west line of a called 38.015 acres tract of land described as Tract 4 in a deed to Fossil Creek A2A Development, LLC, as recorded in Document No. D213233020;

THENCE along the east line of said 16,144 acre tract of land and along the west line of said 38.015 acre tract of land as follows:

South 19 degrees 17 minutes 43 seconds East, 463.04 feet to a one-half inch iron rod set for corner;

South 70 degrees 42 minutes 17 seconds West, 100.00 feet to a one-half inch iron rod set for corner;

South 19 degrees 17 minutes 43 seconds East, 378.42 feet to a one-half inch iron rod set for corner;

North 54 degrees 23 minutes 24 seconds East, 104.20 feet to a one-half inch iron rod set for corner;

South 19 degrees 17 minutes 43 seconds East, 23.19 feet to a one-half inch iron rod set for corner;

Southeasterly, 139.15 feet along a curve to the left having a central angle of 24 degrees 31 minutes 53 seconds, a radius of 325.00 feet, a tangent of 70.66 feet, and whose chord bears South 31 degrees 33 minutes 40 seconds East, 138.09 feet to a one-half inch iron rod set for corner;

South 54 degrees 23 minutes 24 seconds West, 260.00 feet to a one-half inch iron rod set for corner;

South 35 degrees 36 minutes 36 seconds East, 112.77 feet to a one-half inch iron rod set for corner;

Southeasterly, 109.09 feet along a non-tangent curve to the left having a central angle of 125 degrees 00 minutes 35 seconds, a radius of 50.00 feet, a tangent of 96.07 feet, and whose chord bears South 30 degrees 53 minutes 04 seconds East, 88.71 feet to a one-half inch iron rod set for corner;

South 34 degrees 48 minutes 36 seconds East, 191.47 feet to a one-half inch iron rod set at the south corner of said 38.015 acre tract of land, said point being in the west line of a called 4,080 acre tract described in a deed to Marvin Klein as recorded in Document Number D204216230, Tarrant County Deed Records;

THENCE South 00 degrees 04 minutes 33 seconds West, 176.54 feet to a one-half inch iron rod set at the southeast corner of said 16,144 acre tract of land, said point being the southwest corner of said 4,080 acre tract of land, and said point being in the north line of a called 277,248 acre tract of land described in deed from West. Comm. Investments, L.P. to FHP Partners, L.P. as recorded in Document Number D204097023, Tarrant County Deed Records;

THENCE South 89 degrees 14 minutes 30 seconds West, 1215.97 feet along the north line of said 277,248 acre tract to a one-half inch iron rod set at the southwest corner of said 16,144 acre tract of land, said point being the southeast corner of a 35,285 acre tract of land described in a deed to Pulte Homes of Texas, L.P., as recorded in Document No. D211169394, Tarrant County Deed Records;

THENCE along the west line of said 16,144 acre tract of land and along the east line of said 35,285 acre tract of land as follows:

North 00 degrees 45 minutes 30 seconds West, 100.71 feet to a one-half inch iron rod set for corner;

North 89 degrees 50 minutes 00 seconds East, 58.91 feet to a one-half inch iron rod set for corner;

Northeasterly, 142.55 feet along a non-tangent curve to the left having a central angle of 163 degrees 21 minutes 18 seconds, a radius of 50.00 feet, a tangent of 341.80 feet, and whose chord bears North 44 degrees 50 minutes 00 seconds East, 96.95 feet to a one-half inch iron rod set for corner;

North 00 degrees 10 minutes 00 seconds West, 5.03 feet to a one-half inch iron rod set for corner;

North 89 degrees 50 minutes 00 seconds East, 100.00 feet to a one-half inch iron rod set for corner;

North 00 degrees 10 minutes 00 seconds West, 65.00 feet to a one-half inch iron rod set for corner;

North 89 degrees 50 minutes 00 seconds East, 100.00 feet to a one-half inch iron rod set for corner;

North 00 degrees 10 minutes 00 seconds West, 100.00 feet to a one-half inch iron rod set for corner;

North 89 degrees 50 minutes 00 seconds East, 59.00 feet to a one-half inch iron rod set for corner;

Northeasterly, 376.83 feet along a curve to the left having a central angle of 76 degrees 50 minutes 09 seconds, a radius of 281.00 feet, a tangent of 222.86 feet, and whose chord bears North 51 degrees 24 minutes 55 seconds East, 349.22 feet to a one-half inch iron rod set for corner;

North 89 degrees 50 minutes 00 seconds East, 107.38 feet to a one-half inch iron rod set for corner;

North 00 degrees 10 minutes 00 seconds West, 650.00 feet to a one-half inch iron rod set for corner;

South 89 degrees 50 minutes 00 seconds West, 100.00 feet to a one-half inch iron rod set for corner;

North 00 degrees 10 minutes 00 seconds West, 27.31 feet to a one-half inch iron rod set for corner;

Northwesterly, 40.75 feet along a curve to the left having a central angle of 06 degrees 13 minutes 33 seconds, a radius of 375.00 feet, a tangent of 20.39 feet, and whose chord bears South 03 degrees 16 minutes 47 seconds West, 40.73 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 23 minutes 33 seconds West, 156.07 feet to a one-half inch iron rod set at the most southerly southeast corner of said Magma Drive;

THENCE North 40 degrees 35 minutes 57 seconds East, 13.64 feet to the POINT OF BEGINNING and containing 703,238 square feet or 16,144 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MDC-THE TRAILS LIMITED PARTNERSHIP and TRAILS OF FOSSIL CREEK HOMEOWNER'S ASSOCIATION, INC., acting by and through their duly authorized officers, do hereby adopt this plat designating the property described hereon as "TRAILS OF FOSSIL CREEK BLOCK T, LOT 49" an addition to the City of Ft. Worth, Tarrant County, Texas, and does hereby dedicate to the public forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instrument as shown hereon. Any public utility, including the City of Fort Worth, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat subject to provisions of any separate instruments creating such easements or rights-of-way. Any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone, subject to the provisions of the separate dedication instruments referenced in this plat.

Executed this the 27 day of APRIL, 2014.

MDC-The Trails Limited Partnership
By: MCD-The Trails Developments LLC, its general partner

By: Charles P. Mady, President

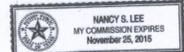
STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Charles P. Mady, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of April, 2014.

Notary Public, State of Texas



Trails of Fossil Creek Homeowner's Association, Inc.
a Texas non-profit corporation

By: Charles P. Mady, President

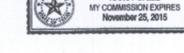
STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Charles P. Mady, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of April, 2014.

Notary Public, State of Texas



GENERAL NOTES:

1. 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.

2. Water/Wastewater Impact Fees

The City of Ft. 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.

3. 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.

4. Floodplain Restrictions

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

5. Private Common Areas and Facilities

The City of Ft. 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.

6. Maintenance: Floodplain / Drainageway

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 drainageways. The City of Ft. Worth will not be responsible for the maintenance, erosion control and/or operation of said drainageways. Property owners shall keep the adjacent drainageways 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 drainageways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Ft. Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainageways. The drainageway crossing each lot is contained within the floodplain easement line as shown on the plat.

7. 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.

8. 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".

9. Maintenance Agreement

The City of Fort Worth shall Not be responsible for the maintenance of drives, emergency access easements, recreation areas, or open spaces. The property owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners agree to indemnify and hold harmless the City of Fort Worth, Texas from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

10. 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Dan B. Ramsey, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Fort Worth, Texas.

Dan B. Ramsey, R.P.L.S. No. 4172



STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of April, 2014.

Kelsey Benson
Notary Public, State of Texas



GENERAL NOTES: (CONTINUED)

- 11. One-half inch iron rod set for all corners, unless noted otherwise.
- 12. All public water & sanitary sewer facilities will be maintained by the City of Fort Worth.
- 13. All public paving and drainage structures & facilities will be maintained by the City of Fort Worth.
- 14. All open spaces are private and will be owned and maintained by the Home Owners Association.
- 15. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement as per the water and wastewater installation policy.
- 16. No permanent buildings or structures shall constructed over any existing or platted drainage, gas, electric, cable or other utility easement of any type.



Final Plat

TRAILS OF FOSSIL CREEK

BLOCK T, LOT 49

16.144 ACRES OUT OF
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

MDC-THE TRAILS LIMITED PARTNERSHIP OWNER

548 E. Carpenter Freeway, Suite 1500 (214)630-0481
Irving, Texas 75062

TRAILS OF FOSSIL CREEK HOMEOWNER'S ASSOCIATION, INC. OWNER

548 E. Carpenter Freeway, Suite 1500 (214)630-0481
Irving, Texas 75062

JBI PARTNERS, INC SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200B (972)248-7676
Addison, Texas 75001

SUBDIVISION PHASE:
OPEN SPACE

REFERENCE
Case No. PP-004-024

Case No. FP-011-012