



- GENERAL NOTES:**
1. WATER SERVICE TO BE PROVIDED BY THE CITY OF FORT WORTH.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FORT WORTH.
 3. BEARING SYSTEM BASED ON THE DEED RECORDED IN VOLUME 13259, PAGE 316, D.R.T.C.T.
 4. MINIMUM LOT SIZE IS 100'x 217.8' OR 21,780 SQ.FT.
 5. LOT 3, BLOCK 1 IS A PRIVATE OPEN SPACE AREA AND OWNED BY SK SPRING RANCH HOMEOWNERS ASSOCIATION, INC.
 6. THE PROPERTY IS LOCATED WITHIN NORTHWEST INDEPENDENT SCHOOL DISTRICT.
 7. TXU DELIVERY TO PROVIDE ELECTRICAL SERVICE TO THE DEVELOPMENT.
 8. "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT;
"D.U.E." IS THE ABBREVIATION FOR DRAINAGE AND UTILITY EASEMENT;
"D.E." IS THE ABBREVIATION FOR DRAINAGE EASEMENT;
"T.E." IS THE ABBREVIATION FOR TRANSFORMER EASEMENT AND
"B.L." IS THE ABBREVIATION FOR BUILDING LINE.
 9. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID ASSOCIATION AGREES TO INDEMNIFY AND SAVE 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 ASSOCIATION SET FORTH IN THIS PARAGRAPH.
 10. ACCORDING TO FEDERAL INSURANCE RATE MAP NO. 48439C0035K, DATED SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA.
 12. ALL PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 13. NO CULVERT OR ACCESS ALLOWED ON TO LOT 21, BLOCK 3 FROM CHISHOLM RANCH DRIVE.

PROPOSED LAND USE	LOTS	DWELLING UNITS	ACRES
SINGLE FAMILY LOTS	23	23	14.767
OPEN SPACE AREAS	1	-	2.376
TOTALS	24	23	17.143

LINE TABLE		
LINE	LENGTH	BEARING
L1	108.38	S54°30'48"E
L2	30.00	N00°01'11"W
L3	15.06	S13°22'38"E
L4	15.06	N84°21'02"E

CULVERT DATA				
LOT	BLOCK	CULVERT SIZE	DEPTH FROM PAVEMENT	OFFSET FROM EDGE OF PAV'T
3	1	2-18"	3.5'	17.5'
4	1	2-18"	3.5'	17.5'
5	1	2-18"	3.5'	17.5'
6	1	2-18"	3.5'	17.5'
7	1	2-18"	3.5'	17.5'
8	1	2-18"	3.5'	17.5'
9	1	2-24"	3.5'	17.5'
10	1	2-24"	3.5'	17.5'
11	1	2-24"	3.5'	17.5'
12	1	3-24"	3.5'	17.5'
13	1	3-24"	3.5'	17.5'
14	1	3-24"	3.5'	17.5'

CULVERT DATA				
LOT	BLOCK	CULVERT SIZE	DEPTH FROM PAVEMENT	OFFSET FROM EDGE OF PAV'T
21	3	3-30"	3.5'	17.5'
22	3	3-30"	3.5'	17.5'
23	3	3-24"	3.5'	17.5'
24	3	3-24"	3.5'	17.5'
25	3	3-24"	3.5'	17.5'
26	3	3-24"	3.5'	17.5'
27	3	3-24"	3.5'	17.5'
28	3	3-24"	3.5'	17.5'
29	3	3-24"	3.5'	17.5'
30	3	2-24"	3.5'	17.5'
31	3	2-24"	3.5'	17.5'
32	3	2-24"	3.5'	17.5'

OWNER/DEVELOPER:
 SPRING RANCH INVESTMENTS, LP
 P.O. BOX 471516
 FORT WORTH, TEXAS 76147
 (817) 877-0422
 (817) 877-0115 FAX
 CONTACT: STEVE PATTERSON

ENGINEER:
WET WELCH ENGINEERING, INC.
 1308 NORWOOD DRIVE, SUITE 200
 BEDFORD, TEXAS 76022
 (817) 589-2900
 (817) 589-0990 FAX
 CONTACT: TIM WELCH

OWNER:
 SK SPRING RANCH HOMEOWNERS ASSOCIATION, INC.
 P.O. BOX 471516
 FORT WORTH, TEXAS 76147
 (817) 877-0422
 CONTACT: STEVE PATTERSON

SURVEYOR:
 WHITFIELD-HALL SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916
 (817) 560-2996 FAX
 CONTACT: JOHNNY WILLIAMS

A FINAL PLAT OF
 LOTS 3-14, BLOCK 1 AND LOTS 21-32, BLOCK 3
SPRING RANCH ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND BEING SITUATED IN THE
 COLEMAN BOYD SURVEY, ABSTRACT NO. 212

JULY 2013 23 RESIDENTIAL LOTS 17.143 ACRES
 1 OPEN SPACE LOTS

PHASE TWO

FP13-015



THIS PLAT FILED IN COUNTY CLERK'S FILE NO. D2141723 61 DATED August 11, 2014
 FP-013-015
 PP-04-050
 SHEET 1 OF 2

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.

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.

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 CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR

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.

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 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 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

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".

NOTE:

A FLOODPLAIN PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF ENGINEERING PRIOR TO ANY FILLING OR GRADING IN ANY AREA OF FLOODPLAIN HAZARD.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

BUILDING(S), NOT ESSENTIAL OR NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL WITHIN THIS SUBDIVISION, SHALL NOT BE CONSTRUCTED WITHIN 200FT. (OR OTHER DISTANCE GRANTED BY CITY COUNCIL VARIANCE) FROM ANY EXISTING OIL OR GAS WELL BORE HOLE. THE MEASURED DISTANCE SHALL BE IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF SUCH BUILDING(S), WITHOUT REGARDS TO INTERVENING STRUCTURES. LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING, OR FRACTURE STIMULATION OF A WELL.

OWNERS ACKNOWLEDGMENT AND DEDICATION

THE STATE OF TEXAS §
THE COUNTY OF TARRANT §

WHEREAS, Spring Ranch Investments, LP and SK Spring Ranch Homeowners Association, acting by and through the undersigned, their duly authorized agents are the owner's of a 17.143 acre tract of land situated in the COLEMAN BOYD SURVEY, ABSTRACT NO. 212, Tarrant County, Texas and being all of that certain tract described in deed to Spring Ranch Investments, LP and recorded in County Clerk's File No. D205049150, Deed Records, Tarrant County, Texas, all of Tract 4, Parcel "E" as described in deed to SK Spring Ranch Homeowners Association and recorded in County Clerks File No. D205195441, Deed Records, Tarrant County, Texas, said 17.143 acre tract of lane being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of Lot 2, Block 1, Spring Ranch, Phase One, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10977, Plat Records, Tarrant County, Texas;

THENCE N89°58'49"E, along the north line of said Spring Ranch Investments tract, a distance of 1599.55 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set;

THENCE S00°01'11"W, leaving the north line of said Spring Ranch Investment tract, a distance of 293.37 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set;

THENCE S40°53'01"E, a distance of 60.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set at the beginning of a non-tangent curve to the left having a radius of 200.00 feet and whose long chord bears S24°32'54"W a distance of 166.31 feet;

THENCE along said curve to the left, through a central angle of 49°08'11", an arc length of 171.52 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" set;

THENCE S00°01'11"W, a distance of 30.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of Lot 1, Block 8, Spring Ranch, Phase One, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10977, Plat Records, Tarrant County, Texas;

THENCE S89°58'49"W, along the north line of said Spring Ranch, Phase One, a distance of 1280.00 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" found for the southeast corner of Lot 2, the northeast corner of Lot 3 and the northwest corner of Lot 10, Block 3, said Spring Ranch, Phase One;

THENCE N00°27'33"W, along the east line of said Lot 2, Block 3 a distance of 290.01 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" found in the north right-of-way line of Bluff Springs Drive (a 60' public right-of-way);

THENCE S89°58'49"W, along the north right-of-way line of said Bluff Springs Drive, a distance of 287.44 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4818" found for the southeast corner said Lot 2, Block 1;

THENCE N00°01'11"W, along the east line of said Lot 2, Block 1, a distance of 230.00 feet to the POINT OF BEGINNING and 17.143 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Spring Ranch Investments, LP and SK Spring Ranch Homeowners Association, Inc., acting by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as SPRING RANCH - LOTS 3-14, BLOCK 1 AND LOTS 21-32, BLOCK 3, and does hereby dedicate, to the Public use forever, the streets and easements shown thereon.

Witness my hand this the 24th day of JUNE, 2014

SPRING RANCH INVESTMENTS, LP

By: *Steven E. Patterson*

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned, a Notary Public in and for the state of Texas, on this day personally appeared *Steven E. Patterson* known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity there in stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of June, 2014

Christanne G. Gracy
Notary Public State of Texas
My Commission expires October 4, 2016



Witness my hand this the 24th day of June, 2014

SK SPRING RANCH HOMEOWNERS ASSOCIATION, INC

By: *Steven E. Patterson*

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned, a Notary Public in and for the state of Texas, on this day personally appeared *Steven E. Patterson* known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity there in stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of June, 2014

Christanne G. Gracy
Notary Public State of Texas
My Commission expires October 4, 2016



SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818



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: <i>8/8/2014</i>	
BY: <i>Charles B. Reel</i>	CHAIRMAN
BY: <i>Danah Binghamhoff</i>	SECRETARY

OWNER/DEVELOPER:

SPRING RANCH INVESTMENTS, LP
P.O. BOX 471516
FORT WORTH, TEXAS 76147
(817) 877-0422
(817) 877-0115 FAX
CONTACT: STEVE PATTERSON

ENGINEER:

WET WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 589-2900
(817) 589-0990 FAX
CONTACT: TIM WELCH

OWNER:

SK SPRING RANCH HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 471516
FORT WORTH, TEXAS 76147
(817) 877-0422
CONTACT: STEVE PATTERSON

SURVEYOR:

WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2996 FAX
CONTACT: JOHNNY WILLIAMS

A FINAL PLAT OF
LOTS 3-14, BLOCK 1 AND LOTS 21-32, BLOCK 3
SPRING RANCH ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AND BEING SITUATED IN THE
COLEMAN BOYD SURVEY, ABSTRACT NO. 212

JULY 2013 23 RESIDENTIAL LOTS 17.143 ACRES
1 OPEN SPACE LOTS

PHASE TWO

THIS PLAT FILED IN COUNTY CLERK'S FILE NO. *D214172361*, DATED *August 11*, 2014



L.T. RSC
8-7-14