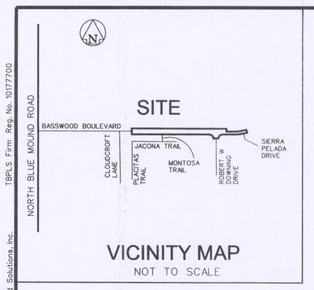


VICINITY MAP

NOT TO SCALE

LAND USE

RIGHT-OF-WAY	7.306 ACRES
TOTAL	7.306 ACRES

LEGEND

IRS = IRON ROD SET
IRF = IRON ROD FOUND

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 I OF THE CURRENT IMPACT FEE ORDINANCE. 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 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.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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 FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

NOTES CONTINUED

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 DRAINAGEWAYS. THE CITY OF FORT 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 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN 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 PERMITS
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.

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.

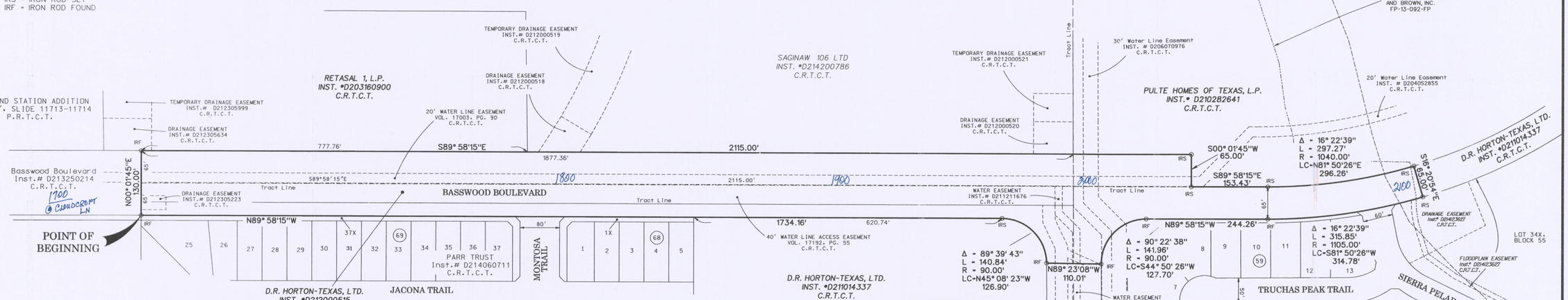
NOTES CONTINUED

PRIVATE MAINTENANCE NOTE
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 OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

N
W E
S

0 100 200 300
GRAPHIC SCALE IN FEET



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS D.R. HORTON-TEXAS, LTD., RETASAL 1, L.P. AND PULTE HOMES OF TEXAS, L.P. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, AND THE M. GILBERT SURVEY, ABSTRACT NUMBER 565, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO D. R. HORTON-TEXAS, LTD., AS RECORDED IN INSTRUMENT NUMBER D210114337 AND D212000515, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO RETASAL 1, L.P. AS RECORDED IN INSTRUMENT NUMBER D203160900, SAID COUNTY RECORDS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, L.P. AS RECORDED IN INSTRUMENT NUMBER D210282641, SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF SAID D.R. HORTON-TEXAS TRACT, BEING THE NORTHWEST CORNER OF LOT 37X, BLOCK 69, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D214060711, SAID COUNTY RECORDS AND BEING THE SOUTHEAST TERMINUS OF BASSWOOD BOULEVARD, (A 130 FOOT RIGHT-OF-WAY);

THENCE N 00°01'45"E, WITH SAID TERMINUS, AT 65.00 FEET PASSING THE COMMON NORTH LINE OF SAID D.R. HORTON-TEXAS TRACT AND THE SOUTH LINE OF SAID RETASAL 1 TRACT, IN ALL 130.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89°58'15"E, AT 777.76 FEET THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO SAGINAW 106 LTD RECORDED IN INSTRUMENT NUMBER D214200786, SAID COUNTY RECORDS, AT 1877.36 FEET THE COMMON EAST LINE OF SAID RETASAL 1 TRACT AND THE WEST LINE OF SAID PULTE HOMES OF TEXAS TRACT, IN ALL 2115.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 00°01'45"W, 65.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE COMMON NORTH LINE OF SAID D.R. HORTON-TEXAS TRACT AND THE SOUTH LINE OF SAID PULTE HOMES OF TEXAS TRACT;

THENCE S 89°58'15"E, 153.43 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 297.27 FEET, THROUGH A CENTRAL ANGLE OF 16°22'39", HAVING A RADIUS OF 1040.00 FEET, THE LONG CHORD WHICH BEARS N 81°50'26"E, 296.26 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 16°20'54"E, 65.00 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, IN THE NORTH LINE OF LOT 34X, BLOCK 55, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D214123627, SAID COUNTY RECORDS, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH LINE OF SAID PARR TRUST (D214123627) THE FOLLOWING COURSES AND DISTANCES:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 315.85 FEET, THROUGH A CENTRAL ANGLE OF 16°22'39", HAVING A RADIUS OF 1105.00 FEET, THE LONG CHORD WHICH BEARS S 81°50'26"W, 314.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°58'15"W, 244.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 141.96 FEET, THROUGH A CENTRAL ANGLE OF 90°22'38", HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS S 44°50'26"W, 127.70 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°23'08"W, 110.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING SAID NORTH LINE WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 140.84 FEET, THROUGH A CENTRAL ANGLE OF 89°39'43", HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS N 45°08'23"W, 126.90 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°58'15"W, AT 620.74 FEET THE NORTHEAST CORNER OF AFOREMENTIONED PARR TRUST (D214060711), IN ALL 1734.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 318,230 SQUARE FEET OR 7.306 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

BASSWOOD BOULEVARD
"PARR TRUST"

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

EXECUTED THIS THE 15th DAY OF APRIL, A.D., 2015

BY: D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC.
A DELAWARE CORPORATION
ITS AUTHORIZED AGENT

BY: Randy Horton
RANDY HORTON
ASSISTANT SECRETARY

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 RANDY HORTON, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF APRIL, 2015

Sandy Trenton
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10-31-15

SANDY TRENTON
MY COMMISSION EXPIRES
October 31, 2015

EXECUTED THIS THE 26th DAY OF August, A.D., 2015

BY: PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: Clint Vincent
CLINT VINCENT
DIVISION VICE PRESIDENT LAND DEVELOPMENT

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 CLINT VINCENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 THE 26th DAY OF August, 2015

Jessica Hernandez
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: April 18, 2018

JESSICA HERNANDEZ
Notary Public, State of Texas
My Commission Expires
April 18, 2018

EXECUTED THIS THE 24 DAY OF March, A.D., 2015

BY: RETASAL 1, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: RETASAL, INC.
A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: C.R. Lasater
C.R. LASATER
PRESIDENT

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 C.R. LASATER, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 24 DAY OF March, 2015.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 3/8/18

Stacy Ann Jeanes
My Commission Expires
03/08/2018

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JANUARY, 2015, AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940
DATED : 3/1/15

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
LT. RSC
9. 3. 2015

DEVELOPER
D.R.HORTON-TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131

OWNERS

D.R.HORTON-TEXAS, LTD.	RETASAL 1, L.P.	PULTE HOMES OF TEXAS, L.P.
6751 NORTH FREEWAY	7300 BLUE MOUND RD.	4800 REGENT BLVD. SUITE 100
FORT WORTH, TEXAS 76131	FORT WORTH, TEXAS 76131	IRVING, TEXAS 75063

FP13-042

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: 9/4/2015
By: Chairman
By: Secretary

A FINAL PLAT OF BASSWOOD BOULEVARD RIGHT-OF-WAY PARR TRUST

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, AND THE M. GILBERT SURVEY, ABSTRACT NUMBER 565, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: MAY 2013 / JANUARY 2015

PP 010-019
FP 13-042

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D215202309, DATE 09/04/2015

Revisions:	
Job #:	10-DRH001
Drawn By:	D.Freemon
Checked By:	T.Bridges
Date:	05-30-13

PELOTON LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET 1 OF 1 SHEETS

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