

* OVERVIEW MAP *
(NOT TO SCALE)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	10.80'	408.00'	01°31'02"	S61°24'15"W	10.80'

- LEGEND**
- IRF IRON ROD FOUND
 - CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY-INC." SET
 - CIRF 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - POB POINT OF BEGINNING
 - (CM) CONTROL MONUMENT
 - INST. NO. INSTRUMENT NUMBER
 - AC. ACRE
 - SQ. FT. SQUARE FEET
 - TYP. TYPICAL
 - R.O.W. RIGHT-OF-WAY
 - P.O.S.E. PUBLIC OPEN SPACE EASEMENT
- E 9,10**
ELEVATOR LOCATION TO ACCESS UPPER FLOORS FOR BLDG 5 9 AND 10

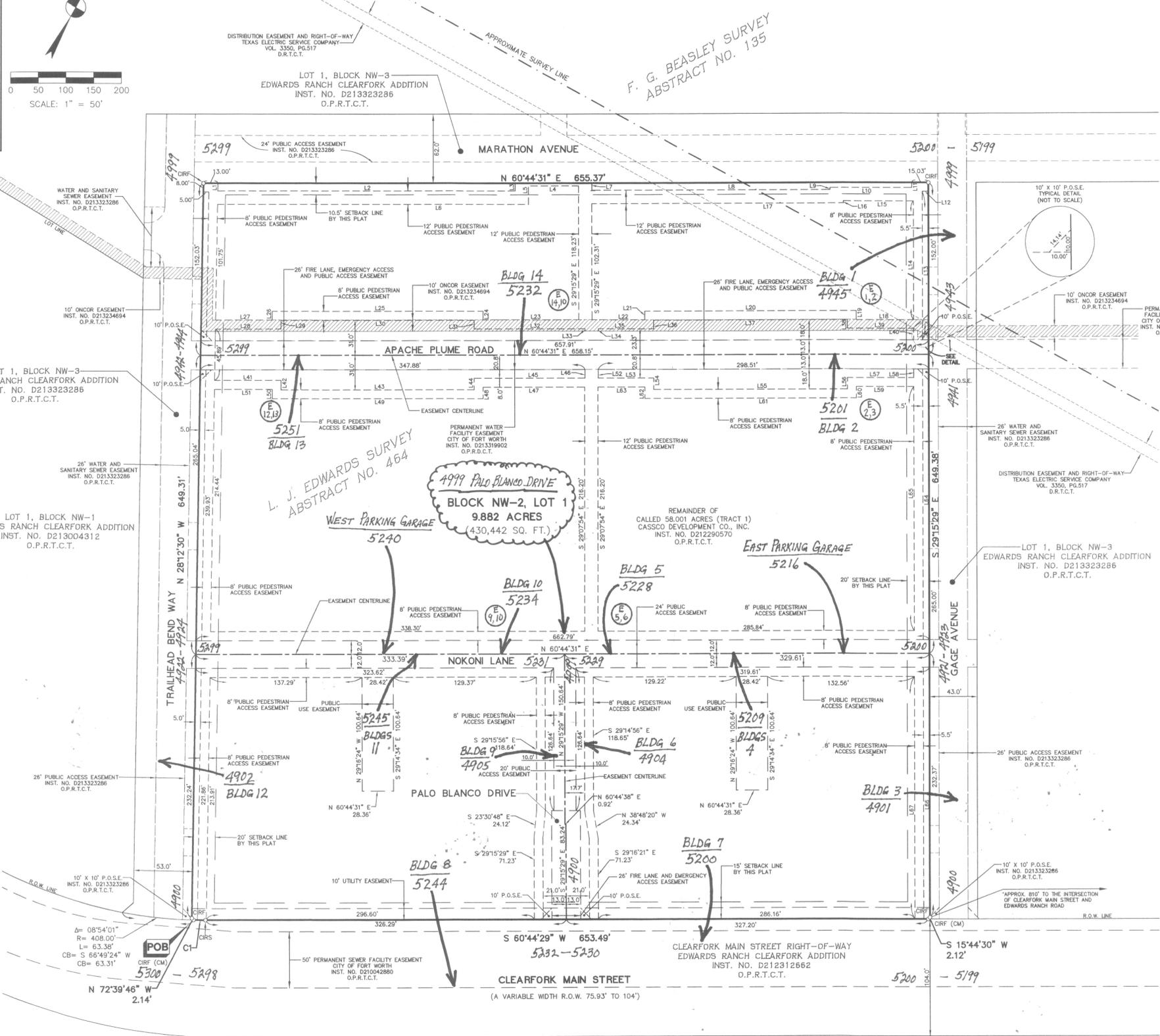
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 1/17/2014

By: *Charles R. Reed* Chairman

By: *Dana S. Johnson* Secretary



EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	S28°12'30"E	6.99'
L2	N60°44'31"E	268.88'
L3	N29°15'29"W	6.99'
L4	S60°44'31"W	86.61'
L5	N29°15'29"E	45.44'
L6	S29°15'29"E	16.48'
L7	S60°44'31"W	281.10'
L8	S29°15'29"E	6.43'
L9	N60°44'31"E	215.46'
L10	N29°15'29"W	1.82'
L11	N60°44'31"E	73.61'
L12	N29°15'29"W	4.62'
L13	S60°44'31"E	5.50'
L14	S29°15'29"E	131.01'
L15	N29°15'29"W	104.12'
L16	S60°44'31"E	63.14'
L17	S29°15'29"E	1.82'
L18	N60°44'31"E	227.54'
L19	S60°44'31"W	51.83'
L20	N29°15'29"W	8.00'
L21	S60°44'31"E	191.08'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L22	S60°44'31"W	47.77'
L23	S60°44'31"W	86.61'
L24	N29°15'29"W	7.73'
L25	S60°44'31"W	190.79'
L26	S29°15'29"E	7.72'
L27	S60°44'31"W	51.00'
L28	N60°44'31"E	59.15'
L29	N29°15'29"W	7.72'
L30	N60°44'31"E	174.79'
L31	S29°15'29"E	7.73'
L32	N60°44'31"E	100.37'
L33	S29°07'21"E	2.01'
L34	S29°15'29"E	2.01'
L35	N60°44'31"E	50.01'
L36	N29°15'29"W	7.73'
L37	N60°44'31"E	175.08'
L38	S29°15'29"E	7.73'
L39	N60°44'31"E	59.83'
L40	S29°15'29"E	10.27'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L41	N60°44'31"E	59.99'
L42	S29°15'29"E	8.40'
L43	N60°44'31"E	174.79'
L44	S29°15'29"E	10.20'
L45	N60°44'31"E	100.26'
L46	N29°07'20"W	7.80'
L47	S60°44'31"W	91.92'
L48	S29°15'29"E	10.20'
L49	S60°44'31"W	190.79'
L50	N29°15'29"W	8.40'
L51	S60°44'31"W	52.13'
L52	S29°07'21"E	7.80'
L53	N60°44'31"E	50.12'
L54	S29°15'29"E	10.20'
L55	N60°44'31"E	175.08'
L56	N29°15'29"W	10.20'
L57	N60°44'31"E	59.83'
L58	N29°15'29"W	7.80'
L59	S60°44'31"W	51.83'
L60	S29°15'29"E	10.20'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L61	S60°44'31"W	191.08'
L62	N29°15'29"W	10.19'
L63	S60°44'31"W	42.45'
L64	S29°15'29"E	240.00'
L65	N29°15'29"W	216.20'
L66	S29°15'29"E	221.87'
L67	N29°15'29"W	213.87'



FP13-058

**A FINAL PLAT OF
BLOCK NW-2, LOT 1
EDWARDS RANCH CLEARFORK ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464,
AND THE F.G. BEASLEY SURVEY, ABSTRACT NO. 135

1 LOT, 9.882 ACRES
AUGUST 23, 2013

OWNER/DEVELOPER:
CASSCO DEVELOPMENT CO., INC.
4200 SOUTH HULEN, SUITE 640
FORT WORTH, TX 76109
(817)731-7396

SURVEYOR:
BURY-DW, INC.
5310 HARVEST HILL
SUITE 100
DALLAS, TEXAS 75230
(972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS FIRM NUMBER 10107502

D214011175 1/17/14

RE: SPI4-0130

PRELIMINARY PLAT NO: PP-012-023
FINAL PLAT NO: FP-013-058

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS CASSCO DEVELOPMENT CO., INC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE L. J. EDWARDS SURVEY, ABSTRACT NUMBER 464 AND THE F. G. BEASLEY SURVEY, ABSTRACT NUMBER 135, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 58.001 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED WITH WATER RESERVATION TO CASSCO DEVELOPMENT CO., INC., RECORDED IN INSTRUMENT NUMBER D212290570, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CLEARFORK MAIN STREET (A VARIABLE WIDTH PUBLIC R.O.W.), AS DEDICATED BY THE CLEARFORK MAIN STREET RIGHT-OF-WAY EDWARDS RANCH CLEARFORK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D212312662, O.P.R.T.C.T., AND BEING THE EAST END OF A CORNER CLIP OF LOT 1, BLOCK NW-3, EDWARDS RANCH CLEARFORK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER D213323286, O.P.R.T.C.T.;

THENCE, NORTH 72°39'46" WEST, DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID CLEARFORK MAIN STREET ALONG SAID CORNER CLIP OF LOT 1, BLOCK NW-3, A DISTANCE OF 2.14 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK NW-3 AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING:

NORTH 28°12'30" WEST, A DISTANCE OF 649.31 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER;

NORTH 60°44'31" EAST, A DISTANCE OF 655.37 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER;

SOUTH 29°15'29" EAST, A DISTANCE OF 649.38 FEET TO 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER AND BEING THE NORTH END OF A CORNER CLIP OF SAID LOT 1, BLOCK NW-3;

SOUTH 15°44'30" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 2.12 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "PELTON" FOUND FOR CORNER IN THE NORTHWESTERLY R.O.W. LINE OF THE AFOREMENTIONED CLEARFORK MAIN STREET;

THENCE, SOUTH 60°44'29" WEST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID CLEARFORK MAIN STREET, A DISTANCE OF 653.49 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY-INC." SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 29°21'16" WEST, A DISTANCE OF 408.00 FEET;

THENCE, SOUTHWESTERLY, CONTINUING ALONG SAID NORTHWESTERLY R.O.W. LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°31'02" FOR AN ARC LENGTH OF 10.80 FEET, A CHORD BEARING OF SOUTH 61°24'15" WEST AND A CHORD DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9.882 ACRES OR 430,442 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CASSCO DEVELOPMENT CO., INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS BLOCK NW-2, LOT 1, EDWARDS RANCH CLEARFORK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE RIGHT-OF-WAY AND EASEMENTS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 14 DAY OF January, 2014.

CASSCO DEVELOPMENT CO., INC.

BY: [Signature]
Pastor Motheral, Vice President
PRINT NAME AND TITLE

STATE OF TEXAS §
COUNTY OF TARRANT §

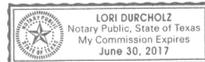
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Pastor Motheral KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF January, 2014.

[Signature]

NOTARY PUBLIC

June 30, 2017



MY COMMISSION EXPIRES:

CITY OF FORT WORTH STANDARD PLAT NOTES

- 1. WATER/WASTEWATER IMPACT FEES - THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES...
2. 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...
3. 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...
4. 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...
5. SIDEWALKS - SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS...
6. 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...
7. 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...
8. TRANSPORTATION IMPACT FEES - THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES...
9. PUBLIC OPEN SPACE RESTRICTION - NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB...
10. PRV'S REQUIRED - PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

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.

* GENERAL NOTES *

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99980014058
2. 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.
3. THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48435C0285K, EFFECTIVE DATE SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. ALL EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE HEREBY DEDICATED BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

[Signature] 1/14/14 DATE
MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTRATION NO. 5724
BURY-DFW, INC.
5310 HARVEST HILL ROAD, SUITE 100
DALLAS, TEXAS 75230
MMURPHY@BURYINC.COM



L1 LGM
1-11-14

A FINAL PLAT OF
BLOCK NW-2, LOT 1
EDWARDS RANCH CLEARFORK ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464,
AND THE F.G. BEASLEY SURVEY, ABSTRACT NO. 135

1 LOT, 9.882 ACRES
AUGUST 23, 2013

OWNER/DEVELOPER: SURVEYOR: