



LINE	BEARING	DISTANCE
L1	N41°38'54"W	111.43'
L2	N52°25'27"W	115.21'
L3	N37°09'47"E	59.16'
L4	N58°27'08"W	119.29'
L5	N13°58'56"W	45.26'
L6	N50°27'46"W	115.30'
L7	N32°24'55"W	60.21'
L8	N62°20'54"E	100.00'
L9	S72°39'06"E	6.36'
L10	N62°20'54"E	55.50'
L11	N27°39'06"W	21.56'
L12	N62°20'54"E	110.00'
L13	N62°20'54"E	100.00'
L14	N17°20'54"E	7.07'
L15	N62°20'54"E	80.00'
L16	S72°39'06"E	7.07'
L17	N17°20'54"E	7.07'
L18	N62°20'54"E	55.00'
L19	S27°39'05"E	16.88'
L20	N62°20'54"E	110.00'
L21	S62°20'54"W	110.00'
L22	S27°39'06"E	65.95'
L23	S74°43'01"E	6.81'
L24	S27°39'06"E	70.15'
L25	S15°24'12"W	7.30'
L26	S27°39'06"E	102.05'
L27	S62°20'54"W	99.04'
L28	S27°39'06"E	106.75'
L29	S63°47'26"W	80.90'
L30	N26°12'54"W	25.00'
L31	S27°39'06"E	30.00'
L32	S72°10'29"W	19.86'
L33	N37°09'47"E	76.50'
L34	N56°31'38"E	57.15'
L35	S89°16'22"E	64.76'
L36	S72°39'06"E	14.14'
L37	S17°20'54"W	14.14'
L38	S72°55'36"E	14.07'
L39	N17°03'23"E	14.21'
L40	S72°39'06"E	14.14'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°20'11"	470.00'	N33°11'46"E	10.96'	10.96'
C2	90°00'00"	50.00'	N72°39'06"W	70.71'	75.54'
C3	28°29'03"	500.00'	N48°06'23"E	246.02'	248.57'
C4	2°17'10"	1000.00'	N61°12'19"E	39.90'	39.90'
C5	1°43'15"	1000.00'	N59°12'07"E	30.03'	30.03'
C6	28°22'44"	150.00'	S13°27'44"E	73.54'	74.30'
C7	63°03'48"	50.00'	S32°19'32"W	52.30'	55.03'
C8	11°32'31"	25.00'	S56°34'39"W	5.03'	5.04'
C9	11°32'30"	25.00'	N21°52'51"W	5.03'	5.04'
C10	90°00'00"	25.00'	N72°39'06"W	35.36'	39.27'
C11	113°04'59"	50.00'	N72°39'06"W	83.43'	98.68'
C12	77°22'09"	25.00'	S39°24'43"W	31.25'	35.76'
C13	46°12'20"	50.00'	N78°48'02"W	39.24'	40.32'

LOT TABULATION

BLOCK 1	22 LOTS
BLOCK 4	3 LOTS
BLOCK 6	7 LOTS
BLOCK 20	27 LOTS
TOTAL	59 LOTS (RESIDENTIAL)

REFERENCE CASE NUMBERS

PP-05-010
PP-05-103
PP-011-007
FS-011-072
FP-011-036
FP-012-046

- NOTES
- 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 CURRENT IMPACT FEE ORDINANCE. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 - 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.
 - 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.
 - 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.
 - 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 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.
 - 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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.
 - 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.
 - SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
 - 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.
 - ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
 - SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0065K, DATED SEPTEMBER 25, 2005.
 - 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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT 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.
 - 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.
 - REFERENCE BEARING IS THE RECORDED PLAT OF THE PRESIDIO WEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 - DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
 - P.R.V.'S REQUIRED. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

FP13-060

FILED IN INSTRUMENT NUMBER D214282343 DATE 12/31/14

A FINAL PLAT OF LOTS 20-41, BLOCK 1 OF LOTS 29-31, BLOCK 4, LOTS 1-7, BLOCK 6, & LOTS 14-40, BLOCK 20

PRESIDIO WEST AN ADDITION TO THE CITY OF FORT WORTH SITUATED IN JOSIAH WALKER SURVEY, ABSTRACT NO. 1600 TARRANT COUNTY, TEXAS 13.443 ACRES / 59 LOTS

OWNER/DEVELOPER: FIRST TEXAS HOMES, INC. 500 CRESCENT COURT, SUITE 350 DALLAS, DALLAS COUNTY, TEXAS 75201 (214) 613-3400

ENGINEER/SURVEYOR: JACOBS 1999 BRYAN STREET, SUITE 1200 DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM NO. 10152300 DECEMBER 2014 SHEET 1 OF 2

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: 12/31/2014

By: [Signature] Chairman
By: [Signature] Secretary

LEGEND

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
W.M.E. WALL MAINTENANCE EASEMENT
CIRF 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PHASE IV

FP-013-060

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF TARRANT X

KNOW ALL MEN BY THESE PRESENTS THAT FIRST TEXAS HOMES, INC. IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A 13.443 ACRE TRACT OF LAND SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1600, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO FIRST TEXAS HOMES, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. D210260522, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 13.443 ACRE TRACT WITH REFERENCE BEARING BEING THE RECORDED PLAT OF THE PRESIDIO WEST PHASE I ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE EAST CORNER OF LOT 49, BLOCK 1 OF SAID PRESIDIO WEST, PHASE I ADDITION, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF HERITAGE TRACE PARKWAY, A 130 FOOT RIGHT-OF-WAY, AS RECORDED IN CABINET A, SLIDE 11771, PLAT RECORDS, TARRANT COUNTY, TEXAS,

THENCE, ALONG THE NORTHEAST LINE OF SAID PRESIDIO WEST, PHASE I ADDITION, THE FOLLOWING COURSES AND DISTANCES: NORTH 41 DEGREES 38 MINUTES 54 SECONDS WEST, A DISTANCE OF 111.43 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 52 DEGREES 25 MINUTES 27 SECONDS WEST, A DISTANCE OF 115.21 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTH CORNER OF THE PRESIDIO WEST, PHASE II ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D212253025, PLAT RECORDS, TARRANT COUNTY, TEXAS FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 65 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.00 FEET;

THENCE, ALONG THE SOUTHEAST LINE OF SAID PRESIDIO WEST, PHASE II ADDITION, THE FOLLOWING COURSES AND DISTANCES: NORTH 24 DEGREES 15 MINUTES 32 SECONDS EAST, A DISTANCE OF 183.69 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 37 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 59.16 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR A SOUTHEAST CORNER OF SAID PRESIDIO WEST, PHASE II ADDITION;

THENCE, ALONG THE NORTHEAST LINE OF SAID PRESIDIO WEST, PHASE II ADDITION, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 119.29 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SALVIA DRIVE, A 60 FOOT RIGHT-OF-WAY, AS RECORDED IN COUNTY CLERK'S FILE NO. D212253025, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 11 SECONDS, A RADIUS OF 470.00 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 10.96 FEET;

ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SALVIA DRIVE, AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 10.96 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 56 DEGREES 08 MINUTES 08 SECONDS WEST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SALVIA DRIVE, A DISTANCE OF 199.76 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 13 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 45.26 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 50 DEGREES 27 MINUTES 46 SECONDS WEST, A DISTANCE OF 115.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 32 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 60.21 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 27 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 415.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST LINE OF THE PRESIDIO WEST, PHASE III ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D213318441, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF SENITA CACTUS STREET, A 50 FOOT RIGHT-OF-WAY, AS RECORDED IN COUNTY CLERK'S FILE NO. D212253025, AND IN D213318441, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, ALONG THE SOUTHEAST LINE OF SAID PRESIDIO WEST, PHASE III ADDITION, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AT THE WEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SENITA CACTUS STREET, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AMARANTH DRIVE, A 50 FOOT RIGHT-OF-WAY, AS RECORDED IN COUNTY CLERK'S FILE NO. D213318441, PLAT RECORDS, TARRANT COUNTY, TEXAS;

SOUTH 72 DEGREES 39 MINUTES 06 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 6.36 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, OVER AND ACROSS SAID AMARANTH DRIVE, A DISTANCE OF 55.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID AMARANTH DRIVE;

NORTH 27 DEGREES 39 MINUTES 06 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID AMARANTH DRIVE, A DISTANCE OF 21.56 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID AMARANTH DRIVE, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF SAID PRESIDIO WEST, PHASE III ADDITION;

THENCE, OVER AND ACROSS SAID FIRST TEXAS HOMES, INC. TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 27 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 431.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 17 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 7.07 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 72 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 7.07 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 17 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 7.07 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 16.88 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 62 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 65.95 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 74 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 6.81 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 70.15 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 15 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 7.30 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 27 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 102.05 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON NORTHWEST LINE OF A 36.646 ACRE TRACT OF LAND CONVEYED TO GARY C. MORCHOWER, MD, PROFIT SHARING PLAN, BY DEED RECORDED IN COUNTY, CLERK'S FILE NO. D207051253, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 62 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.55 FEET;

THENCE, SOUTH 62 DEGREES 20 MINUTES 54 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 99.04 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN INTERIOR ELL CORNER OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON NORTHWEST CORNER OF SAID MORCHOWER TRACT;

THENCE, SOUTH 00 DEGREES 43 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON WEST LINE OF SAID MORCHOWER TRACT, A DISTANCE OF 463.56 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON SOUTHWEST CORNER OF SAID MORCHOWER TRACT, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID HERITAGE TRACE PARKWAY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 25 MINUTES 47 SECONDS, A RADIUS OF 1265.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 62 DEGREES 41 MINUTES 46 SECONDS WEST A DISTANCE OF 317.75 FEET;

THENCE, ALONG THE SOUTHEAST LINE OF SAID FIRST TEXAS HOMES, INC. TRACT, AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF SAID HERITAGE TRACE PARKWAY, AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 318.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.443 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN OCTOBER, 2014, AND THAT ALL CORNERS ARE AS SHOWN.

Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

DATE: 12/8/14



REFERENCE CASE NUMBERS

- PP-05-010
FP-05-103
PP-011-007
FS-011-072
FP-011-036
FP-012-046

PHASE IV

FP-013-060

FILED IN
INSTRUMENT NUMBER 0214282393 DATE 12/31/14

FINAL PLAT

LOTS 20-41, BLOCK 1
LOTS 29-31, BLOCK 4, LOTS 1-7, BLOCK 6,
& LOTS 14-40, BLOCK 20

PRESIDIO WEST

AN ADDITION TO
THE CITY OF FORT WORTH
SITUATED IN
JOSIAH WALKER SURVEY, ABSTRACT NO. 1600
TARRANT COUNTY, TEXAS
13.443 ACRES / 59 LOTS

OWNER/DEVELOPER: FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, DALLAS COUNTY, TEXAS 75201
(214) 613-3400

ENGINEER/SURVEYOR: JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM NO. 10152300
DECEMBER 2014 SHEET 2 OF 2

TO BE KNOWN AS:

LOTS 20-41, BLOCK 1, LOTS 29-31, BLOCK 4, LOTS 1-7, BLOCK 6, & LOTS 14-40, BLOCK 20

PRESIDIO WEST

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

EXECUTED THIS 9th DAY OF December, A.D. 2014.

FIRST TEXAS HOMES, INC.
A TEXAS CORPORATION

BY: Keith Hardesty
TITLE: DFW DIVISION PRESIDENT

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY, DFW DIVISION PRESIDENT, OF FIRST TEXAS HOMES, INC., A TEXAS CORPORATION 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 UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF December, A.D. 2014.

Notary Public in and for the State of Texas
LACHELLE BALCH
MY COMMISSION EXPIRES: October 29, 2018



Fort Worth City Plan Commission City of Fort Worth, Texas. Plat Approval Date: 12/31/2014. Includes signatures of Chairman and Secretary.