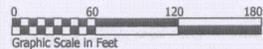
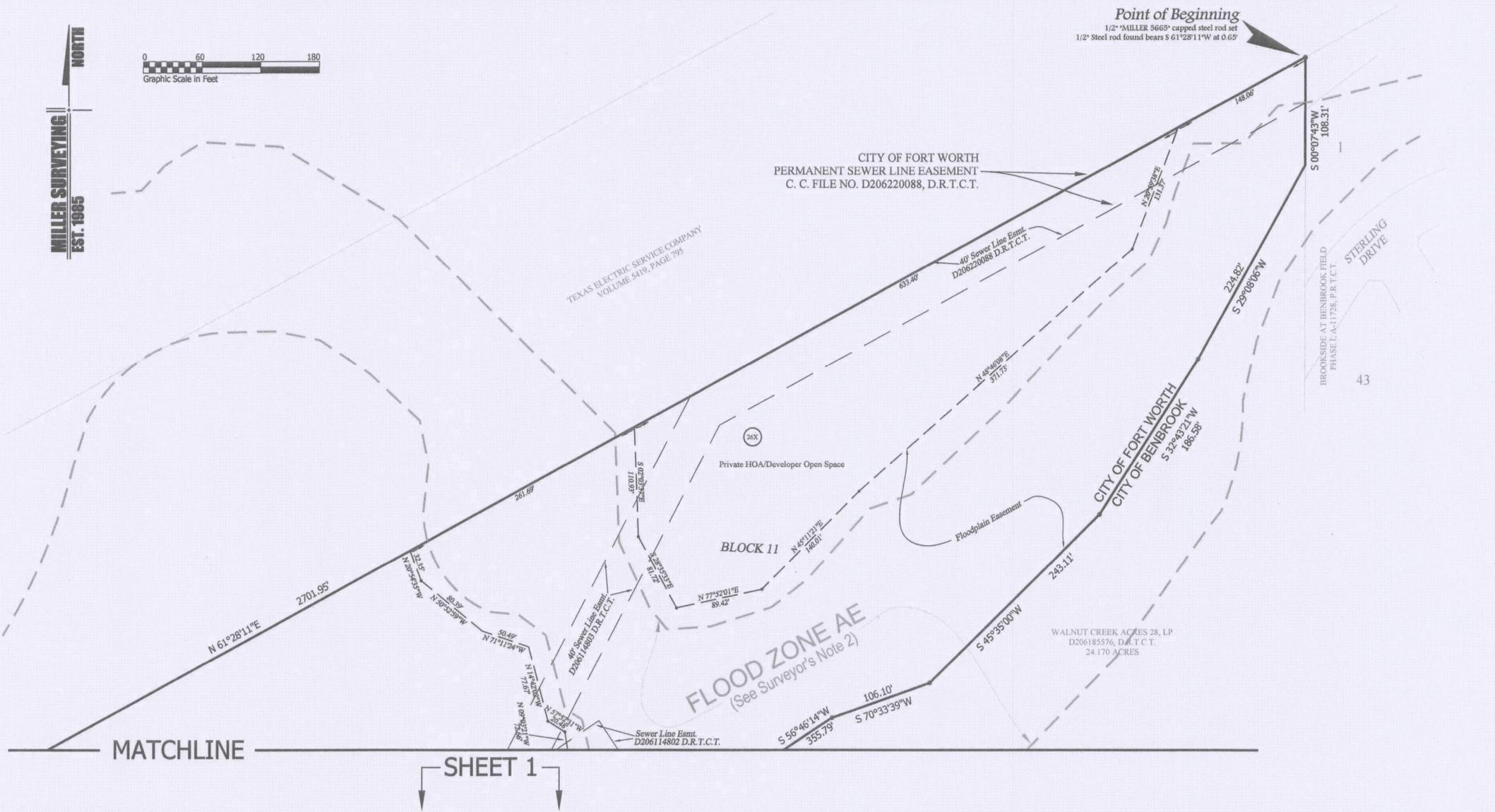


MILLER SURVEYING EST. 1985



Point of Beginning
1/2" MILLER 9665" capped steel rod set
1/2" Steel rod found bears S 61°28'11"W at 0.65'



STATE OF TEXAS
COUNTY OF TARRANT

KNOW all men by these presents that SLR - BY 4, LLC, a Texas Limited Partnership, is the owner of the following described property to wit:
Being a tract of land out of the J. F. Elliot Survey, Abstract No. 495 and situated in the city of Fort Worth, Texas, said tract being a portion of that same tract described as Tract Two in the deed to Willow-Skyline Development Corporation, recorded as Volume 17055 Page 258, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point for the most northerly northeast corner of said Willow tract from which a 1/2 inch steel rod found bears South 61 degrees 28 minutes 11 seconds West a distance of 0.65', said point being the southeast corner of a tract of land described in the deed to Texas Electric Service Company, recorded as Volume 5419, Page 795 also being the southwest corner of a tract of land described in the deed to Texas Electric Service Company, recorded as Volume 5419, Page 791, and being the northwest corner of a tract of land described in the deed to Bo Peek, Ltd, recorded as Document No. D204166053, said deed records;

Thence South 00 degrees 07 minutes 43 seconds West with the easterly boundary line of said Willow tract and the westerly boundary line of said Bo Peek tract, at 52.64 feet passing the northwest corner of Lot 1, Block 6, Brookside at Benbrook Field Phase I, an addition to the City of Benbrook, Texas according to the plat thereof recorded as Cabinet A, Slide 11728, Plat Records, Tarrant County, Texas, continuing with the easterly boundary line of said Willow tract and the westerly boundary line of said Brookside at Benbrook Field Phase I a total distance of 108.31 feet to a point in Walnut Creek from which a 5/8" steel rod found for the southwest corner of said Lot 1, Block 6 bears South 00 degrees 07 minutes 43 seconds West a distance of 122.46 feet, said rod being in the northerly right-of-way line of Sterling Drive;

- Thence with Walnut Creek the following calls:
- South 29 degrees 08 minutes 06 seconds West a distance of 224.82 feet;
 - South 32 degrees 43 minutes 21 seconds West a distance of 186.58 feet;
 - South 45 degrees 35 minutes 00 seconds West a distance of 243.11 feet;
 - South 70 degrees 33 minutes 39 seconds West a distance of 106.10 feet;
 - South 56 degrees 46 minutes 14 seconds West a distance of 355.79 feet;
 - South 24 degrees 36 minutes 41 seconds West a distance of 231.85 feet;
 - South 50 degrees 07 minutes 53 seconds West a distance of 148.78 feet;
 - South 40 degrees 03 minutes 46 seconds West a distance of 268.70 feet;
 - South 71 degrees 34 minutes 00 seconds West a distance of 129.82 feet;
 - North 81 degrees 16 minutes 50 seconds West a distance of 450.94 feet;
 - South 81 degrees 30 minutes 07 seconds West a distance of 127.34 feet;
 - South 54 degrees 16 minutes 19 seconds West a distance of 276.01 feet;
 - South 67 degrees 19 minutes 15 seconds West a distance of 134.34 feet to the southeast corner of Lot 1X, Block 11, Skyline Ranch Phase I, an addition to the City of Fort Worth, Texas according to the plat thereof recorded as Cabinet A, Slide 11740, said plat records;

Thence northerly with the easterly boundary line of said Skyline Ranch Phase I the following calls:

- North 28 degrees 21 minutes 22 seconds West, at 51.85 feet pass a 5/8" steel rod with cap found for the northeast corner of said Lot 1X, Block 11 and the southeast corner of Lot 1, Block 11, said Skyline Ranch Phase I, continuing on a total distance of 221.88 feet to a 1/2" steel rod with cap stamped "MILLER 5665" set;
- South 61 degrees 38 minutes 38 seconds West a distance of 8.86 feet to a 1/2" steel rod with cap found for the southeast corner of Lot 1, Block 13, said Skyline Ranch Phase I;
- North 28 degrees 21 minutes 22 seconds West a distance of 110.00 feet to a 1/2" steel rod with cap stamped "MILLER 5665" set for the northeast corner of said Lot 1, Block 13, said rod being in the northerly boundary line of said Willow tract also being in the southerly boundary line of said Texas Electric Service Company tract, Volume 5419, Page 795;

Thence N 61 degrees 28 minutes 11 seconds East with the northerly boundary line of said Willow tract and the southerly boundary line of said Texas Electric Service Company tract, Volume 5419, Page 795 a distance of 2701.95 feet to the point of beginning and containing 24.5493 acres of land, more or less;

TO BE KNOWN AS:
LOTS 2 thru 25 and Lot 26X, Block 11; LOTS 1 THRU 20, BLOCK 12 AND LOTS 2 THRU 13, BLOCK 13, SKYLINE RANCH

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 the 3rd day of August, 2015.

SLR - BY 4, LLC
Shawn Goff, Manager
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Shawn Goff, Manager of SLR - BY 4, LLC, a Texas Limited Liability Company, 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 and as the act and deed of said corporation.

Given under my hand and seal of office this 3rd day of Aug, 2015.

Sherry B. Robinson
Notary Public in and for the State of Texas
My commission expires: December 26, 2015



This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Jason B. Rawlings
R. P. L. S. 5665
Date: 7-31-15



MILLER Surveying, Inc.
Residential • Commercial • Municipal
430 Mid Cities Blvd. www.millersurveying.net
Hurst, Texas 76054 T.S.L.F. No. 10100400
817.577.1052

The Final Plat of
Lots 2 thru 25 and 26X, Block 11; Lots 1 thru 20, Block 12; and Lots 2 thru 13, Block 13
SKYLINE RANCH
An addition to the City of Fort Worth, Tarrant County, Texas
Consisting of 56 residential lots and 1 open space lot and being
24.5493 total acres of land out of the J. F. Elliot Survey, Abstract No. 495

Prepared in July 2015
City Case No. FP-014-018
Approved Preliminary Plat PP-04-004
Sheet 2 of 2
Revised 4-23-14 per City comments
Job No. 08057 • Plat File 08057 Ph5 FP

NOTES PER CITY OF FORT WORTH:

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.

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.

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 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.

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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

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 drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways 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 drainage-ways 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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

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.

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.

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.

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".

P.R.V. Required: P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

SURVEYOR'S NOTES:

- Boundary corners marked with 1/2 inch "MILLER 5665" capped steel rods.
- The flood area shown hereon is based on scaling the surveyed tract onto the FEMA Letter of Map Revision, Case No. 11-06-043-5P dated December 30, 2010. Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.
- B.L. = Building Line; U.E. = Utility Easement; D.E. = Drainage Easement
- Lot 26X is to be a Private HOA/Developer Open Space

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: 8/19/2015
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

OWNER / APPLICANT:
SLR - BY 4, LLC
1203 S WHITE CHAPEL BLVD. STE. 250
SOUTH LAKE, TEXAS 76092
214-626-8590
CONTACT: BRYAN HOLLAND
bholland@bydevelopment.com



6614-018-5