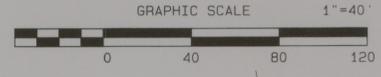
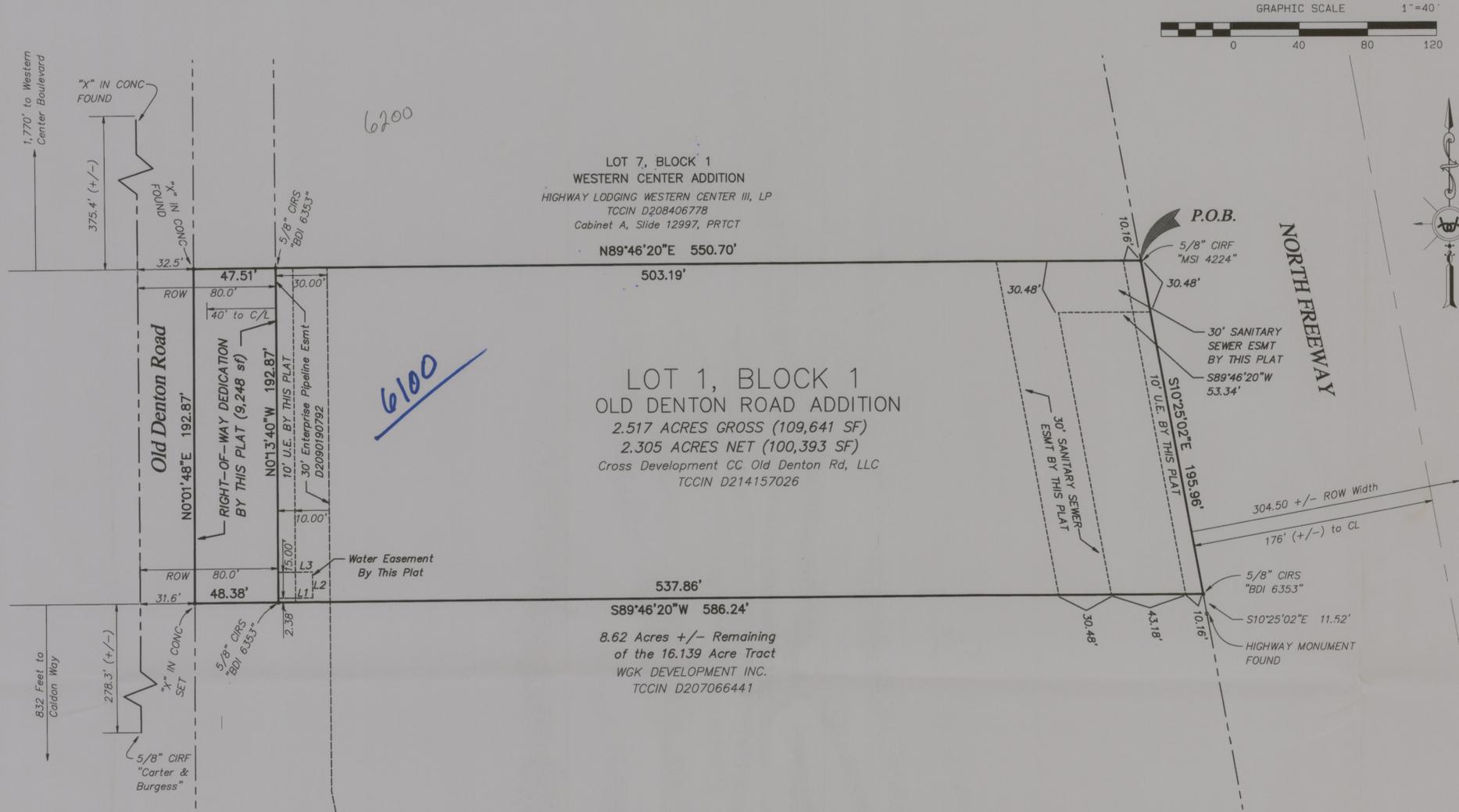


VICINITY MAP
(N.T.S.)



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; any they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, 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.

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 1 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.

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, and the City of Fort Worth, that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

FLOOD-PLAIN RESTRICTIONS
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 to 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 two feet above the 100-year flood-plain water elevation, or one foot above the 100-year floodway water surface elevation.

PRIVATE COMMON AREA AND FACILITIES
The City of Fort Worth shall not be held responsible for the construction 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 club house, recreation buildings and outdoor 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, and all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY
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 the 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 flood-plain easement line as shown on the plat.

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.

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.

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.

GENERAL NOTES:

1. Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.
2. The basis of bearing is the South line of Lot 7, Block 1, Western Center Addition and the corners found along that line as shown on this survey and on the Plat recorded in Cabinet A, Slide 12997.
3. All recording information on this plat is per Tarrant County deed and plat records.

This lot is not within a 100-year flood plain or a depicted flood zone area for the current FIRM Map dated Sept. 25, 2009, Panel# 48439C0180K.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may require a parkway permit at time of building permit issuance.

Pressure reducing water valve will be required if pressure exceeds 80 psi.

LEGEND
U.E. = UTILITY EASEMENT
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
P.O.B. = POINT OF BEGINNING
TCCIN = TARRANT COUNTY CLERK'S INSTRUMENT NUMBER

LINE TABLE

L1	North 89°46'20" East	20.00 Ft.
L2	North 00°13'40" West	15.00 Ft.
L3	South 89°46'20" West	20.00 Ft.

Owner:
CROSS DEVELOPMENT CC OLD DENTON ROAD, LLC
4328 MARSH RIDGE ROAD
CARROLLTON, TX 75010
Voice: (214) 614-8252

Developer:
CROSS DEVELOPMENT CC OLD DENTON ROAD, LLC
4328 MARSH RIDGE ROAD
CARROLLTON, TX 75010
Voice: (214) 614-8252

Surveyor:
BOYDSTON DESIGNS INC.
222 W. EXCHANGE AVE. #105
FORT WORTH, TX 76164
Voice: (817) 626-7878

City of Fort Worth
Related Case Number:
CV14-001
Mapsco 49B & 49C
TAD 2054-432

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 7/31/2014

BY: *Charles R. Reed* CHAIRMAN
BY: *Dana B. Burt* SECRETARY



**FINAL PLAT OF
LOT 1, BLOCK 1
OLD DENTON ROAD ADDITION**

Being a 2.517 acre portion of a 16.139 acre tract described in a deed to WGK Development, Inc. recorded in Tarrant County Clerk's Instrument No. D207066441, also being all of that tract of land described in a deed to Cross Development CC Old Denton Road, LLC recorded in Tarrant County Clerk's Instrument No. D214157026.

A. Smith Survey, Abstract 1419
City of Fort Worth
Tarrant County, Texas
July 2014 1 LOT 2.305 ACRES

BOYDSTON DESIGNS, INC.
222 W. Exchange Ave., Suite 105
Fort Worth, TX 76164
Voice: 817 626-7878 - Fax: 817 626-7879
Civil Engineering+Surveying+Land Planning
E. Reg.# F-11307 • S. Reg.#10193818



This is to certify that I, Noah Boydston, a Registered Professional Land Surveyor for the State of Texas, have plotted 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.

Noah C. Boydston Jul 29, 2014
Noah Boydston Date
R. P. L. S. 6353

Surveyed on the ground March 8-9, 2014.