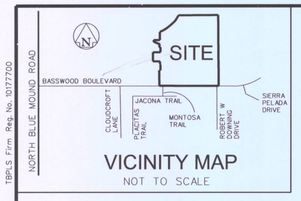


VICINITY MAP
NOT TO SCALE

TBPLS Firm Reg. No. 10177700

Copyright © 2016 Peloton Land Solutions, Inc.

10:55:28 AM 9/21/2016

Default

G:\JOB\LHL14001_Lasater_Ranch\Sur\LHL14001_PA1.dgn

CURVE TABLE

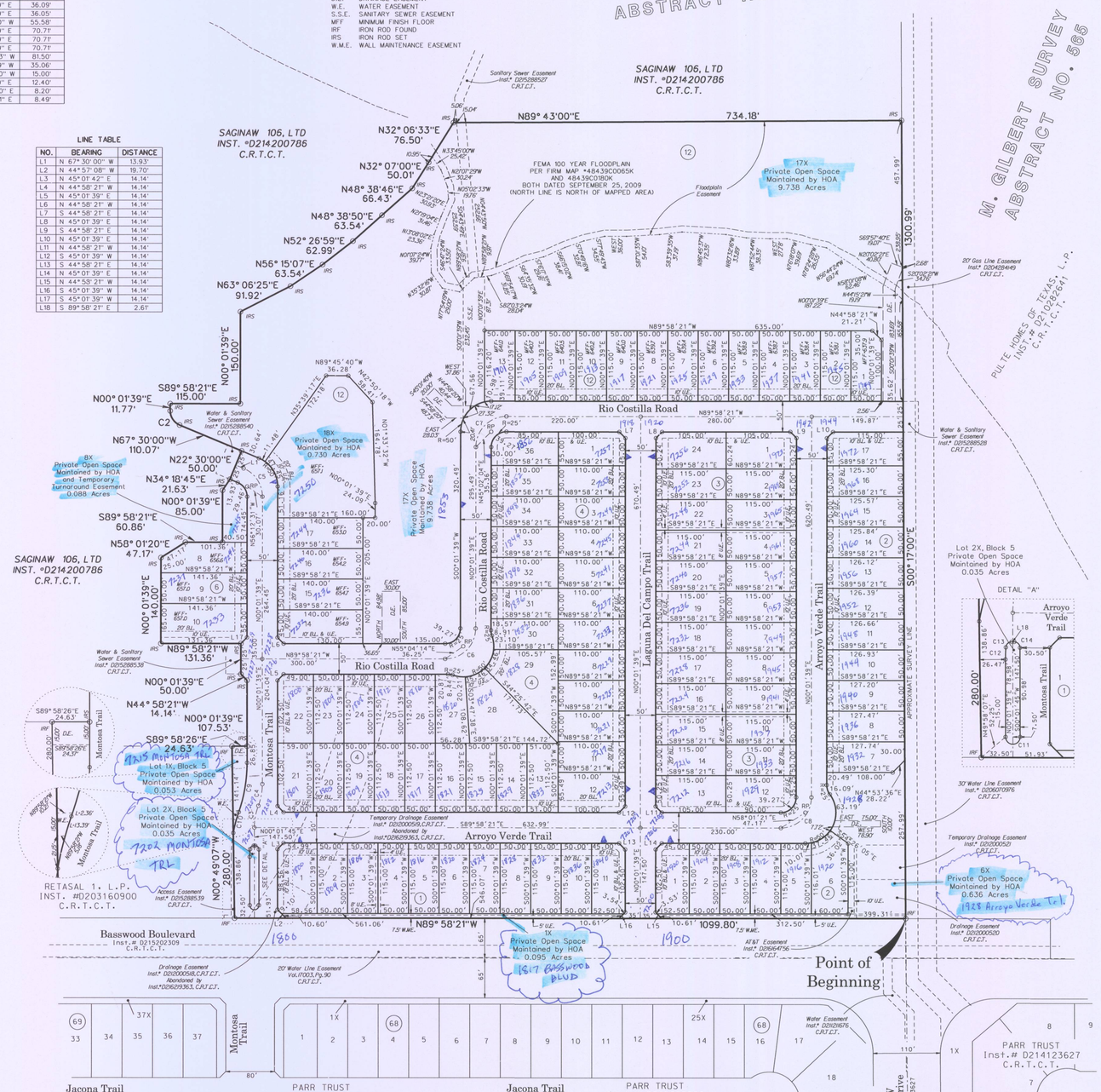
NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C2	67° 31' 39"	25.00'	29.46'	N 33° 44' 10" W	27.79'
C3	20° 47' 38"	100.00'	36.29'	N 10° 23' 49" E	36.09'
C4	20° 45' 58"	100.00'	36.24'	N 10° 24' 39" E	36.05'
C5	67° 31' 39"	50.00'	58.93'	N 33° 44' 10" W	55.58'
C6	89° 59' 58"	50.00'	78.54'	N 45° 01' 39" E	70.71'
C7	90° 00' 00"	50.00'	78.54'	N 45° 01' 39" E	70.71'
C8	90° 00' 00"	50.00'	78.54'	N 45° 01' 39" E	70.71'
C9	19° 16' 08"	243.50'	81.89'	S 09° 39' 43" W	81.50'
C10	09° 07' 16"	220.50'	35.10'	S 14° 44' 09" W	35.06'
C11	180° 00' 00"	7.50'	23.56'	N 89° 58' 20" W	15.00'
C12	03° 44' 22"	190.00'	12.40'	N 01° 53' 50" E	12.40'
C13	86° 15' 38"	6.00'	9.03'	N 46° 53' 50" E	8.20'
C14	90° 00' 00"	6.00'	9.42'	S 44° 58' 21" E	8.49'

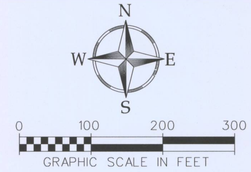
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 67° 30' 00" W	13.93'
L2	N 44° 57' 08" W	19.70'
L3	N 45° 01' 42" E	14.14'
L4	N 44° 58' 21" W	14.14'
L5	N 45° 01' 39" E	14.14'
L6	N 44° 58' 21" W	14.14'
L7	S 44° 58' 21" E	14.14'
L8	N 45° 01' 39" E	14.14'
L9	S 44° 58' 21" E	14.14'
L10	N 45° 01' 39" E	14.14'
L11	N 44° 58' 21" W	14.14'
L12	S 45° 01' 39" W	14.14'
L13	S 44° 58' 21" E	14.14'
L14	N 45° 01' 39" E	14.14'
L15	N 44° 58' 21" W	14.14'
L16	S 45° 01' 39" W	14.14'
L17	S 45° 01' 39" W	14.14'
L18	S 89° 58' 21" E	2.61'

LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
MFF	MINIMUM FINISH FLOOR
IRF	IRON ROD FOUND
IRS	IRON ROD SET
W.M.E.	WALL MAINTENANCE EASEMENT





OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS SAGINAW 106, LTD IS THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO SAGINAW 106, LTD RECORDED IN INSTRUMENT NUMBER D214200786, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "MILLER 5665" FOUND AT THE SOUTHEAST CORNER OF SAID SAGINAW 106 TRACT, BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS RECORDED IN INSTRUMENT NUMBER D210282641, SAID COUNTY RECORDS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF BASSWOOD BOULEVARD (A 130 FOOT RIGHT-OF-WAY):

THENCE N 89°58'21"W, 1099.80 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "MILLER 5665" FOUND AT THE SOUTHWEST CORNER OF SAID SAGINAW 106 TRACT, BEING THE SOUTHEAST CORNER OF THAT REMAINDER TRACT OF LAND DESCRIBED BY DEED TO RETASAL 1, L.P. RECORDED IN INSTRUMENT NUMBER D203160900, SAID COUNTY RECORDS;

THENCE N 00°49'07"W, 280.00 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE COMMON WEST LINE OF SAID SAGINAW 106 TRACT AND THE EAST LINE OF SAID REMAINDER TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MILLER 5665" FOUND AT THE NORTHEAST CORNER OF SAID REMAINDER:

THENCE S 89°58'26"E, 24.63 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'39"E, 107.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 44°58'21"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'39"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 89°58'21"W, 131.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'34"E, 140.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 58°01'20"E, 47.17 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 89°58'21"E, 60.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'39"E, 85.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 34°18'45"E, 21.63 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 22°30'00"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 67°30'00"W, 110.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.46 FEET, THROUGH A CENTRAL ANGLE OF 67° 31'39", HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS N 33° 44'10"W, 27.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'39"E, 11.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 89°58'21"E, 115.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 00°01'39"E, 150.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 63°06'25"E, 91.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 56°15'07"E, 63.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 52°26'59"E, 62.99 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 48°38'50"E, 63.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 48°38'46"E, 66.43 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 32°07'00"E, 50.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 32°06'33"E, 76.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE N 89°43'00"E, 734.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE COMMON EAST LINE OF SAID SAGINAW 106 TRACT AND THE WEST LINE OF AFOREMENTIONED PULTE HOMES OF TEXAS TRACT:

THENCE S 00°17'00"E, 1300.99 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 1,377,812 SQUARE FEET OR 31.630 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOTS 1-11, 1X, BLOCK 1; LOTS 1-17, 6X, BLOCK 2;
LOTS 1-24, BLOCK 3; LOTS 1-36, BLOCK 4; LOT 1X & 2X, BLOCK 5;
LOTS 8-10, 8X, BLOCK 6; AND LOTS 1-17, 1X, 17X, AND 18X, BLOCK 12

LASATER RANCH

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 21 DAY OF Sept., A.D., 2016

BY: SAGINAW 106 LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: WIDFALL INVESTMENTS, INC.
A TEXAS CORPORATION

BY: _____
DON E. ALLEN
DEVELOPMENT MANAGER

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 DON E. ALLEN, 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 21st DAY OF September, 2016

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 2/5/2020

SHARLA J. NEWKIRK
Notary Public, State of Texas
Comm. Expires 02-05-2020
Notary ID 5452690

FORT WORTH FIRE DEPARTMENT
JAM
09-22-16

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: 9/23/2016
By: _____ Chairman
By: _____ Secretary

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 SEPTEMBER, 2016, AND THAT ALL CORNERS ARE AS SHOWN.

9-21-16
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

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

Lot Tabulation

Block 1	12 Lots (1 Open Space)
Block 2	18 Lots (1 Open Space)
Block 3	24 Lots
Block 4	36 Lots
Block 5	2 Lot (1 Open Space)
Block 6	4 Lots (1 Open Space)
Block 12	19 Lots (2 Open Spaces)
Residential	108 Lots
Open Space	7 Lots
Total	115 Lots

Land Use Table

Right-of-Way	5.206 Acres
Open Space	11.375 Acres
Residential	15.049 Acres
Total	31.630 Acres

OWNER \ DEVELOPER

Saginaw 106 LTD
7300 Blue Mound Road
Fort Worth, Texas 76131

FP 015-014
PP 014-020

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 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

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.

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 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.

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.

RESIDENTIAL ACCESS
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS (BASSWOOD BOULEVARD) IS PROHIBITED.

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 I 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.

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

PRIVATE MAINTENANCE
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 THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

TEMPORARY TURNAROUND
TEMPORARY TURNAROUND EASEMENT SHALL CONTINUE UNTIL A PLAT FOR THE ADJACENT TRACT KNOWN AS LASATER RANCH THAT SHOWS THE CONTINUANCE OF MONTOSA TRAIL ABUTTING THE TEMPORARY TURNAROUND EASEMENT IS RECORDED.

A FINAL PLAT OF FP15-014

LOTS 1-11, 1X, BLOCK 1; LOTS 1-17, 6X, BLOCK 2; LOTS 1-24, BLOCK 3; LOTS 1-36, BLOCK 4;
LOT 1X & 2X, BLOCK 5; LOTS 8-10, 8X, BLOCK 6; AND LOTS 1-17, 17X, AND 18X, BLOCK 12

LASATER RANCH

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

DATE OF PREPARATION: JANUARY 2015

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216223436 DATE 09/23/2016

Phase 1
31.630 Acres

Revisions:	
07-22-15	Revised Layout
02-25-16	Revised Lots

Job #:	LHL14001
Drawn By:	D.FREEMON
Checked By:	T.BRIDGES
Date:	02-04-15

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

SHEET
OF SHEETS