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OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS PULTE HOMES OF TEXAS, L.P. IS THE OWNER OF THOSE TWO TRACTS OF LAND SITUATED IN THE MILLY GILBERT SURVEY, ABSTRACT NUMBER 565, TARRANT COUNTY, TEXAS...

TRACT 1
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHEAST CORNER OF PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER DD21595504...

TRACT 2
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER DD21595504...

THENCE WITH THE NORTH LINE OF SAID PARR TRUST THE FOLLOWING BEARINGS AND DISTANCES:
S 88°58'10"W, 100.00 FEET, DEPARTING SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 45°53'12"E, 14.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 88°58'10"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 44°06'48"W, 14.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 00°44'34"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 45°53'12"E, 14.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 00°44'34"E, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 88°58'10"W, 505.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 01°01'50"W, 270.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

THENCE S 88°58'10"W, 55.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE NORTHWEST CORNER OF LOT 22, BLOCK 17, SAID PARR TRUST, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF PAJUNA ROAD (A 50 FOOT RIGHT-OF-WAY).

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:
N 01°01'50"W, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 43°58'10"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 01°01'50"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 46°01'50"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 01°01'50"W, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

THENCE N 88°58'10"E, 613.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET.

THENCE S 00°44'34"E, 24.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET.

THENCE N 89°15'26"W, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE COMMON EAST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE WEST LINE OF SAID BLUE MAPLE GROUP TRACT.

THENCE S 00°44'34"E, 354.90 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 344,904 SQUARE FEET OR 7.918 ACRES OF LAND MORE OR LESS.

TRACT 1
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER DD21595504, SAID COUNTY RECORDS, BEING THE NORTHEAST TERMINUS OF SIMMENTAL ROAD (A 50 FOOT RIGHT-OF-WAY), AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO BLUE MAPLE GROUP, LLC, RECORDED IN INSTRUMENT NUMBER D21319387 SAID COUNTY RECORDS:

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:
N 29°51'58"E, 120.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 138.76 FEET THROUGH A CENTRAL ANGLE OF 06°51'13", HAVING A RADIUS OF 1160.00 FEET, THE LONG CHORD WHICH BEARS N 26°26'22"W, 138.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 23°00'45"W, 98.44 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BAILEY BOSWELL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE N 16°22'38"E, 72.95 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

TRACT 2

TRACT 2
BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND AT THE NORTHWEST CORNER OF PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER DD21595504, SAID COUNTY RECORDS, BEING IN THE NORTH RIGHT-OF-WAY LINE OF HORSEMAN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:
N 29°51'58"E, 120.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 138.76 FEET THROUGH A CENTRAL ANGLE OF 06°51'13", HAVING A RADIUS OF 1160.00 FEET, THE LONG CHORD WHICH BEARS N 26°26'22"W, 138.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

N 23°00'45"W, 98.44 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BAILEY BOSWELL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE N 16°22'38"E, 72.95 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 636.76 FEET, THROUGH A CENTRAL ANGLE OF 27°44'39", HAVING A RADIUS OF 1315.00 FEET, THE LONG CHORD WHICH BEARS N 26°26'22"W, 138.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET.

THENCE S 54°31'09"E, 10.00 FEET, DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET:

THENCE N 88°58'10"E, 560.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE WEST RIGHT-OF-WAY LINE OF PAJUNA ROAD (A 50 FOOT RIGHT-OF-WAY):

THENCE WITH SAID WEST LINE THE FOLLOWING BEARINGS AND DISTANCES:
S 01°01'50"E, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 43°58'10"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 01°01'50"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 46°01'50"E, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 01°01'50"E, 100.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE NORTH LINE OF FOREMENTIONED PARR TRUST:

THENCE WITH THE NORTH LINE OF SAID PARR TRUST THE FOLLOWING COURSES AND DISTANCES:
S 88°58'10"W, 395.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 49°17'59"W, 548.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND.

S 65°47'33"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 636.76 FEET, THROUGH A CENTRAL ANGLE OF 27°44'39", HAVING A RADIUS OF 1315.00 FEET, THE LONG CHORD WHICH BEARS N 26°26'22"W, 138.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET.

THENCE S 00°44'34"E, 24.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET.

THENCE N 89°15'26"W, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE COMMON EAST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE WEST LINE OF SAID BLUE MAPLE GROUP TRACT.

THENCE S 00°44'34"E, 354.90 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 344,904 SQUARE FEET OR 7.918 ACRES OF LAND MORE OR LESS.

NOTICE

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 PLING DATE OF THIS 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 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.

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, OR 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 THIS 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 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 DESIRING TO CONSTRUCT WITHIN THE FLOOD-PLAN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

FLOODPLAIN DRAINAGE-WAY MAINTENANCE
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. 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. 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.

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, LANDSCAPE 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 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".

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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0065K, DATED SEPTEMBER 25, 2009.

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 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.

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

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

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 ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

RESIDENTIAL ACCESS
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO HORSEMAN AND BAILEY BOSWELL IS PROHIBITED.

