

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, the undersigned, owner of the following described tract of land situated in the ABNER LEE SURVEY, ABSTRACT NUMBER 931, and being all of Lots 37-41, Block 16, Thomas Crossing according to the plat recorded in Cabinet A, Slide 9874, P.R.T.C.T. and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found being the southeast corner of said Lot 37, Block 16, Thomas Crossing and also being in the existing northerly right-of-way line of Merion Drive (50.0' right-of-way);

THENCE, South 76 degrees 16 minutes 27 seconds West, along the existing northerly right-of-way line of said Merion Drive, 300.00 feet to a 5/8" capped iron rod found for corner;

THENCE, North 13 degrees 43 minutes 33 seconds West, along the west line of said Lot 41, 125.00 feet to a 5/8" capped iron rod found for corner;

THENCE, North 76 degrees 16 minutes 27 seconds East, along the south line of a tract of land conveyed to M.B. Southern Oaks Partners, Ltd. according to the deed recorded in Volume 12946, Page 338, D.R.T.C.T., 300.00 feet to a 5/8" capped iron rod found for corner;

THENCE, South 13 degrees 43 minutes 33 seconds East, along the east line of said Lot 37, 125.00 feet to the POINT OF BEGINNING.

The tract of land herein described contains 0.172 acres of land.

DO HEREBY dedicate same to be known as: LOTS 37-41R, BLOCK 16, THOMAS CROSSING, an addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public the easements and rights-of-way as shown hereon.

EXECUTED this 9 day of Sept, 2010

by *[Signature]*
Lot 37-40, Block 16,
Thomas Crossing, LLC
Lot 40, Block 16,
Oakmont Classic Homes, Ltd.
Peter Thomas

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas of Thomas Crossing, LLC, owner of Lots 37-40, Block 16, Thomas Crossing, and of Oakmont Classic Homes, Ltd., owner of Lot 41, Block 16, Thomas Crossing known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

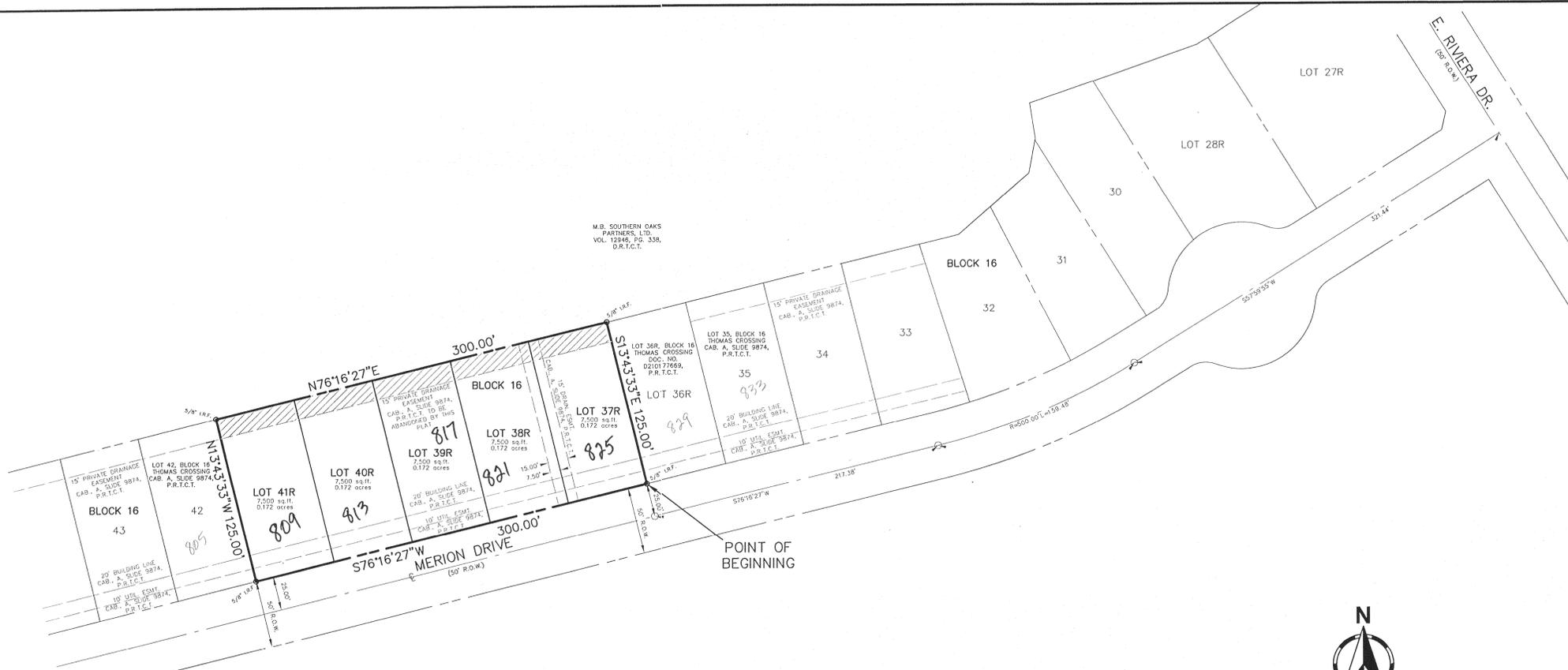
by *[Signature]*
Notary Public in and for the State of Texas
My Commission expires: 7-14-12



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

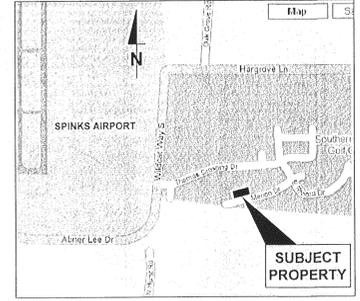
BY: *[Signature]* RPLS

DATE: 9-9-10



GRAPHIC SCALE: 1 IN = 50 FT.

LOCATION MAP



NOTE: THE PURPOSE OF THIS REPLAT IS TO ABANDON THE 15' PRIVATE DRAINAGE EASEMENT PER PLAT RECORDED IN CABINET A, SLIDE 9874, P.R.T.C.T.

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: 9/30/2010. BY: *[Signature]* CHAIRMAN. BY: *[Signature]* SECRETARY.

OWNER: LOTS 37-40 THOMAS CROSSING, LLC P.O. BOX 939 BURLESON, TEXAS 76097 (817) 426-3113 (817) 426-3116 fax

OWNER: LOT 41 OAKMONT CLASSIC HOMES, LTD. P.O. BOX 939 BURLESON, TEXAS 76097 (817) 426-3113 (817) 426-3116 fax

FINAL PLAT LOTS 37R-41R, BLOCK 16, THOMAS CROSSING

BEING ALL OF LOTS 37-41, BLOCK 16, THOMAS CROSSING ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 9874, P.R.T.C.T. AND BEING 0.861 ACRES OF LAND IN THE ABNER LEE SURVEY, ABSTRACT NUMBER 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED JULY 30, 2010

CivilSolutions Inc Engineers Surveyors Planners TEXAS REGISTERED ENGINEERING FIRM F-7997 P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax

Case No. FS-010-086

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.

NOTE: NO PORTION OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0545, EFFECTIVE DATE AUGUST 2, 1995.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.

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 IMPROVEMENTS 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.

PARKWAY PERMIT

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.

- NOTE 1. 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES. 2. BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE. 3. 20' x 20' P.O.S.E. AT STREET INTERSECTION 15' x 15' P.O.S.E. AT EMERGENCY ACCESS ESMT.

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 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 CONNECTION DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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.

NOTES:

- 1. DENOTES MONUMENTS USED FOR BASIS OF BEARING, BASIS OF BEARING IS THE PLAT FOR THOMAS CROSSING ACCORDING TO THE PLAT RECORDED IN CAB. A, SLIDE 9874, P.R.T.C.T.

FILED TARRANT COUNTY, TEXAS 2010 SEP 30 PM 4:02 SUZANNE BRIDGEMAN, CLERK