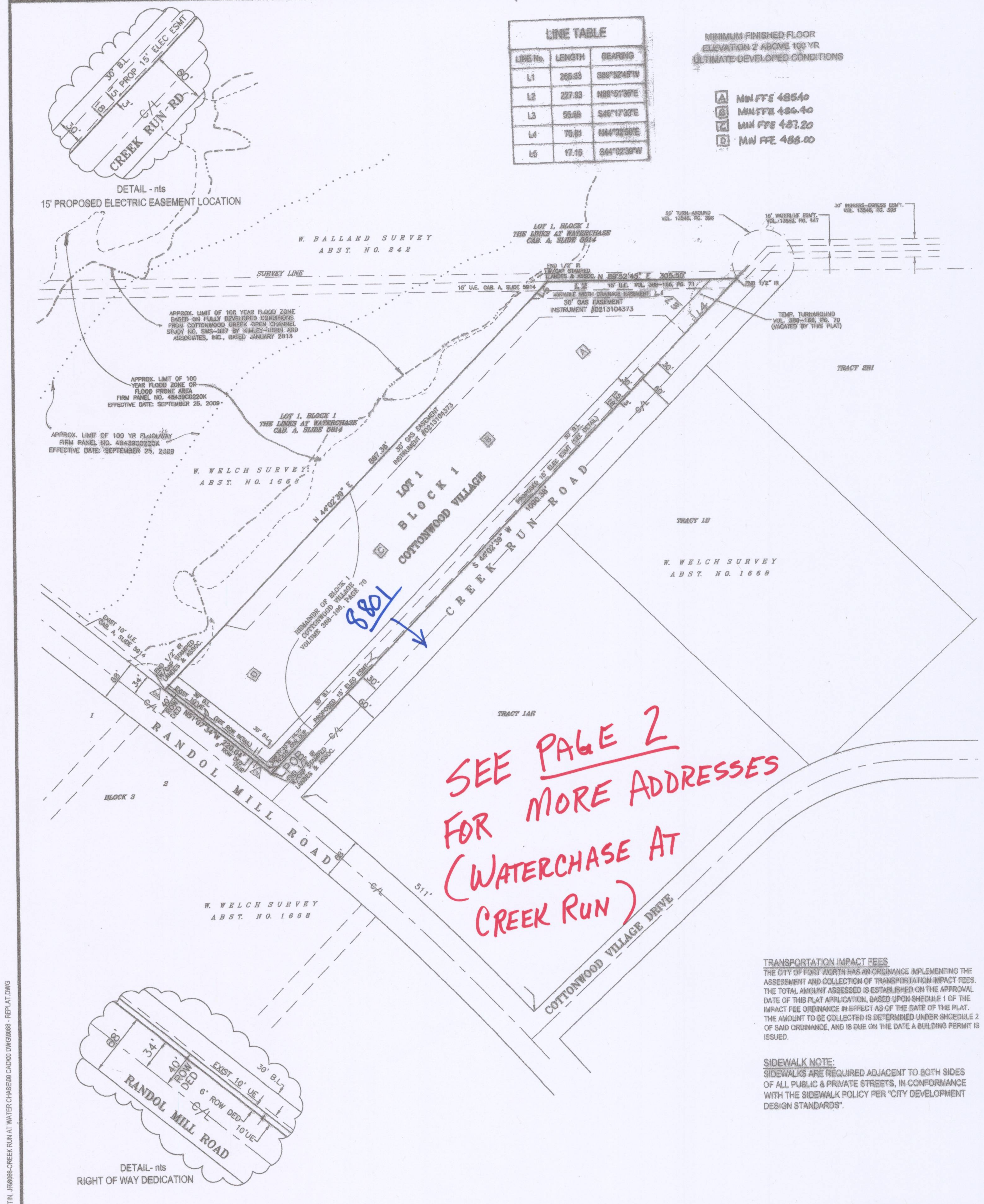


LINE No.	LENGTH	BEARING
L1	265.93	S89°52'45"W
L2	227.93	N89°51'30"E
L3	55.69	S46°17'30"E
L4	70.81	N44°02'59"E
L5	17.15	S44°02'39"W

SEE PAGE 2 FOR MORE ADDRESSES (WATERCHASE AT CREEK RUN)

FS13-129

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.

PRIVATE COMMON AREA AND FACILITIES:
THE CITY OF FORT WORTH AND COUNTY OF TARRANT 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, GREENBELT EASEMENTS, 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 HOME 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 AND COUNTY OF TARRANT, 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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF 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 FLOOD PLAIN. WHERE CONSTRCUTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOOD PLAIN/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 DERIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN USANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR 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 OCCURENCE 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.

NOTE:
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0220K, EFFECTIVE DATE: SEPTEMBER 25, 2009 THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

WATER/WASTER WATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION,BASE 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.

PRESSURE REDUCING VALVES
P.R.V.'S REQUIRED. PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

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 (AGRADING 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.

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.

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.

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 SHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SHCEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SIDEWALK NOTE:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC & PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

DEDICATION

STATE OF ~~TEXAS~~ }
COUNTY OF ~~TARRANT~~ }

WHEREAS, Nicholas Martin, Jr., owner of Creek Run, L.L.C., the undersigned, and being the owner of the herein described property to wit:

BEING a 5.00 acre tract of land in the W. Welch Survey, Abstract Number 1668, and all of the remainder of Block 1, Cottonwood Village, an addition to the City of Fort Worth, Tarrant County, Texas by plat recorded in Volume 388-166, Page 70, Plat Records Tarrant County, Texas and also as conveyed to Nicholas Martin, Jr., by deed recorded in County Clerk's Instrument Number D199213305, Tarrant County Deed Records, Tarrant County, Texas and also being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with cap stamped Landes & Assoc. at the southeast corner of said remainder of Block 1, said rod also being at the intersection of the northerly right of way line of Randol Mill Road (68' R.O.W.) and westerly right of way line of Creek Run Road (60' R.O.W.);

THENCE North 51 degrees 07 minutes 34 seconds West along the south line of said remainder of Block 1, and along said northerly right of way line, a distance of 220.04 feet to a found 1/2 inch iron rod with cap stamped Landes & Assoc.;

THENCE North 44 degrees 02 minutes 39 seconds East, leaving said right of way line, a distance of 897.36 feet to a found 1/2 inch iron rod with cap stamped Landes & Assoc., said iron also being on the southerly line of Lot 1, Block 1, The Links at Waterchase by plat recorded in Cabinet A, Slide 5914, Plat Records Tarrant County, Texas;

THENCE North 89 degrees 52 minutes 45 seconds East, along said southerly line a distance of 305.50 feet to a found 1/2 inch iron rod, said iron also being on the westerly right of way line of Creek Run Road (60' R.O.W.);

THENCE South 44 degrees 02 minutes 39 seconds along said westerly right of way line a distance of 1090.38 feet to THE POINT OF BEGINNING and containing 5.00 acres of land.

Do hereby dedicate same to be known as Lot 1, Block 1, Cottonwood Village, an addition to the City of Fort Worth, Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all the easements and rights of ways shown hereon.

Witness My Hand This The 25 Day of July, 2014

Mr. Nicholas Martin, Jr., Owner
Creek Run L.L.C.

STATE OF ~~TEXAS~~ MICHIGAN }
COUNTY OF ~~TARRANT~~ OAKLAND }

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Nicholas Martin, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Mr. Nicholas Martin, Jr., for the purposes and considerations therein stated.

Given under my hand and seal of office this the 25th day of JULY, 2014

Notary Public, ~~Tarrant~~ OAKLAND County, ~~Texas~~ MICHIGAN

DAVID DeMALLIE
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF OAKLAND
MY COMMISSION EXPIRES 08/26/2017

LAND USE	LOTS	ACRES
TOTAL LAND AREA	1	5.00
DWELLING UNITS	24	
ATTACHED SINGLE FAMILY UNITS	6	
TOTAL LAND AREA SINGLE FAMILY		4.75
OPEN SPACE & CLUB HOUSE		0.25

LF. RSC
2-12-2015

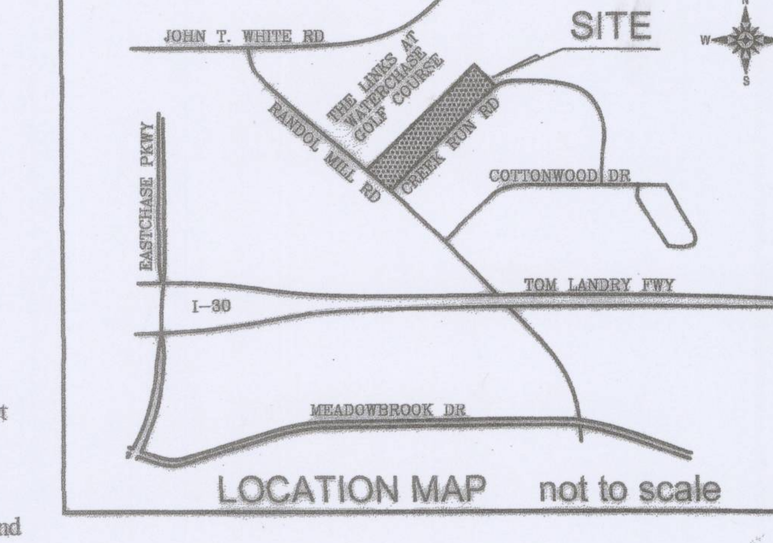
GENERAL NOTES:

1. 1/2 INCH IRON ROD CAPPED "R.P.L.S. 5804," SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT)
2. FRONT BUILDING SETBACK LINE IS PER CITY OF FORT WORTH "PD/R2" ZONING RULES AND REGULATIONS.
3. BASIS OF BEARING FOR THIS PLAT IS PER COTTONWOOD VILLAGE FINAL PLAT RECORDED IN VOLUME 388-166, PAGE 70, PRTCTX.
4. CM = CONTROL MONUMENT.
5. CITY OF FORT WORTH WATER AND SANITARY SEWER.

KNOW ALL MEN BY THESE PRESENTS
THIS PLAT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY PERSONAL SUPERVISION ON THIS DATE AND THERE ARE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

7/14/14
CHARLES F. STARK, RPLS No. 5084

STATE OF TEXAS
REGISTERED
CHARLES F. STARK
5084
PROFESSIONAL LAND SURVEYOR



GRAPHIC SCALE 1"=100'
100 0 100 200

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: 2/20/2015
By: ____ CHAIRMAN
By: ____ SECRETARY

FS13-129

FINAL PLAT
LOT 1, BLOCK 1
COTTONWOOD VILLAGE

BEING A REPLAT OF THE REMAINDER OF
BLOCK 1, COTTONWOOD VILLAGE
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS, AS RECORDED IN
VOLUME 388-166, PAGE 70, PRTCT
AND ALSO BEING 5.0 ACRES SITUATED IN THE
W. WELCH SURVEY, ABSTRACT NUMBER 1668

July 24, 2013
Revised: October 4, 2013
Revised: July 14, 2014

PLAT RECORDED IN TARRANT COUNTY CLERK'S
INSTRUMENT No. D215035555
DATE 02/20/2015

CITY CASE NO. FS-13-129 PROJECT No. 222-8068 SHEET 1 of 1

Barron•Stark•Swift
Consulting Engineers
Together.
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com

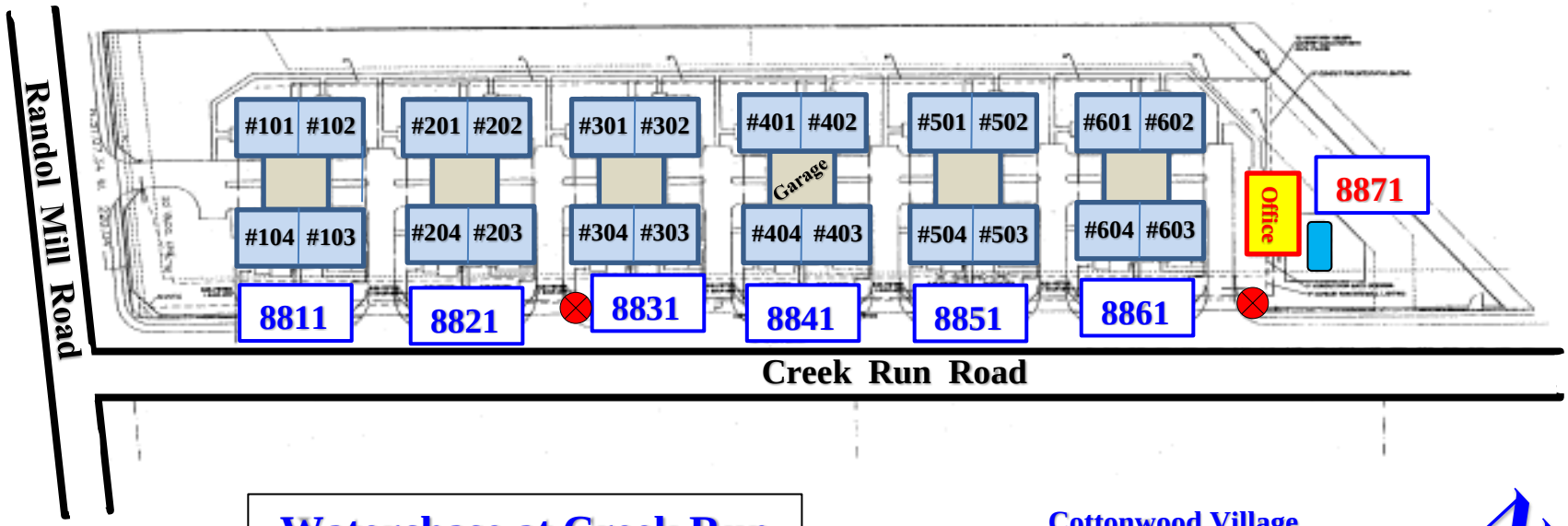
VARIABLE WIDTH DRAINAGE EASEMENT LOCATED ALONG THE NORTH PROPERTY LINE TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY THE H.O.A. CREATED BY THE DEVELOPMENT OF LOT 1, BLOCK 1 COTTONWOOD VILLAGE.

SURVEYOR:
CHARLES F.STARK, R.P.L.S.
BARRON-STARK-SWIFT
6221 SOUTHWEST BLVD., #100
FORT WORTH, TEXAS 76132

ENGINEER:
GORDON S. SWIFT, P.E.
BARRON-STARK-SWIFT
6221 SOUTHWEST BLVD., #100
FORT WORTH, TEXAS 76132

OWNER:
MR. NICHOLAS MARTIN, JR.
CREEK RUN L.L.C.
8951 CREEK RUN ROAD
FORT WORTH, TX 76120

USER: CYNTHIA SCOGGIN
PLOTTED ON: 7/14/2014 1:51 PM
FILE NAME: X:\222 NICHOLAS MARTIN, JR\8068-CREEK RUN AT WATER CHASE\00 CAD\00 DWG\8068 - REPLAT.DWG



Waterchase at Creek Run

8871 Creek Run Road

Mapsco 67U

Cottonwood Village
Block 1, Lot 1

FS13-129SP

25 Addresses