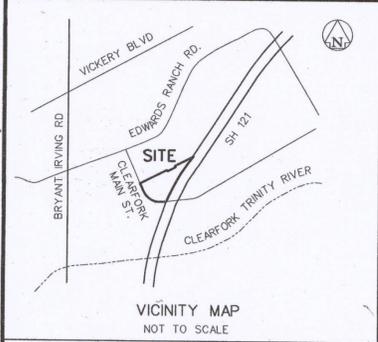


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CERTIFICATION  
I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER, 2014, AND THAT ALL CORNERS ARE AS SHOWN.  
*Todd A. Bridges 7-14-15*  
TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

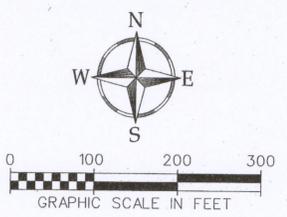


Legend

IRF - Iron Rod Found  
IRS - Iron Rod Set  
WE - Water Easement

Land Use Table

Lot 1	4,690 Acres
Lot 2	7,712 Acres
Total	2 Lots 14,402 Acres



DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464, AND THE F.G. BEASLEY SURVEY, ABSTRACT NUMBER 135, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO CASSCO DEVELOPMENT CO. INC., RECORDED IN INSTRUMENT NUMBER D2151870, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN INSTRUMENT NUMBER D20518475, SAID COUNTY RECORDS, AND THE NORTH RIGHT-OF-WAY LINE OF CLEARFORK MAIN STREET, RECORDED IN INSTRUMENT NUMBER D21229230 (TRACT 1), SAID COUNTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD BEARS S 23°18'30"W, 78.69 FEET;

THENCE S 86°06'04"W, 137.80 FEET WITH SAID NORTH RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 506.82 FEET, THROUGH A CENTRAL ANGLE OF 67°27'10", HAVING A RADIUS OF 430.50 FEET, THE LONG CHORD WHICH BEARS N 60°10'17"W, 478.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE N 26°26'45"W, 204.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.78 FEET, THROUGH A CENTRAL ANGLE OF 02°46'12", HAVING A RADIUS OF 450.50 FEET, THE LONG CHORD WHICH BEARS N 25°03'40"W, 21.78 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE NORTHERN MOST CORNER OF SAID TRACT 1, BEING IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY (T.E.S.CO.), RECORDED IN VOLUME 2588, PAGE 562, SAID COUNTY RECORDS;

THENCE WITH SAID T.E.S.CO. SOUTH LINE THE FOLLOWING COURSES AND DISTANCES:

N 63°33'18"E, 738.70 FEET, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRONDONA" FOUND;

S 26°26'42"E, 37.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRONDONA" FOUND;

N 63°33'18"E, 225.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRONDONA" FOUND;

N 26°26'42"W, 37.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRONDONA" FOUND;

THENCE N 63°33'18"E, 509.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY 121, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT, AND SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 173.35 FEET, THROUGH A CENTRAL ANGLE OF 02°04'12", HAVING A RADIUS OF 4798.00 FEET, THE LONG CHORD WHICH BEARS S 38°01'26"W, 173.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

THENCE S 35°30'33"W, 309.81 FEET, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A CURVE TO THE LEFT;

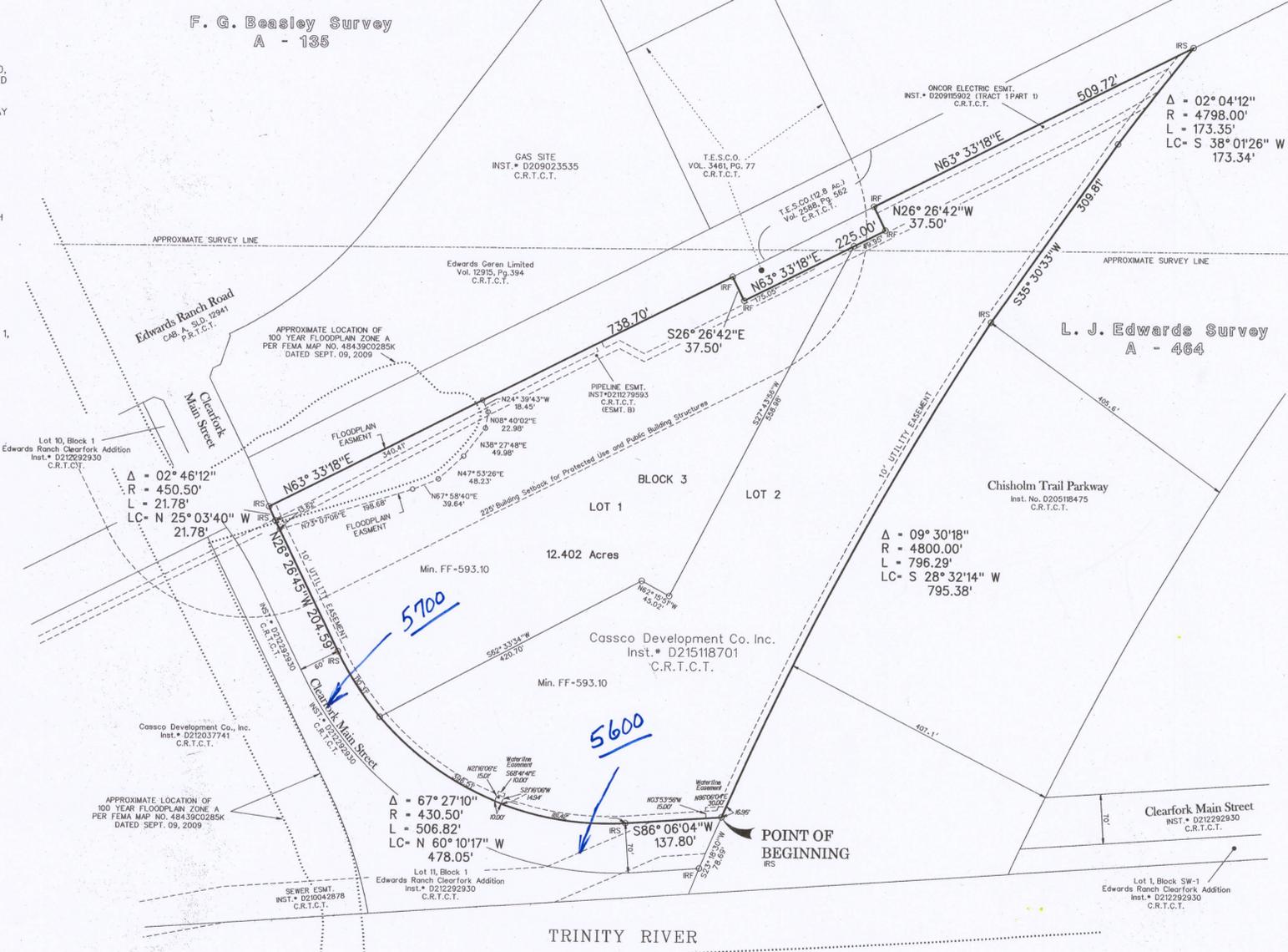
THENCE WITH SAID CURVE TO THE LEFT, CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 796.29 FEET, THROUGH A CENTRAL ANGLE OF 09°30'18", HAVING A RADIUS OF 4800.00 FEET, THE LONG CHORD WHICH BEARS S 28°32'14"W, 795.38 FEET, TO THE POINT OF BEGINNING AND CONTAINING 540,236 SQUARE FEET OR 12.402 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 1 & 2, BLOCK 3  
EDWARDS RANCH CLEARFORK ADDITION

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.



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 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, 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 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 TO THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR SURFACES SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

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 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 TRAVERSED 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 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-PLAN 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 AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, 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 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".

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 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.

PRIVATE P.R.V.'S REQUIRED  
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.  
ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.

Revisions:

Job #:	CDC14004
Drawn By:	D. FREEMON
Checked By:	T. BRIDGES
Date:	01-14-15

**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: 7/17/2015

By: *Shane R. Roof* Chairman  
By: *Dana S. Snyff* Secretary

CASSCO DEVELOPMENT CO. INC.  
BY: *[Signature]* Vice President  
NAME AND TITLE

ACKNOWLEDGEMENT  
STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Paulina Matheol*, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF EDWARDS GEREN LIMITED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF July, 2015.

*Lori Duncholz*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LORI DUNCHOLZ  
Notary Public, State of Texas  
My Commission Expires June 30, 2017

Owner \ Developer  
Cassco Development Co. Inc.  
4200 South Hulen Street, Suite 614  
Fort Worth, Tarrant County, Texas 76109  
PH: 817.731.7396

*L.J. RSC*  
7-16-2015

This Plat Filed in Instrument Number D215157273 Date 07/17/2015

PP# 015-013  
FS# 015-025



FS15-025

A Final Plat of  
Lots 1 & 2, Block 3  
**Edwards Ranch Clearfork Addition**

An addition to the City of Fort Worth, Tarrant County, Texas,  
Situated in the L.J. Edwards Survey, Abstract Number 464,  
and the F.G. Beasley Survey, Abstract Number 135.

Date of Preparation: January 2015

**PELTON**  
LAND SOLUTIONS  
5751 HROGER DR. STE. 105 | KELLER, TX 76244 | 817-562-3350

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS