NOTES:

1. The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements according to the GPS reference network.

2. According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 48439C0145 K Map dated: September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

3. 5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" will be set for all internal property corners, points of curvature and points of tangency after construction is completed and the perimeter boundary corners are as labeled hereon.

4. Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is required.

5. Lot 45X, Block 2 is a private HOA / developer owned and maintained open space lot. No single family building permit shall be issued for any part of Lot 45X, Block 2.

6. Private P.R.V's will be required, water pressure exceeds 80 P.S.I.

CM Control Monument

LEGEND

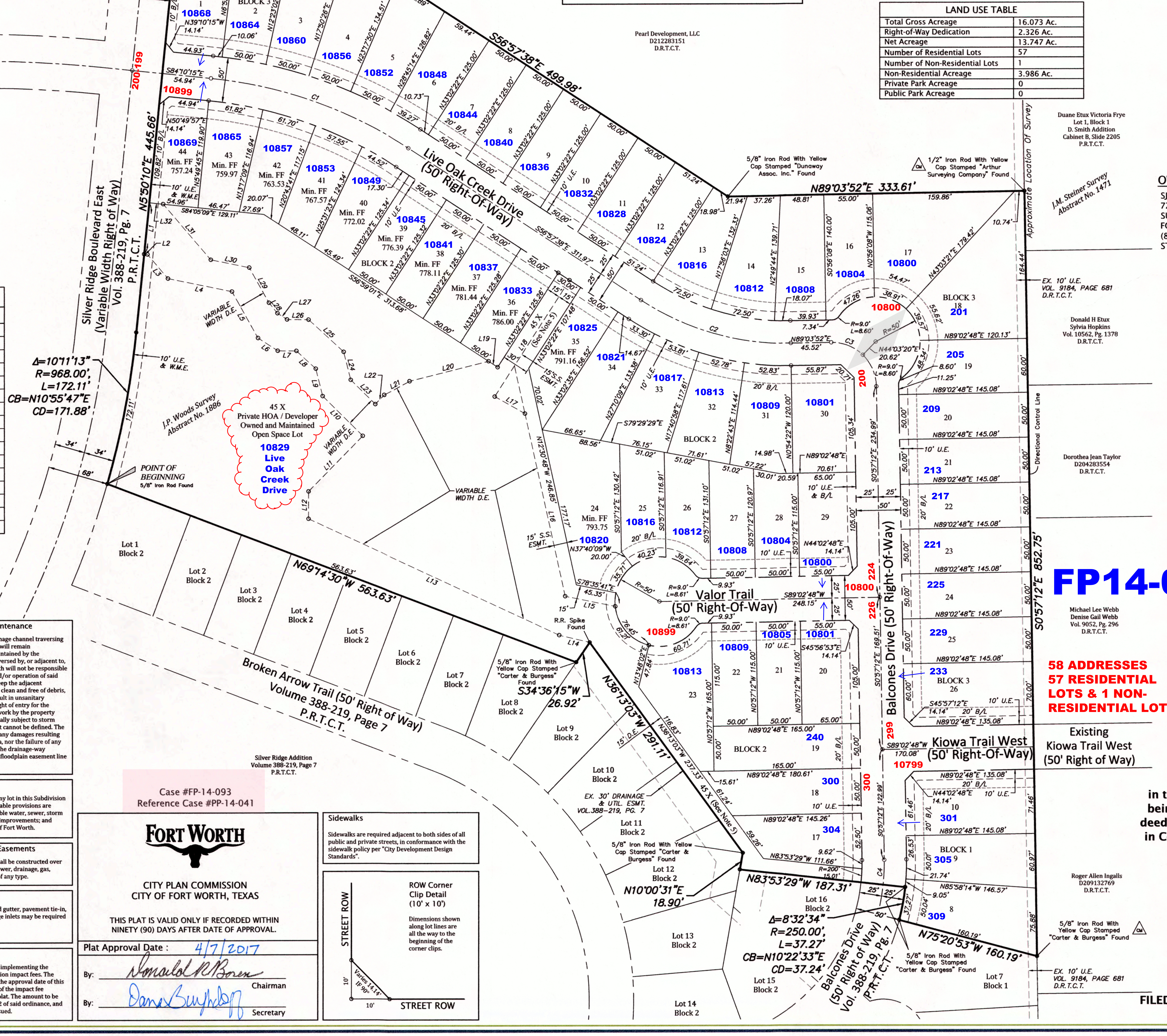
D.E. = DRAINAGE EASEMENT
B/L = BUILDING SETBACK LINE
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
U.E. = UTILITY EASEMENT
U.E. & W.M.E. = UTILITY EASEMENT AND WALL MAINTENANCE EASEMENT

Street Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	237.45'	500.00'	27°12'37"	S70°33'57"E	235.23'
C2	177.89'	300.00'	33°58'30"	S73°56'53"E	175.30'
C3	78.52'	50.00'	89°58'56"	S45°56'40"E	70.70'

LAND USE TABLE

Total Gross Acreage	16.073 Ac.
Right-of-Way Dedication	2.326 Ac.
Net Acreage	13.747 Ac.
Number of Residential Lots	57
Number of Non-Residential Lots	1
Non-Residential Acreage	3.986 Ac.
Private Park Acreage	0
Public Park Acreage	0



Drainage Easement Line Table

Line	Bearing	Distance
L1	S5° 50' 10"W	57.68
L2	S84° 10' 15"E	3.83
L3	S40° 36' 49"E	35.32
L4	S78° 24' 55"E	73.35
L5	S29° 21' 52"E	59.62
L6	S57° 14' 12"E	26.27
L7	S89° 16' 22"E	20.96
L8	S47° 35' 14"E	29.53
L9	N14° 12' 54"W	31.57
L10	S45° 24' 33"E	63.18
L11	S44° 35' 27"W	86.81
L12	S0° 00' 00"E	30.46
L13	S65° 13' 09"E	310.51
L14	S76° 48' 45"E	35.27
L15	N78° 35' 41"W	57.41
L16	N12° 30' 48"W	208.85

Drainage Easement Line Table

Line	Bearing	Distance
L17	N60° 47' 04"W	38.92
L18	N33° 02' 22"E	154.47
L19	N56° 59' 01"W	12.25
L20	S76° 02' 06"W	91.51
L21	S61° 38' 09"W	32.43
L22	S44° 35' 27"W	14.46
L23	N45° 24' 33"W	38.64
L24	N14° 12' 54"W	32.29
L25	N47° 35' 14"W	53.34
L26	N89° 16' 22"W	24.24
L27	N57° 14' 12"W	12.89
L28	N38° 55' 23"W	15.05
L29	N29° 21' 52"W	45.05
L30	N78° 24' 55"W	44.14
L31	N40° 36' 49"W	81.93
L32	N84° 05' 09"W	15.75

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.

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 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 date a building permit is issued, or on 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 it's respective systems without the necessity at any time of procuring the permission of anyone.

Private Common Areas and Facilities Maintenance

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.

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 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 floodplain easement line as shown on the plat.

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.

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 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.

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 this 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.

Case #FP-14-093
Reference Case #PP-14-041

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 : 4/7/2017

By: Donald R Boren — Chairman

By: [signature] — Secretary

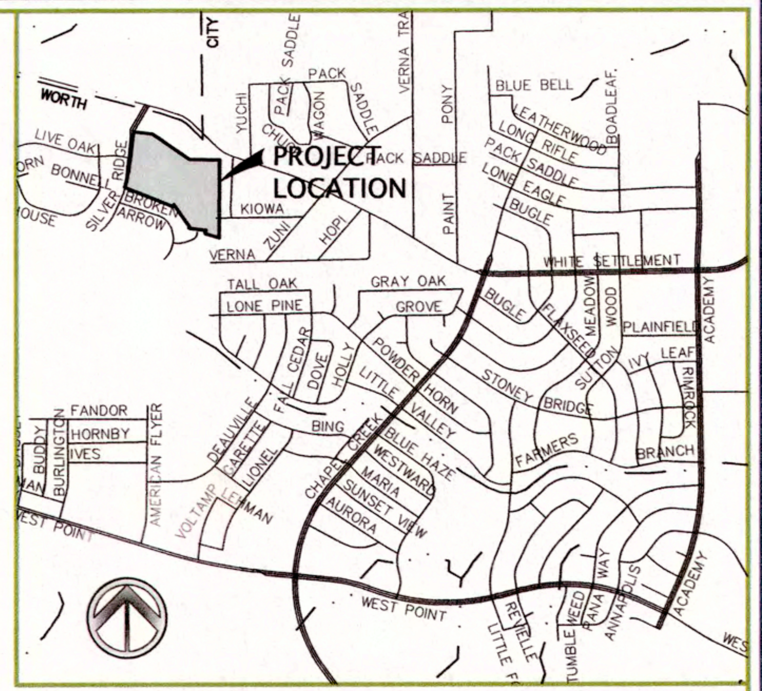
Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

ROW Corner Clip Detail (10' x 10')

Dimensions shown along lot lines are all the way to the beginning of the corner clips.

STREET ROW — STREET ROW — 10' — 10' — Varies 14.14' IF 90°



VICINITY MAP
Not To Scale

OWNER / DEVELOPER:
SJ SILVER RIDGE DEVELOPMENT, LP
7201 HAWKINS VIEW DRIVE
SUITE 101
FORT WORTH, TEXAS 76132
(817)-737-4446
STEVE HAWKINS

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817)-335-1121
RICHARD SHAHEEN, P.E.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch= 60 ft.

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2014.

Stephen R. Glosup — April 7, 2017
Stephen R. Glosup, R.P.L.S. — Date
Registered Professional Land Surveyor Texas
Registration No. 5570

FP14-093

FORT WORTH FIRE DEPARTMENT — Lt. McClain 04-07-17

STATE OF TEXAS REGISTERED STEPHEN R. GLOSUP 5570 PROFESSIONAL LAND SURVEYOR

58 ADDRESSES
57 RESIDENTIAL LOTS & 1 NON-RESIDENTIAL LOT

Final Plat Of
Silver Ridge Addition

Lots 8 - 10, Block 1
Lots 17 - 44 & 45X, Block 2
and
Lots 1-26, Block 3

in the J.P. Woods Survey, Abstract No. 1886, and being all of Tracts 'A' and 'B' as described in the deed to SJ Silver Ridge Development, L.P., recorded in County Clerk Document Number D203354039, Deed Records, Tarrant County, Texas

58 Lots 16.073 Acres

This plat was prepared in March 2017

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

FILED IN TARRANT COUNTY DOCUMENT CONTROL
NUMBER D217077328 DATE: 4/7/2017

FP-14-093

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STATE OF TEXAS }}
COUNTY OF TARRANT }}

Whereas, SJ Silver Ridge Development, L.P., is the sole owner of the following described property to wit:

BEING a 16.073 acre tract of land situated in the J.P. Woods Survey, Abstract No. 1886, City of Fort Worth, Tarrant County, Texas and being all of that certain tracts of land as described as Tracts A & B by deed to SJ Silver Ridge Development, L.P., recorded in County Clerk's Document No. D203354039, Deed Records, Tarrant County, Texas, said 16.073 acre tract of land bring more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the east right-of-way line of Silver Ridge Boulevard East (a 68' width public right-of-way), being the northwest corner of Lot 1, Block 2, Silver Ridge Addition Phase I, Section 1, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-219, Page 7, Plat Records, Tarrant County, Texas, and the southwest corner of said Tract B of SJ Silver Ridge Development tract and being the in curve to the left having a central angle of 10°11'13", a radius of 968.00 feet and a chord bearing and distance of North 10°55'47" East - 171.88 feet;

THENCE with the east right-of-way line of said Silver Ridge Boulevard East, the westerly line of said SJ Silver Ridge Development tracts and with said curve to the left in a northeasterly direction, an arc length of 172.11 feet to a point;

THENCE North 05°50'10" East continuing with the east right-of-way line of said Silver Ridge Boulevard East, the westerly line of said SJ Silver Ridge Development tracts, a distance of 445.66 feet to a 1/2" iron rod with yellow cap stamped "Arthur Surveying Company" found for the northwest corner of said Tract A of SJ Silver Ridge Development tract and the southwest corner of that certain tract of land as described by deed to Pearl Development, LLC, recorded in County Clerk's Document No. D212283151, Deed Records, Tarrant County, Texas;

THENCE departing the east right-of-way line of said Silver Ridge Boulevard East, with northerly lines of said Tract A of SJ Silver Ridge Development tract and the southerly lines of said Pearl Development tract the following courses and distances:

South 84°10'15" East, a distance of 201.82 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc" found;

South 56°57'38" East, a distance of 499.98 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc" found;

North 89°03'52" East, a distance of 333.61 feet to a 1/2" iron rod with yellow cap stamped "Arthur Surveying Company" found for the southeast corner of said Pearl Development tract and the northeast corner of said Tract A SJ Silver Ridge Development tract;

THENCE South 00°57'12" East, with the east line of said Tract A of SJ Silver Ridge Development tract, a distance of 852.75 feet to a 5/8" iron rod with yellow cap stamped "Carter & Burgess" found for the southeast corner of said Tract A of SJ Silver Ridge Development tract and the northeast corner of Lot 7, Block 1 of said Silver Ridge Addition, Phase I, Section 1;

THENCE with the southerly lines of said Tracts A & B of SJ Silver Ridge Development tract and with the northerly lines of Blocks 1 & 2 of said Silver Ridge Addition, Phase I, Section 1, the following courses and distances:

North 75°20'53" West, a distance of 160.19 feet to a 5/8" iron rod with yellow cap stamped "Carter & Burgess" found for the northwest corner of said Lot 7, Block 1, Silver Ridge Addition, Phase I, Section 1, in the east right-of-way line of Balcones Drive (a 50' public right-of-way) and in a curve to the left having a central angle of 08°32'34", a radius of 250.00 feet and chord bearing and distance of North 10°22'33" East - 37.24 feet;

With the east right-of-way line of said Balcones Drive and with said curve to the left in a northeasterly direction, an arc length of 37.27 feet to a 5/8" iron rod with yellow cap stamped "Carter & Burgess" found for the northeast corner of the terminus of said Balcones Drive;

North 83°53'29" West, with the terminus of said Balcones Drive, a passing distance of 50 feet for the northeast corner of Lot 16, Block 2 of said Silver Ridge Addition, Phase I, Section 1, and continuing for total distance of 187.31 feet to a point for the northwest corner of Lot 16, Block 2 of said Silver Ridge Addition, Phase I, Section 1;

North 10°00'31" East, a distance of 18.90 feet to a 5/8" iron rod with yellow cap stamped "Carter & Burgess" found for an angle point in the north line of Lot 12, Block 2 of said Silver Ridge Addition, Phase I, Section 1;

North 36°13'03" West, a distance of 291.11 feet to a rail road spike found for the northwest corner of Lot 9, Block 2 of said Silver Ridge Addition, Phase I, Section 1;

South 34°36'15" West, a distance of 26.92 feet to a 5/8" iron rod with yellow cap stamped "Carter & Burgess" found for the northeast corner of lot 8, Block 2 of said Silver Ridge Addition, Phase I, Section 1;

North 69°14'30" West, a distance of 563.63 feet to the POINT OF BEGINNING and containing a calculated area of 700,143 square feet or 16.073 acres of land.

Notes: The basis of bearings for this tract of land is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, SJ Silver Ridge Development, L.P., acting by and through the undersigned, its duly authorized agent, does hereby designate the above described property as:

Silver Ridge Addition

Lots 8 thru 10, Block 1
Lots 17 thru 44 and 45X, Block 2
and
Lots 1 thru 26, Block 3

City of Fort Worth
Tarrant County, Texas

and does hereby dedicate to the public's use forever the right's-of-way and easements shown hereon.

WITNESS UNDER MY HAND THIS THE 1st DAY OF March, 2017.

SJ Silver Ridge Development, L.P.,
a Texas Limited Partnership

By: SJ Silver Ridge, LLC
a Texas Limited Liability Company
It's General Partner

By: _____
Steve Hawkins, Manager

STATE OF TEXAS }}

COUNTY OF TARRANT }}

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Steve Hawkins, known to me to the person whose name is subscribed to the foregoing instrument and acknowledged to me that same was the act of said Steve Hawkins, a person duly authorized to execute the foregoing instrument, and that he executed the same for the purposes and considerations therein expressed.

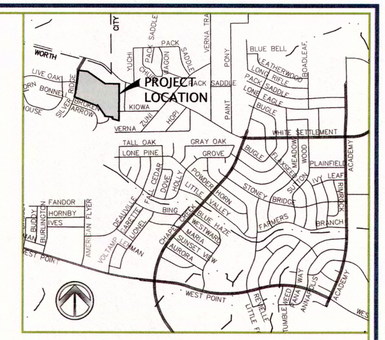
Given under my hand and seal of office this the 1st day of March, 2017.

Norma Zamarripa
Notary Public, State of Texas

Norma Zamarripa
Printed Name

10/3/2018
My Commission Expires:

Norma Idalia Zamarripa
Notary Public
State of Texas
My Comm. Exp. 10-03-2018
Notary ID 125862994-9



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Lt. McCall
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Final Plat Of
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FP-14-093

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