NOTES:

1. The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202 as established by GPS observation.

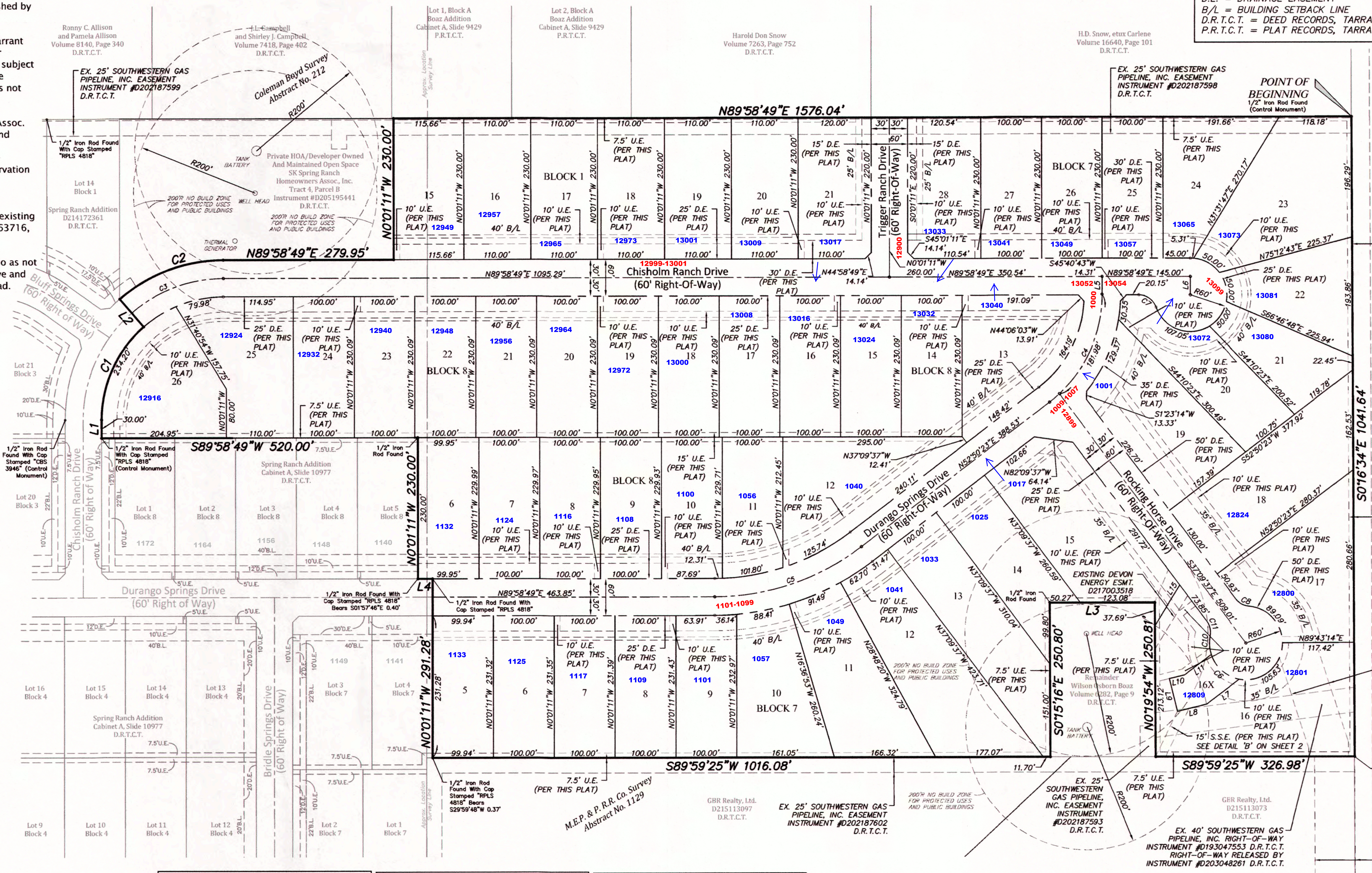
2. According to the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, Map Number 48439C0035 K Map dated: September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

3. 5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

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

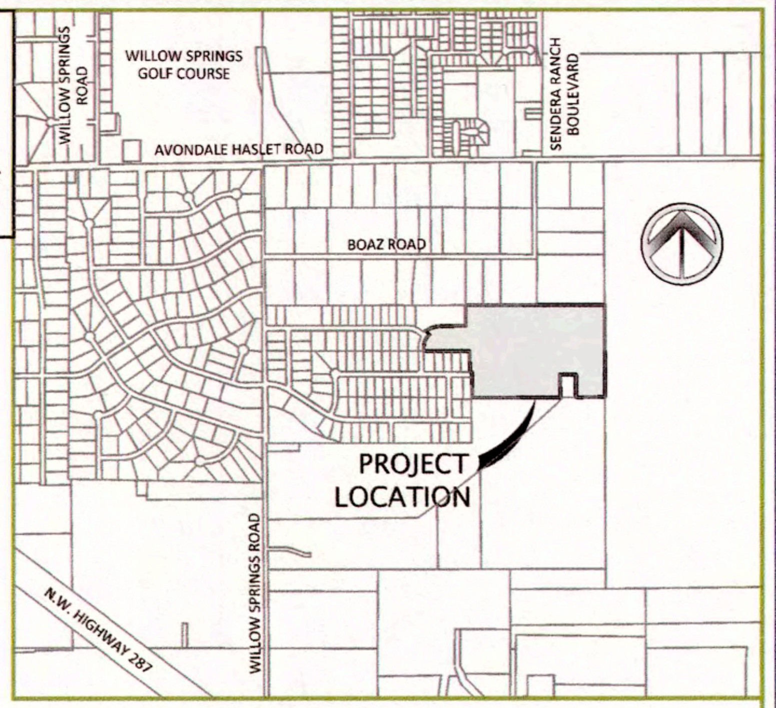
5. Lot 16X, Block 7, 5,398 square feet (0.124 acres) dedicated as fee simple to the City of Fort Worth for existing public lift station and recorded in Instrument D216063716, D.R.T.C.T.

6. The driveway for Lot 26, Block 8 shall be circular so as not to interfere with the intersection of Bluff Springs Drive and Chisholm Ranch Drive due to the curvature of the road.



LEGEND

U.E. = UTILITY EASEMENT
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



VICINITY MAP
Not To Scale

OWNER / DEVELOPER:
CITY OF FORT WORTH
200 TEXAS STREET
FORT WORTH, TEXAS 76102
(817)-392-1234

OWNER / DEVELOPER:
GBR REALTY, LTD.
7201 HAWKINS VIEW DRIVE
SUITE 101
FORT WORTH, TEXAS 76132
(817)-737-4446

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

GRAPHIC SCALE
(IN FEET)
1 inch= 100 ft.

Lt. McCall
09-06-2017

LAND USE TABLE

Total Gross Acreage	39.041 Ac.
Right-of-Way Dedication	5.590 Ac.
Net Acreage	33.451 Ac.
Number of Residential Lots	52
Number of Non-Residential Lots	1
Non-Residential Acreage	0.012 Ac.
Private Park Acreage	0
Public Park Acreage	0

Boundary Line Table

Line	Bearing	Distance
L1	N0° 01' 11"W	30.00
L2	N40° 53' 01"W	60.00
L3	S89° 59' 11"W	173.35
L4	S89° 58' 49"W	23.79

Centerline Line Table

Line	Bearing	Distance
L5	S0° 01' 11"E	28.91
L6	S0° 01' 11"E	30.00

Lift Station Line Table (Lot 16X)

Line	Bearing	Distance
L7	S52° 50' 23"W	67.08
L8	S76° 19' 53"W	49.73
L9	N13° 51' 20"W	55.00
L10	N76° 19' 53"E	25.63
L11	N52° 50' 23"E	55.19

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	171.52'	200.00'	49°08'11"	N24°32'54"E	166.31'
C2	185.36'	260.00'	40°50'49"	N69°30'36"E	181.46'

Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C3	164.29'	230.00'	40°55'32"	N69°32'43"E	160.82'
C4	202.97'	220.00'	52°51'34"	S26°24'36"W	195.84'
C5	259.29'	400.00'	37°08'26"	S71°24'36"W	254.77'

Lift Station Curve Table (Lot 16X)

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C6	64.40'	60.00'	61°29'40"	S48°39'44"E	61.35'

Right-Of-Way Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C7	36.93'	30.00'	70°31'44"	N54°45'19"W	34.64'
C8	25.23'	30.00'	48°11'23"	S61°15'18"E	24.49'
C10	30.31'	60.00'	28°56'41"	S3°26'34"E	29.99'

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.

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.

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.

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.

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.

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.

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".

Oil and Gas Well

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and the adopted Fire Code (or distance granted by Council variance) from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects

Parkway Permit

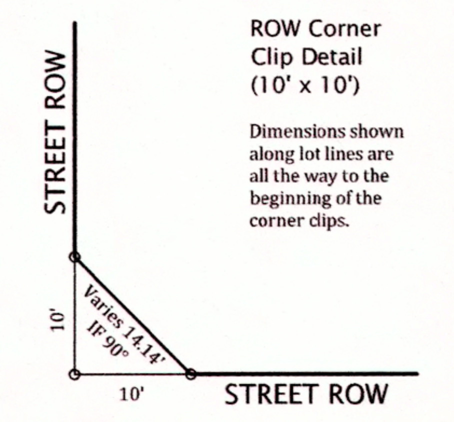
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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.

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.



FP15-037

Case #FP-15-037
Reference Case #PP-04-050

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 : April 12, 2017

By: Donald R Boren — Chairman

By: Mary Elliott — Secretary

Final Plat Of

Spring Ranch Addition

Lots 15 - 21, Block 1
Lots 5 - 28, Block 7
Lot 16X, Block 7
and
Lots 6-26, Block 8

an addition to the City of Fort Worth in the Coleman Boyd Survey, Abstract No. 212 and the M.E.P. & P. R.R. Company Survey, Abstract No. 1129, being all of the tract of land as described in the deed to GBR Realty, Ltd., recorded in County Clerk Document Number D214226575, Deed Records, Tarrant County, Texas

53 Lots 39.041 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 D217080679 DATE: 4/12/2017

FP-15-037

PLOTTED BY: Krause, Paul ON: Tuesday, February 28, 2017 AT: 10:17 AM FILEPATH: G:\Production500\000900\B000945\Design\003\Drawings\Plot Sheets\FINAL PLAT_2016-0205.dwg

STATE OF TEXAS }}
COUNTY OF TARRANT }}

BEING a 39.041 acre tract of land situated in the Coleman Boyd Survey, Abstract Number 212 and the M. E. P. & P. R. R. Company Survey, Abstract Number 1129, Tarrant County, Texas, in the City of Fort Worth, being all of the tract of land described in the deed to GBR Realty, Ltd. recorded in Document Number D214226575, Deed Records of Tarrant County, Texas, and all of the tract of land described in the deed to the the City of Fort Worth, recorded in Document Number D216063716, Deed Records of Tarrant County, Texas, said 39.041 acre tract of land being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northeasterly corner of said GBR Realty, Ltd. tract;

THENCE with the easterly line of said GBR Realty, Ltd. tract South 00º 16' 34" East a distance of 1,041.64 feet to a ½ inch iron rod found for the southeasterly corner of said GBR Realty, Ltd. tract;

THENCE with the southerly line of said GBR Realty, Ltd. tract the following;

South 89º 59' 25" West a distance of 326.98 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner;

North 00º 19' 54" West a distance of 250.81 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner;

South 89º 59' 11" West a distance of 173.35 feet to a ½ inch iron rod found for corner;

South 00º 15' 16" East a distance of 250.80 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

South 89º 59' 25" West a distance of 1,016.08 feet to a point in the easterly line of Spring Ranch Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 10977, Plat Records of Tarrant County, Texas from which a found ½ inch iron rod with a cap stamped "RPLS 4818" bears South 29º 59' 48" West a distance of 0.37 feet;

THENCE with the easterly line of said Spring Ranch Addition North 00º 01' 11" West a distance of 291.28 feet to a ½ inch iron rod with a cap stamped "RPLS 4818" found in the northerly right-of-way line of Durango Springs Drive (a 60 foot wide right-of-way);

THENCE with the northerly right-of-way line of Durango Springs Drive South 89º 58' 49" West a distance of 23.79 feet to a point in the easterly line of said Spring Ranch Addition from which a found ½ inch iron rod with a cap stamped "RPLS 4818" bears South 01º 57' 46"East a distance of 0.40 feet;

THENCE with the easterly line of said Spring Ranch Addition North 00º 01' 11" West a distance of 230.00 feet to a ½ inch iron rod found for the northeasterly corner of said Spring Ranch Addition;

THENCE with a northerly line of said Spring Ranch Addition South 89º 58' 49" West a distance of 520.00 feet to a ½ inch iron rod with a cap stamped "RPLS 4818" found in the easterly right-of-way line of Chisholm Ranch Drive (a 60 foot wide right-of-way);

THENCE with the easterly right-of-way line of Chisholm Ranch Drive the following:

North 00º 01' 11" West a distance of 30.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of curvature of a curve to the right having a radius of 200.00 feet;

Northeasterly along said curve through a central angle of 49º 08' 11" an arc distance of 171.52 feet with a chord bearing of North 24º 32' 54" East and a chord distance of 166.31 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the easterly right-of-way line of Chisholm Ranch Drive North 40º 53' 01" West a distance of 60.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the westerly right-of-way line of Chisholm Ranch Drive in a non-tangent curve to the right having a radius of 260.00 feet for the southwesterly corner of the tract of land described as Tract 4, Parcel B in the deed to SK Spring Ranch Homeowners Association, Inc. recorded in Document Number D205195441, Deed Records of Tarrant County, Texas;

Driveway Culvert Schedule					Driveway Culvert Schedule				
Lot No.	Block No.	Culvert Size	Approximate Flow Line	Horizontal Distance From Edge of Pavement (ft)	Lot No.	Block No.	Culvert Size	Approximate Flow Line	Horizontal Distance From Edge of Pavement (ft)
15	1	Cir (1) - 24"	777.4	22.0	24	7	Cir (1) - 24"	767.2	22.0
16	1	Cir (1) - 30"	776.4	22.0	25[4]	7	Cir (1) - 24"	767.0	22.0
17	1	Cir (1) - 30"	775.5	22.0	25[5]	7	Cir (3) - 36"	767.0	24.5
18	1	Cir (2) - 24"	774.6	22.0	26	7	Cir (3) - 36"	767.1	24.5
19	1	Cir (2) - 30"	773.7	22.0	27	7	Cir (3) - 36"	768.2	24.5
20	1	Cir (2) - 30"	772.7	22.0	28	7	Cir (3) - 30"	769.3	24.5
21	1	Cir (2) - 36"	771.7	22.0	6	8	Cir (1) - 30"	772.3	22.0
5	7	Cir (2) - 36"	773.8	22.0	7	8	Cir (1) - 36"	772.2	22.0
6	7	Cir (3) - 30"	771.7	22.0	8	8	Cir (1) - 36"	770.5	22.0
7	7	Cir (3) - 36"	770.3	22.0	9	8	Cir (2) - 30"	769.6	22.0
8	7	Cir (3) - 36"	769.5	22.0	10	8	Cir (2) - 30"	768.8	22.0
9	7	Box (2) - 5x3	768.2	22.0	11	8	Cir (2) - 30"	768.2	22.0
10	7	Box (2) - 5x3	768.0	22.0	12	8	Cir (2) - 30"	767.6	22.0
11	7	Box (2) - 5x3	767.8	22.0	13	8	Cir (3) - 30"	767.6	22.0
12	7	Box (2) - 5x3	767.4	22.0	14	8	Cir (3) - 30"	769.7	22.0
13	7	Box (2) - 5x3	766.8	22.0	15	8	Cir (3) - 30"	770.8	22.0
14	7	Box (2) - 5x3	766.4	22.0	16	8	Cir (3) - 30"	771.9	22.0
15	7	Box (2) - 5x3	765.8	22.0	17	8	Cir (3) - 30"	772.9	22.0
16	7	-	-	-	18	8	Cir (3) - 30"	773.8	22.0
17	7	Box (2) - 7x4	761.1	34.5	19	8	Cir (3) - 30"	774.7	22.0
18	7	Box (2) - 6x4	762.5	34.5	20	8	Cir (3) - 30"	775.5	22.0
19[1]	7	Cir (3) - 36"	764.5	27.0	21	8	Cir (3) - 30"	776.4	22.0
19[2]	7	Box (2) - 6x4	763.0	34.5	22	8	Cir (2) - 36"	777.2	22.0
20[3]	7	Cir (1) - 24"	766.7	22.0	23	8	Cir (2) - 36"	778.3	22.0
21	7	Cir (1) - 24"	767.3	22.0	24	8	Cir (2) - 36"	780.1	22.0
22	7	-	-	-	25	8	Cir (2) - 36"	781.8	22.0
23	7	Cir (1) - 24"	767.5	22.0	26	8	Cir (2) - 36"	783.6	22.0

[1] If prop driveway culvert located north of RCB Culvert 'C'.
[2] If prop driveway culvert located south of RCB Culvert 'C'.
[3] Prop driveway culvert located east of RCB Culvert 'B' within cul-de-sac.
[4] If prop driveway culvert located east of RCB Culvert 'B'.
[5] If prop driveway culvert located west of RCB Culvert 'B'.

THENCE with the westerly and northerly right-of-way line of Chisholm Ranch Drive the following:

Northeasterly along said curve through a central angle of 40º 50' 49" an arc distance of 185.36 feet with a chord bearing of North 69º 30' 36" East and a chord distance of 181.46 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

North 89º 58' 49" East a distance of 279.95 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the southeasterly corner of said Tract 4, Parcel B;

THENCE departing the northerly right-of-way line of Chisholm Ranch Drive with the easterly line of said Tract 4, Parcel B North 00º 01' 11" West a distance of 230.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the northerly line of said GBR Realty, Ltd. tract for the northeasterly corner of said Tract 4, Parcel B;

THENCE with the northerly line of said GBR Realty, Ltd. tract North 89º 58' 49" East a distance of 1,576.04 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 39.041 acre (1,700,626 square feet) of land.

NOTE: The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone as established by GPS observation.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS;

That, GBR Realty, Ltd. and the City of Fort Worth, acting by and through the undersigned, their duly authorized agents, does hereby designate the above described property as:

Spring Ranch Addition

Lots 15 thru 21, Block 1
Lots 5 thru 28, Block 7
Lot 16X, Block 7
and
Lots 6 thru 26, Block 8

City of Fort Worth
Tarrant County, Texas

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

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

GBR REALTY, LTD.,

By its two General Partners:

STEVE HAWKINS CUSTOM HOMES, LTD.,
a Texas limited partnership

By: Its General Partner,
SJ SHCH, LLC.
a Texas limited liability company

and

SJ SHCH, LLC,
a Texas limited liability company

By: ____________________
Steve Hawkins, President

WITNESS UNDER MY HAND THIS THE ______ DAY OF ____________, 2017.

CITY OF FORT WORTH

By: ____________________
Jesus J. Chapa, Assistant City Manager

APPROVED AS TO FORM AND LEGALITY:

____
CITY ATTORNEY

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.

____
Notary Public, State of Texas

Norma Zamarripa
Printed Name

10/3/18
My Commission Expires:

Norma Idalia Zamarripa
Notary Public
State of Texas
My Comm. Exp. 10-03-2018
Notary ID 12586294-9

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 Jesus J. Chapa, 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 Jesus J. Chapa, a person duly authorized to execute the foregoing instrument, and that he executed the same for the purposes and considerations therein expressed.

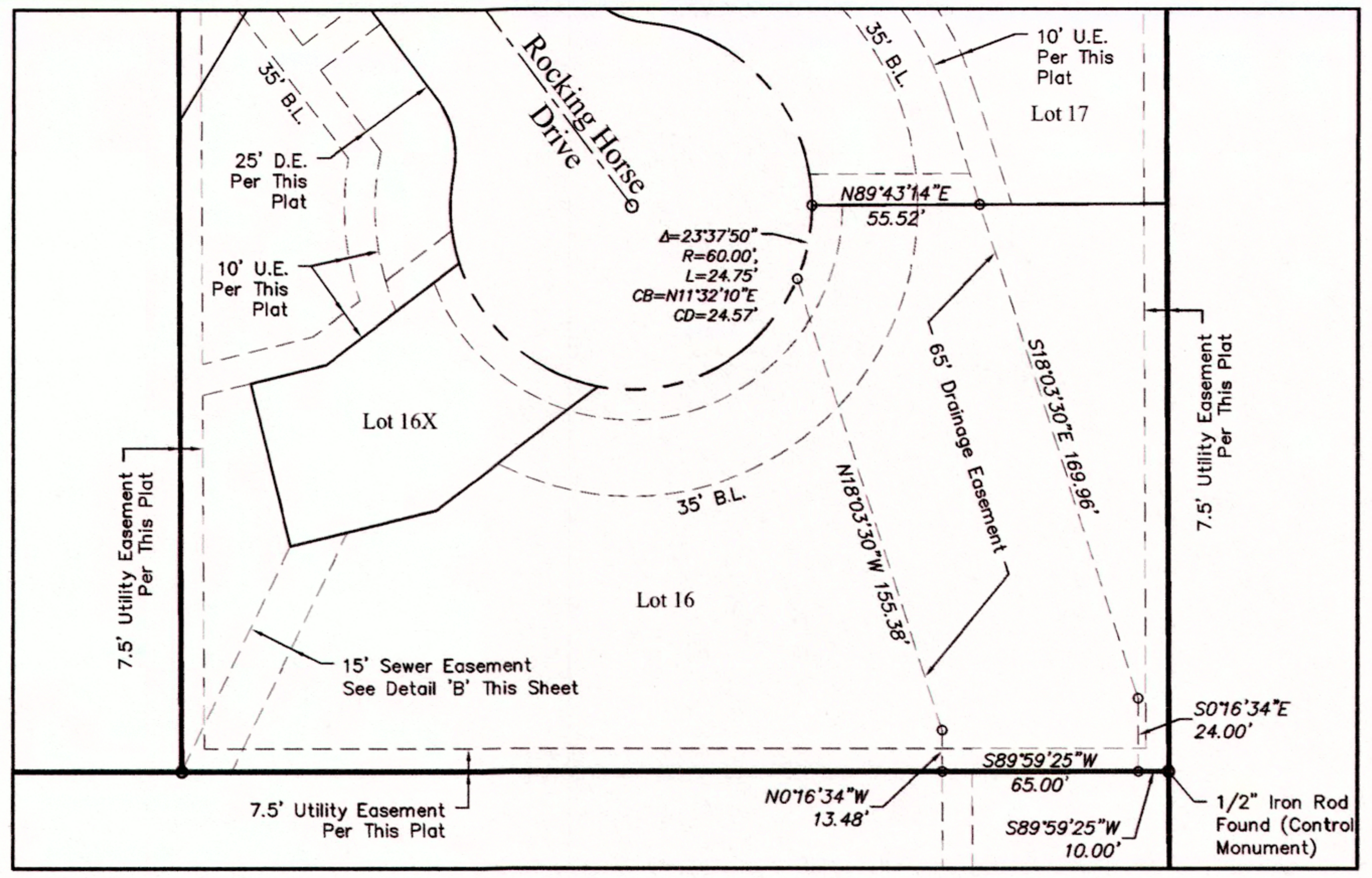
Given under my hand and seal of office this the 10 day of April, 2017.

____
Notary Public, State of Texas

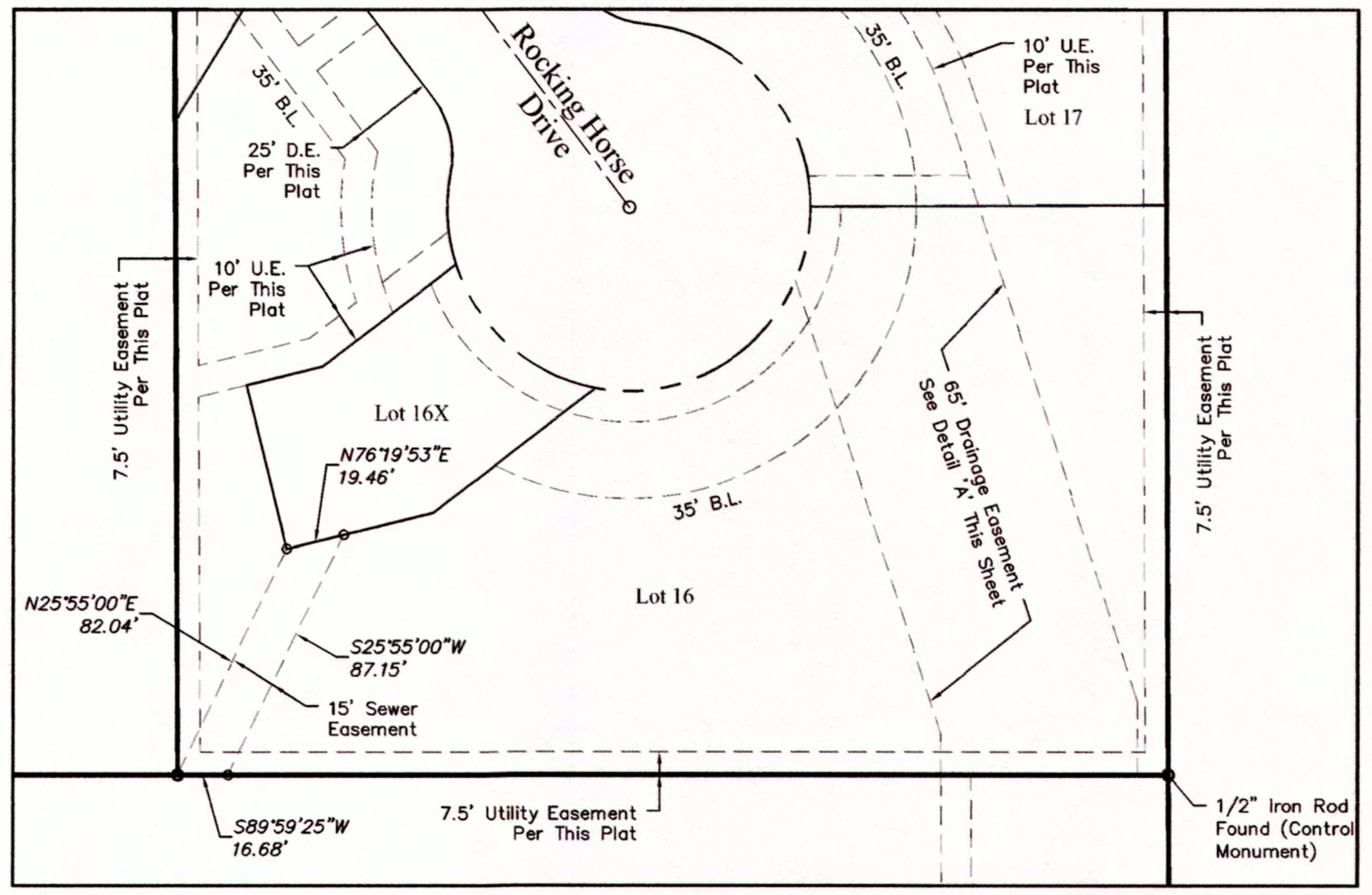
Linda M. Hirrlinger
Printed Name

2-2-18
My Commission Expires:

LINDA M. HIRRLINGER
Notary Public, State of Texas
Comm. Expires 02-02-2018
Notary ID 12414474-6



DETAIL 'A'
DRAINAGE EASEMENT
SCALE: 1"=50'



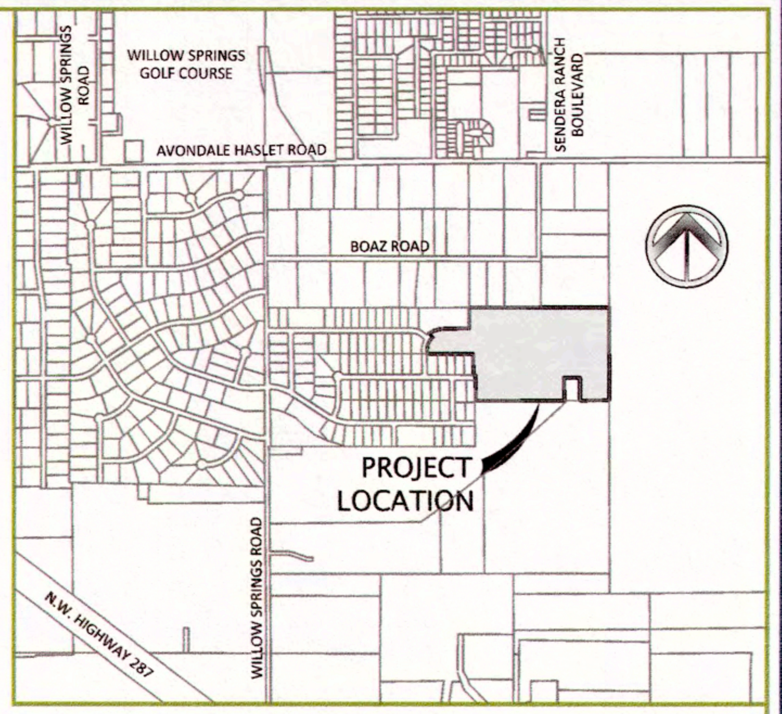
DETAIL 'B'
SEWER EASEMENT
SCALE: 1"=50'

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 March, 2015.

____________________ 2-28-2017
Gregory S. Iffland, R.P.L.S. Date
Registered Professional Land Surveyor
Texas Registration No. 4351

STATE OF TEXAS REGISTERED GREGORY S. IFFLAND 4351 PROFESSIONAL LAND SURVEYOR



VICINITY MAP
Not To Scale

OWNER / DEVELOPER:
CITY OF FORT WORTH
200 TEXAS STREET
FORT WORTH, TEXAS 76102
(817)-392-1234

OWNER / DEVELOPER:
GBR REALTY, LTD.
7201 HAWKINS VIEW DRIVE
SUITE 101
FORT WORTH, TEXAS 76132
(817)-737-4446

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

FORT WORTH FIRE DEPARTMENT
Lt. McLain
04-06-2017

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch= 100 ft.

Final Plat Of
Spring Ranch Addition
Lots 15 - 21, Block 1
Lots 5 - 28, Block 7
Lot 16X, Block 7
and
Lots 6-26, Block 8

an addition to the City of Fort Worth in the Coleman Boyd Survey, Abstract No. 212 and the M.E.P. & P. R.R. Company Survey, Abstract No. 1129, being all of the tract of land as described in the deed to GBR Realty, Ltd., recorded in County Clerk Document Number D214226575, Deed Records, Tarrant County, Texas

53 Lots 39.041 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 D217080679 DATE: 4/12/2017

FP-15-037

PLOTTED BY: Krause, Paul ON: Tuesday, February 28, 2017 AT: 12:25 PM FILEPATH: G:\Production500\000900\B000945\Design\003\Drawings\Plot Sheets\FINAL PLAT_2016-0205.dwg