

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT)(

BEING A 64.757 ACRE TRACT OF LAND SITUATED IN THE J. HIBBINS SURVEY, ABSTRACT NO. 639, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A 282,234 ACRE TRACT OF LAND, CONVEYED TO BENCHMARK ACQUISITIONS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D220164569, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. SAID 64.757 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 253, 2004 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON ROD AT A 4" METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 282.234 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF HILLWOOD BOULEVARD, (A 60' RIGHT-OF-WAY) OF FOSSIL CREEK ESTATES AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CABINET A SLIDE 4185 PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF AN 18.608 ACRE TRACT OF LAND CONVEYED AS TRACT I, TO CJC KEYES TEXAS, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. D209112643, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID 282.234 ACRE TRACT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HILLWOOD BOULEVARD, A DISTANCE OF 2076.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK 2 OF THE RETREAT AT FOSSIL CREEK, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. ____, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 282.234 ACRE TRACT AND ALONG THE WEST LINE OF SAID RETREAT AT FOSSIL CREEK, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 786.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 36 MINUTES 36 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 38 DEGREES 35 MINUTES 23 SECONDS EAST, A DISTANCE OF 43 80 FFFT⁻

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 56 MINUTES 01 SECOND EAST, A DISTANCE OF 14.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF QUICKSILVER WAY, (A VARIABLE WIDTH RIGHT-OF-WAY OF SAID RETREAT AT FOSSIL CREEK, PHASE 1;

THENCE, CONTINUING OVER AND ACROSS SAID 282.234 ACRE TRACT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID QUICKSILVER WAY, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 676.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 51 MINUTES 35 SECONDS, A RADIUS OF 1970.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 58 MINUTES 46 SECONDS WEST, A DISTANCE OF 132.68 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 132.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID QUICKSILVER

THENCE, SOUTH 26 DEGREES 05 MINUTES 27 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 282.234 ACRE TRACT AND OVER AND ACROSS SAID QUICKSILVER WAY, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AT THE WEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID QUICKSILVER WAY AND THE WEST RIGHT-OF-WAY LINE OF AIRBUS AVENUE. (A 50' RIGHT-OF-WAY) OF SAID RETREAT AT FOSSIL CREEK. PHASE 1. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 16 SECONDS, A RADIUS OF 2030.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 73 DEGREES 54 MINUTES 11 SECONDS WEST, A DISTANCE OF 704.59 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 282.234 ACRE TRACT, DEPARTING SAID RETREAT AT FOSSIL CREEK, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 708.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

SOUTH 41 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 14.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREE 52 MINUTES 06 SECONDS EAST, A DISTANCE OF 12.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 07 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 01 DEGREES 52 MINUTES 06 SECONDS WEST, A DISTANCE OF 8.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 47 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.05 FEET TO A 5/8" IRON ROD WITH CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 30 MINUTES 25 SECONDS, A RADIUS OF 2030.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, A DISTANCE OF 88.81 FEET

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 88.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 22 MINUTES 56 SECONDS WEST, A DISTANCE OF 106.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREE 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 22 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 25 MINUTES 37 SECONDS, A RADIUS OF 500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 64.77 FEET:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 64.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER:

NORTH 84 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 89.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 25 MINUTES 37 SECONDS. A RADIUS OF 500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE OF 64.77 FEET:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 64.81 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 22 MINUTES 56 SECONDS WEST, A DISTANCE OF 269.37 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 282.234 ACRE TRACT AND THE COMMON EAST LINE OF A 47.924 ACRE TRACT OF LAND CONVEYED, TO CJC KEYES TEXAS, LLC., AS RECORDED IN COUNTY CLERK'S FILE NO. D209109964, REAL PROPERTY RECORDS, TARRANT COUNTY. TEXAS:

THENCE, NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1056.38 FEET TO A MAG NAIL AT A 4" METAL FENCE POST FOUND FOR AN EXTERIOR ELL CORNER OF SAID 282.234 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 47.924 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF AFORESAID 18.608 ACRE TRACT;

THENCE, NORTH 87 DEGREES 47 MINUTES 18 SECONDS EAST, ALONG A NORTH LINE OF SAID 282,234 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 18.608 ACRE TRACT, A DISTANCE OF 149.89 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 282.234 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 18.608 ACRE TRACT:

THENCE, NORTH 01 DEGREE 41 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID 282,234 ACRE TRACT AND THE COMMON EAST LINE OF SAID 18.608 ACRE TRACT, A DISTANCE OF 349.17 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 64.757 ACRES OF LAND.

Fort Worth
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXA THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL
Plat Approval Date:
By:Chairman

Secretary

NOTES

- 1. 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 RECORDATION DATE OF THIS PLAT APPLICATION. BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- 2. 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.
- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.
- 4. 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 LOTS AND FACILITIES SHALL INCLUDE. BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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
- 5. 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.
- 6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
- 7. 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.
- 8. ALL CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
- 19. 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 I 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.
- 10. 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.
- 11. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES. NORTH CENTRAL ZONE NAD83, (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 253, 2004 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), AND DENTON CORS ARP (PID-DF8986)
- 12. 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, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
- 13. 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
- 14. 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 FROSION 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 STORMWATER 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.

TO BE KNOWN AS:

LOTS 1-81, 2X-3X, BLOCK 2; LOT 1-26, 1X, BLOCK 16; LOTS 1-21, BLOCK 17; LOTS 1-27, BLOCK 18; LOTS 1-38, BLOCK 19; LOTS 1-16, BLOCK 20; LOTS 1-16, BLOCK 21; & LOTS 1-16, BLOCK 22

RETREAT AT FOSSIL CREEK, PHASE 2

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, A.D. 2022.

STATE OF TEXAS COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A.D. 2022.

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, CHRIS MATTEO, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS MATTEO REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6501



STATE OF TEXAS COUNTY OF TARRANT)

DATE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF_____ , A.D. 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS NOTARY ID NUMBER MY COMMISSION EXPIRES

OWNER/DEVELOPER:	R
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	НС

ENGINEER/SURVEYOR: LJA Surveying, Inc.

REFERENCE CASE NUMBERS
PP-19-053
CITY OF FORT WORTH
FLOOD STUDY
SWM-2019-0446
FDP-19-00018

6060 North Central Expressway Suite 400

JOB NO. 0084 FP-22-175

		RAL ANGLE	RADIUS		D BEARIN	<u>с</u> сн	ORD LENG		ENGTH
C1 C2		36'36" 51'35"	<u> </u>		<u>3°35'23"E</u> °58'46"W		<u>43.80'</u> 132.68'		. <u>83'</u> 71'
C3	<u> </u>		2030.00'	S73°54'11"W			704.59'		
C4	2°30'25"		2030.00'	S87°21'06"W			88.81'		.82'
C5	7°25'37"		500.00'	N87°54'15"W			<u>64.77'</u>		.81'
C6 C7	7°25'37" 1°48'49"		<u> </u>		<u>*54'15"W</u> *02'18"W		<u>64.77'</u> 31.65'		. <u>81'</u> .65'
C8	<u>1 46 49</u> 1°58'47"		500.00'		*08'30"W		17.27'		.28'
C9	1°58'47"		500.00'	S87°08'30"W			17.27'		.28'
C10		°00'00"	35.00'	S43°07'54"W			49.50'		<u>.98'</u>
C11 C12		°51'47" °34'52"	35.00' 150.00'		6°48'00"E I°58'41"E		49.44' 32.87'		.89' .94'
C13		°38'17"	1805.00'		7°52'06"E		491.12'		2.65'
C14	60°06'15"		150.00'	N29°59'50"E			150.24'		'.35 '
C15		°00'00"	35.00'	N45°03'17"W			49.50'		.98'
C16 C17	14°17'48" 14°17'48"		200.00' 500.00'	S09°01'01"E S09°01'01"E			<u>49.78'</u> 124.44'		.91' .76'
C18		•52'06"	200.00'	N13	°29'21"W		92.93'		.79'
C19		°00'00"	35.00'		5°03'17"W		49.50'		.98'
C20 C21		°00'00" °45'57"	<u> </u>		<u>*56'43"W</u> 7*56'16"E		<u>49.50'</u> 54.86'		. <u>98'</u> .03'
C21 C22		*53'45"	150.00		5°00'10"E		77.38'		.03 .27'
C23	24	°28'23"	2000.00'	N76	5°08'45"E		847.79'		.27'
C24		°35'15"	300.00'	N48	39'08"W		158.26'		0.16'
C25 C26		°27'58")°55'56"	<u>25.00'</u> 50.00'		5°10'42"E 5°03'17"W		<u>13.14'</u> 96.80'		. <u>29'</u> .71'
C26 C27		°27'58"	25.00		°42'43"W		<u>96.80</u> 13.14'		<u>./1</u> .29'
C28	70	•30'59"	25.00'	N33	3°24'08"E		28.86'		.77'
C29		0°31'12"	50.00'		°35'59"W		81.65'		3.62'
C30 C31		•55'35" 9•51'10"	<u> 25.00' </u> 50.00'		6°54'19"W 6°07'54"W		<u>12.91'</u> 96.56'		.06' .77'
C32		*55'35"	25.00'		5°49'54"E		12.91'		.06'
C33	30	°31'47"	25.00'	S13	°23'47"W		13.16'		.32'
C34		0°55'21"	50.00'		6°48'00"E		96.80'		.70'
C35 C36	30°31'47" 19°05'28"		<u> 25.00' </u>				<u>13.16'</u> 331.66'		.32' 5.20'
000	15	00 20	1000.00		1401 1		001.00		
[LINE	BEARING		ANCE	LINE	BEA		DISTANCE]
	L1	S76°56'01'		.62'	L38	N46°39 N76°07		14.15'	_
	L2 L3	<u>S26°05'27'</u> S41°05'05"		.00' .64'	L39 L40		5'24"W	<u>15.34'</u> 120.00'	-
	 L4	S01°52'06'		.12'	L40		5'09"W	66.93'	-
	L5	S88°07'55"		.00'	L42	N01°52		120.00'	
	L6 L7	N01°52'06" N47°15'30"		<u>65'</u> .05'	L43		7 [*] 31"W 3*39"W	<u>13.53'</u> 13.61'	_
	L7 L8	S88°22'56"		. <u>05</u> 31'	L44 L45	N48 50		14.13'	-
	L9	N01°37'04"	W 60	.00'	L46	N72°42	2'49"W	13.58']
	L10	S88°22'56"		.68'	L47	S89°56		138.26'	_
	L11 L12	<u>N87°47'18'</u> S89°56'43"		.89' '.71'	L48 L49	S04°38 N89°56		57.31' 142.95'	_
	L12			./ 1).44'	L49 L50		3'17"E	14.14'	-
	L14	S86°09'07"	W 95	.96'	L51	S89*56		142.95'	
	L15	S88°07'54"		.00'	L52	N44°56		14.14'	4
	L16 L17	S16°09'55' S01°52'06'		.05' .75'	L53 L54	<u>S16°38</u> S17°55	3'49"W	<u> </u>	4
	L17	N26°55'24"		.75 .00'	L54 L55		3'17"E	14.14'	4
	L19	S15°49'15'	'E 63	.15'	L56	N44°56	6'43"E	14.14'	1
	L20	S29°57'02'		.24'	L57	N72°24		14.02'	4
	L21 L22	N63°56'46" S46°52'06'		.95' 72'	L58 L59	N18°33	3'34″E 2'46"E	<u>14.02'</u> 93.02'	-
	L22 L23	N43°12'00'		<u>/2</u> 19'	L59 L60			<u> </u>	1
Ì	L24	S44°56'43"	W 6.	21'	L61	N44°56	5'43"E	14.14']
	L25	N88°22'56'		5.31 [°]	L62		3'13"W	14.02'	4
	L26 L27	N25°22'59" N74°15'46"		.64' .42'	L63 L64	S29°39	3'17"E	<u>14.02'</u> 14.14'	-
	L27 L28	N45°03'17"		.14'	L64 L65	N43°07		14.14	1
	L29	N89°56'43'	'E 120	.00'	L66	N46°48	3'00"W	14.16'	1
	L30	S44°56'43"		.14'	L67	S43°12		14.13'	4
	L31 L32	N46°52'06" S46°16'57'		.14' .00'	L68 L69	S47°5′ N43°07		<u>13.90'</u> 14.14'	4
	L32 L33	N88°07'54'		.20'	L09 L70		3'00"W	14.14	1
	L34	S43°07'54"	W 14	.14'	L71	N43°12	2'00"E	14.13'	1
	L35	N01°43'54"		0.00'	L72		2'06"E	14.14'	4
	L36 L37	<u> </u>		. <u>16'</u> .44'	L73		7'54"E 3'00"W	<u> </u>	-
l		571 55 40		- -		1170 40		1710	

MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



FILED IN INSTRUMENT NUMBER DATE __ Α FINAL PLAT LOTS 1-81, 2X-3X, BLOCK 2; LOT 1-26, 1X, BLOCK 16; LOTS 1-21, BLOCK 17; LOTS 1-27, BLOCK 18; LOTS 1-38, BLOCK 19; LOTS 1-16, BLOCK 20; LOTS 1-16, BLOCK 21; & LOTS 1-16, BLOCK 22 RETREAT AT FOSSIL CREEK OUT OF THE J. HIBBINS SURVEY, ABSTRACT NO. 639, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 64.757 ACRES 241 RESIDENTIAL LOTS 3 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACES

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PHASE 2

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