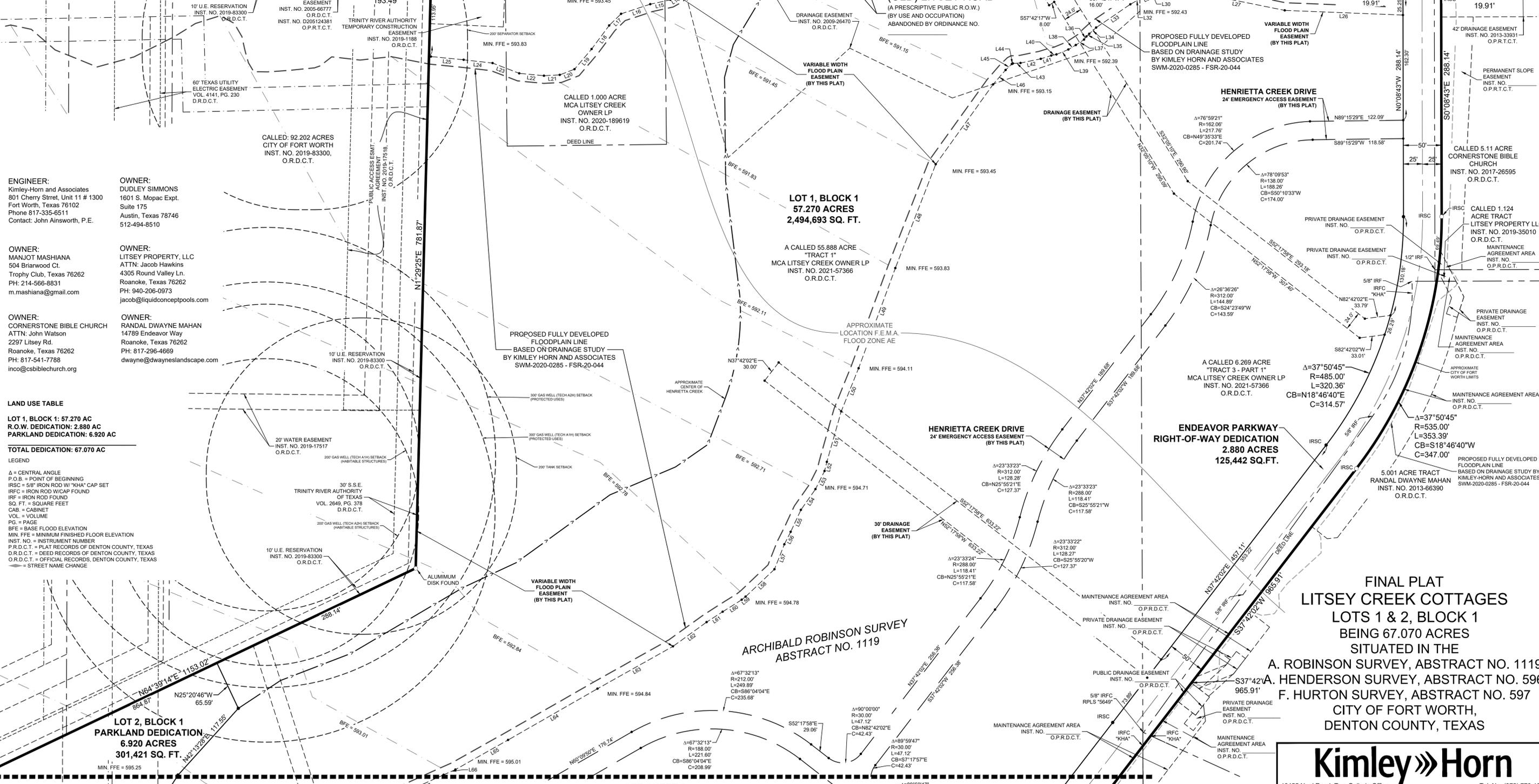




**GENERAL NOTES**

- Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- All property corners are 5/8" capped iron rod marked "KHA" found unless noted otherwise.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



**ENGINEER:**  
Kimley-Horn and Associates  
801 Cherry Street, Unit 11 # 1300  
Fort Worth, Texas 76102  
Phone 817-335-6511  
Contact: John Ainsworth, P.E.

**OWNER:**  
DUDLEY SIMMONS  
1601 S. Mopac Expt.  
Austin, Texas 78746  
512-494-8510

**OWNER:**  
MANJOT MASHIANA  
504 Briarwood Ct.  
Trophy Club, Texas 76262  
PH: 214-566-8831  
m.mashiana@gmail.com

**OWNER:**  
LITSEY PROPERTY, LLC  
ATTN: Jacob Hawkins  
4305 Round Valley Ln.  
Roanoke, Texas 76262  
PH: 940-206-0973  
jacob@liquidconceptpools.com

**OWNER:**  
CORNERSTONE BIBLE CHURCH  
ATTN: John Watson  
2297 Litsey Rd.  
Roanoke, Texas 76262  
PH: 817-541-7788  
inco@csbiblechurch.org

**OWNER:**  
RANDAL DWAYNE MAHAN  
14789 Endeavor Way  
Roanoke, Texas 76262  
PH: 817-296-4669  
dwayne@dwayneslandscape.com

**LAND USE TABLE**

LOT 1, BLOCK 1: 57.270 AC  
R.O.W. DEDICATION: 2.880 AC  
PARKLAND DEDICATION: 6.920 AC

**TOTAL DEDICATION: 67.070 AC**

**LEGEND**

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND  
SQ. FT. = SQUARE FEET  
CAB. = CABINET  
VOL. = VOLUME  
PG. = PAGE  
BFE = BASE FLOOD ELEVATION  
MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION  
INST. NO. = INSTRUMENT NUMBER  
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS  
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
— = STREET NAME CHANGE

**LOT 2, BLOCK 1  
PARKLAND DEDICATION  
6.920 ACRES  
301,421 SQ. FT.**

SEE SHEET 2

CASE NO FP-21-052-LITSEY CREEK  
REF. CASE NO PP-20-056

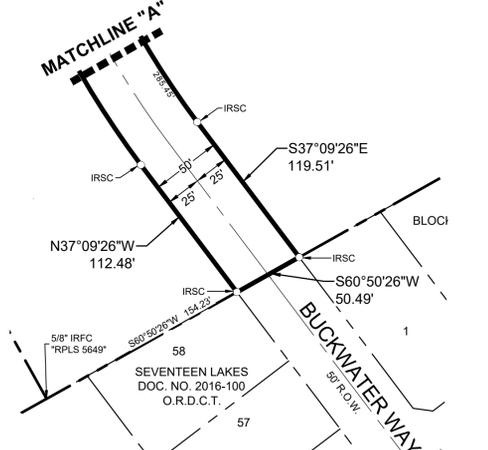
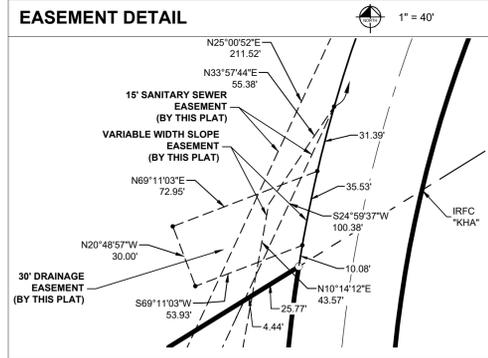
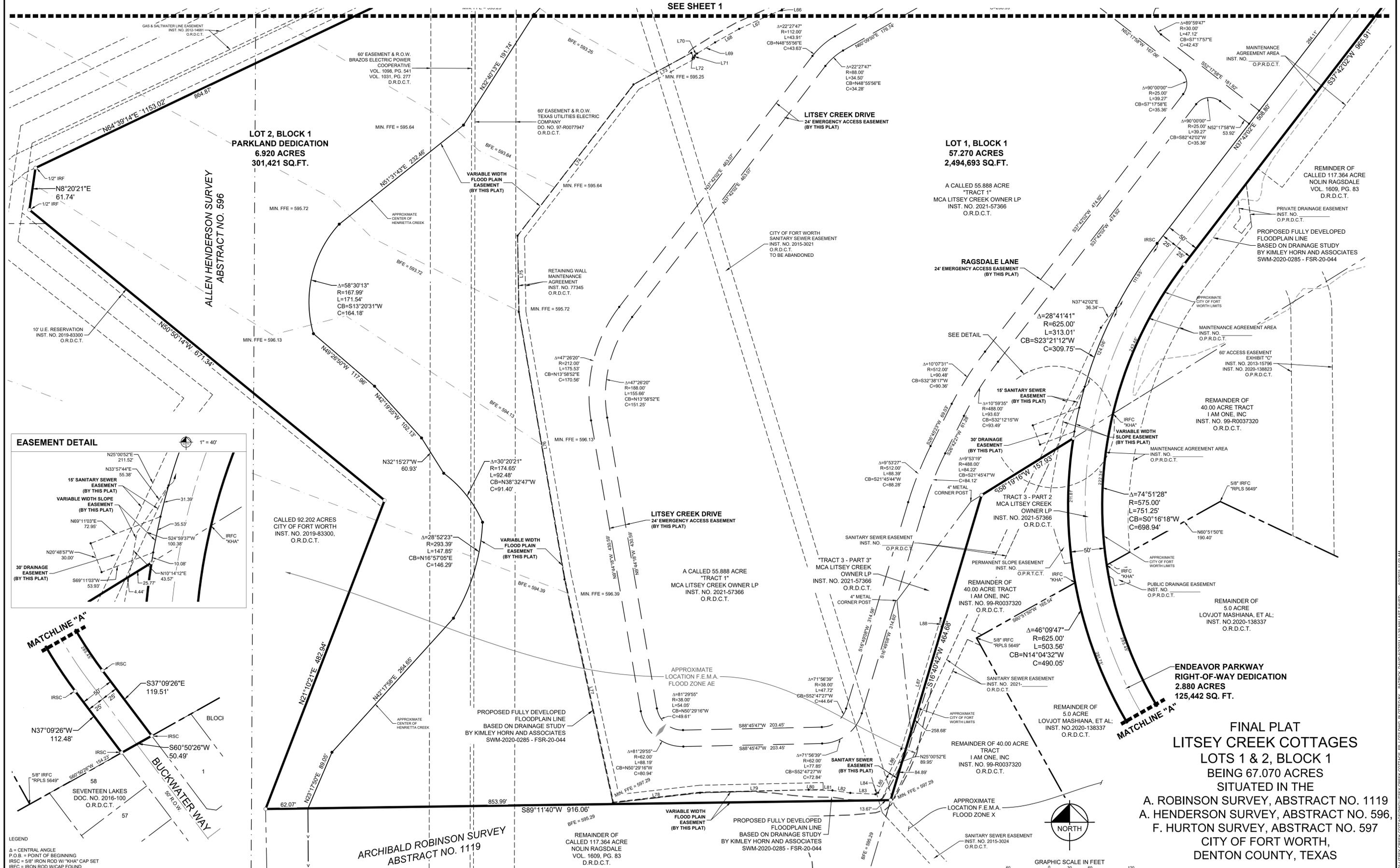
**FINAL PLAT  
LITSEY CREEK COTTAGES  
LOTS 1 & 2, BLOCK 1  
BEING 67.070 ACRES  
SITUATED IN THE  
A. ROBINSON SURVEY, ABSTRACT NO. 1119  
S. HENDERSON SURVEY, ABSTRACT NO. 596,  
F. HURTON SURVEY, ABSTRACT NO. 597  
CITY OF FORT WORTH,  
DENTON COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	KHA	MAY 2021	067806101	1 OF 3

SEE SHEET 1



**LEGEND**

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
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**LAND USE TABLE**

LOT 1, BLOCK 1: 57.270 AC	R.O.W. DEDICATION: 2.880 AC
PARKLAND DEDICATION: 6.920 AC	
<b>TOTAL DEDICATION: 67.070 AC</b>	

**ENGINEER:**  
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801 Cherry Street, Unit 11 # 1300  
Fort Worth, Texas 76102  
Phone 817-335-6511  
Contact: John Ainsworth, P.E.  
inco@csbiblechurch.org

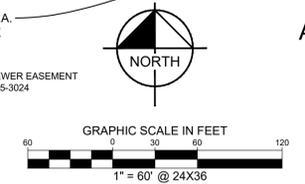
**OWNER:**  
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ATTN: John Watson  
2297 Litsey Rd.  
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PH: 817-541-7788  
dwayne@csbiblechurch.org

**OWNER:**  
RANDAL DWAYNE MAHAN  
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dwayne@dwayneslandscape.com

**OWNER:**  
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LITSEY PROPERTY, LLC  
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PH: 940-206-0973  
512-494-8510

**OWNER:**  
DUDLEY SIMMONS  
1601 S. Mopac Exp.  
Suite 175  
Austin, Texas 78746  
512-494-8510



**FINAL PLAT**  
**LITSEY CREEK COTTAGES**  
**LOTS 1 & 2, BLOCK 1**  
**BEING 67.070 ACRES**  
**SITUATED IN THE**  
**A. ROBINSON SURVEY, ABSTRACT NO. 1119**  
**A. HENDERSON SURVEY, ABSTRACT NO. 596,**  
**F. HURTON SURVEY, ABSTRACT NO. 597**  
**CITY OF FORT WORTH,**  
**DENTON COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	KHA	MAY 2021	067806101	2 OF 3

**CASE NO FP-21-052-LITSEY CREEK**  
**REF. CASE NO PP-20-056**

DWG NAME: F:\D\01\_SURVEY\067806101-LITSEY CREEK COTTAGES\DWG\LITSEY CREEK COTTAGES.PLT PLOTTED BY: PATRICK DAVID 02/20/21 11:39 AM LAST SAVED: 02/20/21 11:39 AM

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS MCA LITSEY CREEK OWNER LP, RANDAL DWAYNE MAHAN, CORNERSTONE BIBLE CHURCH, LITSEY PROPERTY LLC and LOVJOT MASHIANA, MANJOT MASHIANA and AMARJIT MASHIANA are the owners of a tract of land situated in the Archibald Robinson Survey, Abstract No. 1119, Allen Henderson Survey, Abstract No. 596, and the Franklin Huston Survey, Abstract No. 597, City of Fort Worth, Denton County, Texas and being all of those tracts of land described as Tracts 1, 2, 3 (Parts 1-3), and 4 in the Special Warranty Deed to MCA LITSEY CREEK OWNER LP, recorded in Instrument No. 2021-57366, Official Records, Denton County, Texas, being a part of a called 5,001 acre tract of land described in General Warranty Deed to Randal Dwayne Mahan recorded in Instrument No. 2013-66390, Official Records, Denton County, Texas, being a portion of a called 5.11 acre tract of land described in the Warranty Deed with Vendor's Lien to Cornerstone Bible Church, recorded in Instrument No. 2017-26595, Official Records, Denton County, Texas, being a portion of a called 1,124 acre tract of land described in the Warranty Deed with Vendor's Lien to Litsey Property LLC, recorded in Instrument No. 2019-35010, Official Records, Denton County, Texas, and being a part of a called 5,000 acre tract of land described in the Special Warranty Deed to Lovjot Mashiana, Manjot Mashiana and Amarjit Mashiana, recorded in Instrument No. 2020-138337, Official Records, Denton County, Texas, and being all of a 0.5487 acre tract shown as an apparent prescriptive right-of-way known as Litsey Road abandoned in City of Fort Worth Ordinance No. \_\_\_\_\_, and being more particularly described as follows:

**BEGINNING** a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northwest corner of said "Tract 4" and being in the south right-of-way line of Litsey Road (a variable width right-of-way);

**THENCE** with said south right-of-way line the following courses and distance:

North 75°19'24" East, a distance of 109.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 9°58'32", a radius of 60.50 feet, a chord bearing and distance of South 62°01'24" East, 10.52 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 10.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 57°02'14" East, a distance of 40.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 54°10'12", a radius of 104.50 feet, a chord bearing and distance of South 84°07'20" East, 95.16 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 98.80 feet to a 5/8-inch iron rod with plastic cap stamped "GLD" found for corner;

North 68°48'29" East, a distance of 79.70 feet to a 5/8-inch iron rod with plastic cap stamped "GLD" found at the beginning of a tangent curve to the right having a central angle of 20°06'00", a radius of 755.50 feet, a chord bearing and distance of North 78°51'29" East, 263.68 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 265.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 4°39'08", a radius of 1140.00 feet, a chord bearing and distance of South 81°04'39" East, 92.54 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 92.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 78°45'06" East, a distance of 526.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the east corner of said "Tract 4";

South 78°43'05" East, a distance of 31.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 11°23'07", a radius of 1260.00 feet, a chord bearing and distance of South 84°29'36" East, 249.96 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 250.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°48'51" East, a distance of 66.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the north line of said 5.11 acre tract;

**THENCE** over and across said 5.11 acre tract, the following courses and distances:

South 44°51'17" West, a distance of 19.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°08'43" East, a distance of 288.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 37°50'45", a radius of 535.00 feet, a chord bearing and distance of South 18°46'40" West, 347.00 feet;

In a southwesterly direction, with said curve to the right, passing at an arc distance of 69.49 feet the common line of said 5.11 and 1.124 acre tract, continuing with said curve to the right over and across said 1.124 acre tract, passing at an arc distance of 84.58 feet the common line of said 1.124 and 5.001 acre tract and continuing with said curve to the right over and across said 5.001 acre tract, in all a total arc distance of 353.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 37°42'02" West, over and across said 5.001 acre tract, passing at a distance of 440.42 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found in the south line of said 5.001 acre tract and being a southeast corner of said "Tract 3-Part 1" continuing with an east line of said "Tract 3-Part 1" at a distance of 457.11 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the most easterly southeast corner of said "Tract 1" continuing with the east line of said "Tract 1" a distance of 965.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 74°51'28", a radius of 575.00 feet, a chord bearing and distance of South 0°16'18" West, 698.94 feet;

**THENCE** In a southwesterly direction, continuing with said curve to the left, and with the east line of said "Tract 3 - Parts 1 & 2", passing at an arc distance of 243.46 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said "Tract 3-Part 2" continuing with the east line of said "Tract 3 - Part 2" passing at an arc distance of 463.54 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said "Tract 3-Part 2" and being in the northwest line of said 5.0 acre tract, continuing over and across said 5.0 acre tract, in all an total arc distance of 751.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

**THENCE** South 37°09'26" East, continuing over and across said 5.0 acre tract, a distance of 119.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the north line of and north line of Seventeen Lakes, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Document No. 2016-100, Plat Records Denton County, Texas and being at the northeast terminus of Buckwater Way, (a 50-foot right-of-way);

**THENCE** South 60°50'26" West, with the common line of said 5.0 acre tract and Seventeen Lakes addition a distance of 50.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest terminus line of said Buckwater Way;

**THENCE** North 37°09'26" West, over and across said 5.0 acre tract, a distance of 112.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 46°09'47", a radius of 625.00 feet, a chord bearing and distance of North 14°04'32" West, 490.05 feet;

**THENCE** in a northwesterly direction continuing over and across said 5.0 acre tract and with said curve to the right, passing at an arc distance of 291.75 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said "Tract 3 - Part 2" and being in the said northwest line of the 5.0 acre tract, continuing with the west line of said "Tract 3 - Part 2" for a total arc distance of 503.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said "Tract 3 - Part 2";

**THENCE** South 58°19'16" West, with an east line of said "Tract 1" west line, a distance of 157.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northeast corner of said "Tract 3 - Part 3";

**THENCE** South 16°40'42" West, with the east line of said "Tract 3 - Part 3" passing at a distance of 360.97 feet said east line of "Tract 1" and continuing with said east line in all a total distance of 464.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the most southerly southeast corner of said "Tract 1";

**THENCE** South 89°11'40" West, with the south line of said "Tract 1", a distance of 916.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said "Tract 1" and in the common line of said "Tract 1" and the 92.202 acre tract;

**THENCE** with the said common line, the following courses and distances;

North 21°10'21" East, a distance of 482.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 50°50'14" West, a distance of 671.34 feet to a 1/2-inch iron rod found;

North 8°20'21" East, a distance of 61.74 feet to a 1/2-inch iron rod found;

North 64°39'14" East, a distance of 1,153.02 feet to an aluminum disk found;

North 1°29'25" East, a distance of 781.87 feet to 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 0.5487 acre tract and being in the south line of said "Tract 4"

**THENCE** South 89°28'24" West, with the south line of said "Tract 4", a distance of 193.49 feet to a 60d nail found for the southwest corner of said "Tract 4"

**THENCE** North 0°31'55" West, with the west line of said "Tract 4", a distance of 57.28 feet the **POINT OF BEGINNING** and containing 67,070 acres or 2,921,556 square feet of land.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°10'04"E	7.51'	L45	S46°31'49"W	11.29'
L2	S88°56'46"E	27.38'	L46	S41°02'21"W	24.92'
L3	S85°24'32"E	37.79'	L47	S35°48'24"W	128.42'
L4	N87°00'12"E	19.87'	L48	S21°21'20"W	145.39'
L5	N79°47'30"E	22.48'	L49	S20°14'05"W	139.12'
L6	N47°34'58"E	14.59'	L50	S22°02'04"W	60.62'
L7	N76°25'57"E	17.82'	L51	S15°54'04"W	68.61'
L8	N46°36'38"E	38.88'	L52	S14°11'24"W	12.24'
L9	N26°59'16"E	17.22'	L53	S28°46'56"W	26.48'
L10	N24°19'07"E	10.85'	L54	S35°10'35"W	33.08'
L11	S04°39'07"W	28.47'	L55	S25°07'27"W	31.65'
L12	S17°12'25"W	28.56'	L56	S27°03'57"W	18.25'
L13	S29°46'49"W	15.19'	L57	S21°36'54"W	34.92'
L14	S60°30'15"W	10.83'	L58	S46°35'04"W	52.05'
L15	S77°41'18"W	27.00'	L59	S51°57'47"W	6.52'
L16	S71°47'05"W	40.28'	L60	S57°56'02"W	29.46'
L17	S45°44'40"W	21.72'	L61	S57°13'29"W	25.04'
L18	S36°47'18"W	38.33'	L62	S54°20'17"W	54.11'
L19	S40°28'00"W	34.53'	L63	S60°48'59"W	113.21'
L20	S68°56'50"W	20.75'	L64	S60°16'28"W	134.90'
L21	S87°03'36"W	20.67'	L65	S60°44'44"W	79.08'
L22	N84°30'12"W	32.56'	L66	S66°18'21"W	16.84'
L23	N69°03'38"W	37.34'	L67	S65°42'18"W	51.95'
L24	N83°33'08"W	38.19'	L68	S60°47'50"W	40.38'
L25	N84°22'51"W	42.95'	L69	S58°26'17"W	31.03'
L26	N87°44'46"W	154.90'	L70	S48°27'03"W	4.19'
L27	N78°38'50"W	126.78'	L71	S23°58'16"W	3.60'
L28	S89°03'59"W	25.45'	L72	N28°19'21"W	7.96'
L29	S85°55'48"W	19.24'	L73	S61°26'54"W	96.50'
L30	S75°49'43"W	9.72'	L74	S37°35'52"W	278.47'
L31	S64°31'21"W	7.17'	L75	S00°54'59"E	111.23'
L32	S60°41'52"W	19.99'	L76	S09°44'33"E	396.09'
L33	S55°51'39"W	54.09'	L77	S12°16'31"E	333.60'
L34	S47°59'36"W	12.07'	L78	N83°28'22"E	128.45'
L35	S46°53'29"W	5.02'	L79	N88°26'44"E	159.24'
L36	S38°03'53"W	5.27'	L80	S85°27'17"E	4.97'
L37	S56°41'30"W	12.86'	L81	S89°12'36"E	30.00'
L38	S58°46'20"W	11.36'	L82	S81°55'26"E	26.39'
L39	S67°46'01"W	16.89'	L83	S86°58'44"E	36.83'
L40	S77°36'08"W	7.01'	L84	N61°52'04"E	4.40'
L41	S72°49'19"W	14.34'	L85	N30°03'13"E	27.36'
L42	S78°22'50"W	26.97'	L86	N26°48'15"E	45.39'
L43	S86°48'02"W	10.10'	L87	N16°47'53"E	198.97'
L44	S61°24'31"W	1.52'	L88	S03°03'49"E	17.57'

**BY: LOVJOT MASHIANA**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**BY: MANJOT MASHIANA**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

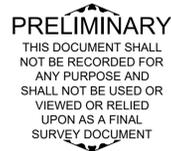
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**SURVEYOR'S AFFIRMATION:**

I, David De Weirtd, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

David J. De Weirtd  
Registered Professional Land Surveyor No. 5066  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. 972-770-1300  
dave.deweirtd@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David J. De Weirtd, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

Printed Name

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

**THAT MCA LITSEY CREEK OWNER LP, RANDAL DWAYNE MAHAN, CORNERSTONE BIBLE CHURCH, LITSEY PROPERTY LLC and LOVJOT MASHIANA ET ALL**, acting by and through their undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as

### LITSEY CREEK COTTAGES LOT 1, BLOCK 1

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Final Plat.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**BY: MCA LITSEY CREEK OWNER LP,**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**BY: CORNERSTONE BIBLE CHURCH,**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**BY: RANDAL DWAYNE MAHAN,**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**BY: LITSEY PROPERTY LLC**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**BY: AMARJIT MASHIANA**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

**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 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.

**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.

**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.

**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.

**Sidewalks**

Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy.

**Construction Prohibited Over Easements**

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

**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 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.

**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, 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 form 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 drainageways traversing their property clean and free of debris, silt or