

OWNER'S STATEMENT;

STATE OF TEXAS: COUNTY OF TARRANT:

WHEREAS, WUSF 4 ROCK CREEK, LP., WM SUB CTR, LP, and the CITY OF FORT WORTH as owners, hereby plat a portion of their property as described in two parcels as

PARCEL I

All that certain lot, tract, or parcel of land, situated in a portion of the Juan Jose Albirado Survey, Abstract No. 4, City of Fort Worth, Tarrant County, Texas, being part of that certain called 220.826 acre tract described in a deed to WUSF 4 Rock Creek, LP recorded in Instrument No. D214146610 of the Deed Records of Tarrant County, Texas (DRTCT), part of that certain called 0.423 acre tract described in a deed to the City of Fort Worth recorded in Instrument No. D218164719 (DRTCT), part of that certain called 118.716 acre tract described in a deed to WM SUB CTR, LP recorded in Instrument No. D214198092 (DRTCT), part of that certain called O.103 acre tract described in a deed to the City of Fort Worth recorded in Instrument No. D218164722 (DRTCT), and part of that certain called 0.423 acre tract described in a deed to the City of Fort Worth recorded in Instrument No. D218104997 (DRTCT), and being more completely described as follows, to-wit:

COMMENCING at a P.K. nail found with washer stamped "BURY" for the Southwest corner of said 220.826 acre tract and being the Northwest corner of a called 13.703 acre tract described in a deed to Texas Electric Service Company recorded in Volume 3569, Page 410 (DRTCT),

THENCE South 89 deg. 52 min. 56 sec. East along the South line of said 220.826 acre tract and the North line of said 13.703 acre tract, a distance of 3313.22 feet to a 1/2" capped iron rod set stamped "GOODWIN 8 MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the TRUE POINT OF BEGINNING, and said point being a Point of Curvature of a circular curve to the left, having a radius of 1145.00 feet, a central angle of 35 deg. 53 min. 42 sec., and being subtended by a chord which bears North O7 deg. 34 min. 08 sec. West - 705.65

THENCE in a northwesterly direction along said curve to the left, departing said North and South lines, a distance of 717.33 feet to a 1/2" capped iron rod set,

THENCE North 25 deg. 31 min. 00 sec. West tangent to said curve, a distance of 360.58 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1005.00 feet, a central angle of 24 deg. 28 min. 33 sec., and being subtended by a chord which bears North 13 deg. 16 min. 43 sec. West - 426.06 feet,

THENCE in a northwesterly direction along said curve to the right, a distance of 429.32 feet to a 1/2" capped iron rod set,

THENCE North OI deg. 02 min. 27 sec. West tangent to said curve, a distance of 498.99 feet to a 1/2" capped iron rod set,

THENCE North 45 deg. 59 min. 20 sec. West, a distance of 14.15 feet to a 1/2" capped iron rod set in the North line of said 220.826 acre tract and in the South line of said 118.716 acre tract,

THENCE North OI deg. 02 min. 27 sec. West departing said North and South lines, being 65.00 feet West of and parallel with the East line of said 118.716 acre tract, a distance of 60.00 feet to a 1/2" capped iron rod set,

THENCE North 44 deg. 00 min. 40 sec. East, a distance of 14.13 feet to a 1/2" capped iron rod

THENCE North 01 deg. 02 min. 27 sec. West, being 55.00 feet West of and parallel with the East line of said 118.716 acre tract, a distance of 1357.75 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a circular curve to the right, having a radius of 995.00 feet, a central angle of 35 deg. 10 min. 49 sec., and being subtended by a chord which bears North 16 deq. 32 min. 58 sec. East - 601.39 feet,

THENCE in a northeasterly direction along said curve to the right, being 55.00 feet West of and parallel with the East line of said 118.716 acre tract, a distance of 610.94 feet to a 1/2" capped

THENCE North 34 deg. 08 min. 10 sec. East non-tangent to said curve, being 55.00 feet West of and parallel with the East line of said 118.716 acre tract, a distance of 477.12 feet to a 1/2" capped iron rod set,

THENCE North 38 deg. 27 min. 22 sec. East along the Northwest line of said 0.423 acre tract described in said Instrument No. D218164719, a distance of 336.72 feet to a 1/2" capped iron rod found stamped "DUNAWAY" for the most southerly Southwest corner of a called 0.204 acre tract described in a ROW Dedication Deed recorded in Instrument No. D2I6O48767 (DRTCT), and the Northwest corner of said 0.423 acre tract described in said Instrument No.

THENCE South 51 deg. 32 min. 38 sec. East along the Southwest line of said 0.204 acre tract described in said Instrument No. D216048767, and the Northeast line of said 0.423 acre tract described in said Instrument No. D218164719, at 55.00 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southeast corner of said 0.204 acre tract described in said Instrument No. D216048767, the Southwest corner of a called 0.204 acre tract described in a ROW Dedication Deed recorded in Instrument No. D2I5272369 (DRTCT) continue a total distance of IIO.OO feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Northeast corner of said 0.423 acre tract described in said Instrument No. D218104997,

THENCE South 38 deq. 27 min. 22 sec. West along the East line of said 0.423 acre tract described in said Instrument No. D218104997, a distance of 334.64 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southeast corner of said 0.423 acre tract described in said Instrument No. D218104497;

THENCE North 51 deg. 32 min. 38 sec. West along the Southwest line of said 0.423 acre tract described in said Instrument No. D218104497, a distance of 55.00 feet to a 5/8" iron rod found for the Southeast corner of said 0.423 acre tract described in said Instrument No. D218164719, the Northwest corner of a called IO8.141 acre tract described in a deed to Gabriel Southwest, LLC recorded in Instrument No. D217046244 (DRTCT), and being the most easterly Northeast corner of said 118.716 acre tract.

THENCE South 34 deg. 08 min. 10 sec. West along the West line of said 108.141 acre tract and the East line of said 118.716 acre tract, a distance of 475.05 feet to a 5/8" capped iron rod found stamped "DUNAWAY", said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 940.00 feet, a central angle of 35 deg. 10 min. 50 sec., and being subtended by a chord which bears South 16 deg. 32 min. 58 sec. West — 568.15 feet,

THENCE in a southwesterly along said curve to the left, the West line of said 108.141 acre tract, and the East line of said 118.716 acre tract, a distance of 577.18 feet to a 5/8" capped iron rod found stamped "DUNAWAY",

THENCE South OI deg. O2 min. 27 sec. East tangent to said curve and continue along said East and West lines, a distance of 1357.85 feet to a 1/2" capped iron rod set for the Northwest corner

THENCE North 89 deg. 03 min. 46 sec. East departing said East and West lines and along the North line of said O.103 acre tract, a distance of 55.00 feet to a 1/2" capped iron rod set, THENCE South 45 deg. 59 min. 20 sec. East along said North line, a distance of 14.15 feet to a 1/2" capped iron rod set,

THENCE South OI deg. 02 min. 27 sec. East along the West line of said 0.103 acre tract, a distance of 60.00 feet to a 1/2" capped iron rod set in the South line of said 108.141 acre tract, the North line of said 220.826 acre tract, and being the Southeast corner of said 0.103 acre tract,

THENCE South 44 deg. OO min. 40 sec. West departing said North and South lines, a distance of 14.13 feet to a 1/2" capped iron rod set;

THENCE South OI deg. 02 min. 27 sec. East, a distance of 498.79 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 895.00 feet, a central angle of 24 deg. 28 min. 33 sec., and being subtended by a chord which bears South 13 deg. 16

THENCE in a southeasterly direction along said curve to the left, a distance of 382.33 feet to a 1/2" capped iron rod set,

THENCE South 25 deg. 31 min. 00 sec. East tangent to said curve, a distance of 360.58 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of I255.00 feet, a central angle of 34 deg. 59 min. I4 sec., and being subtended by a chord which bears South 08 deg. 01 min. 23 sec. East - 754.50 feet,

THENCE in a southeasterly direction along said curve to the right, a distance of 766.36 feet to a 1/2" capped iron rod set in the South line of said 220.826 acre tract and the North line of said 13.703 acre tract, from which a 5/8" iron rod found in the South line of said 220.826 acre tract bears South 89 deg. 52 min. 56 sec. East - 1435.76 feet.

THENCE North 89 deg. 52 min. 56 sec. West along said North and South lines, a distance of III.63 feet to the POINT OF BEGINNING, containing 401,388 square feet or 9.215 acres of land, more or less.

PARCEL 2

All that certain lot, tract, or parcel of land, situated in a portion of the Juan Jose Albirado Survey, Abstract No. 4, the John H. Bostick Survey, Abstract No. 195, City of Fort Worth, Tarrant County, Texas, being part of that certain called 701.937 acre tract described in a deed to WUSF 4 Rock Creek, LP recorded in Instrument No. D214146610 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows, to-wit:

COMMENCING at a P.K. nail found with washer stamped "BURY" for the most northerly Northwest corner of said 701.937 acre tract and being the Southwest corner of a called 13.703 acre tract described in a deed to Texas Electric Service Company recorded in Volume 3569, Page 410 (DRTCT).

THENCE South 89 deg. 53 min. OI sec. East along the North line of said 701.937 acre tract and the South line of said 13.703 acre tract, a distance of 3283.10 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the TRUE POINT OF BEGINNING,

OWNER'S STATEMENT CONT:

THENCE South 89 deg. 53 min. OI sec. East along said North and South lines, a distance of 114.25 feet to a 1/2" capped iron rod set, from which a 5/8" capped iron rod found "illegible" fo the Northeast corner of said 701.937 acre tract bears South 89 deg. 53 min. OI sec. East -1305.07 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1255.00 feet, a central angle of 47 deg. 49 min. 13 sec., and being subtended by a chord which bears South 38 deg. 58 min. 40 sec. West — 1017.31 feet,

THENCE in a southwesterly direction along said curve to the right, departing said North and South lines, a distance of 1047.45 feet to a 1/2" capped iron rod set,

THENCE South 62 deg. 53 min. 17 sec. West tangent to said curve, a distance of 804.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 945.00 feet, a central angle of 34 deg. 33 min. 54 sec., and being subtended by a chord which bears South 45 deg. 36 min. 19 sec. West - 561.49 feet,

THENCE in a southwesterly direction along said curve to the left, a distance of 570.10 feet to a 1/2" capped iron rod set,

THENCE South 28 deg. 19 min. 22 sec. West tangent to said curve, a distance of 272.99 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 805.00 feet, a central angle of 57 deg. 19 min. 09 sec., and being subtended by a chord which bears South 56 deg. 58 min. 56 sec. West — 772.16 feet,

THENCE in a southwesterly direction along said curve to the right, a distance of 805.33 feet to a 1/2" capped iron rod set,

THENCE South 85 deg. 38 min. 31 sec. West tangent to said curve, a distance of 397.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1445.00 feet, a central angle of 33 deg. 06 min. 26 sec., and being subtended by a chord which bears South 69 deg. 05 min. 18 sec. West - 823.40 feet.

THENCE in a southwesterly direction along said curve to the left, a distance of 834.96 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 32 min. O5 sec. West tangent to said curve, a distance of 253.45 feet to a 1/2" capped iron rod set,

THENCE South 07 deg. 32 min. 05 sec. West, a distance of 114.61 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 945.00 feet, a central angle of 7 deg. 53 min. 42 sec., and being subtended by a chord which bears South 48 deg. 57 min. 40 sec. East — I30.11 feet,

THENCE in a southeasterly direction along said curve to the left, a distance of 130.22 feet to a 1/2" capped iron rod set;

THENCE South 52 deg. 54 min. 31 sec. East tangent to said curve, a distance of 360.36 feet to a 1/2" capped iron rod set,

THENCE South 37 deg. 05 min. 29 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set in the Northeast line of a called 80,000 acre tract described in a deed to Board of Regents of the Texas A&M University System recorded in Instrument No. D216297140 (DRTCT),

THENCE North 52 deg. 54 min. 31 sec. West along said Northeast line, a distance of 25.00 feet to a 5/8" capped iron rod found stamped "BURY" for the most northerly corner of said 80.000

THENCE South 82 deg. 05 min. 29 sec. West along the North line of said 80.000 acre tract, a distance of 14.14 feet to a 5/8" capped iron rod found stamped "BURY" for the most northerly Northwest corner of same,

THENCE South 37 deg. 05 min. 29 sec. West along the West line of said 80.000 acre tract, a distance of IOI.97 feet to a 5/8" capped iron rod found stamped "BURY" for a Point of Curvature of a circular curve to the left, having a radius of 470.00 feet, a central angle of 21 deg 43 min. 51 sec., and being subtended by a chord which bears South 26 deg. 13 min. 34 sec. West - 177.19 feet,

THENCE in a southwesterly direction along said curve to the left and said West line, a distance of 178.26 feet to a 5/8" capped iron rod found stamped "BURY",

THENCE South 15 deg. 21 min. 38 sec. West tangent to said curve and continue along said West line, a distance of 133.43 feet to a 5/8" capped iron rod found stamped "BURY" for a Point of Curvature of a circular curve to the right, having a radius of 530.00 feet, a central angle of 20 deg. 20 min. 20 sec., and being subtended by a chord which bears South 25 deg. 31 min. 48 sec. West - 187.15 feet,

THENCE in a southwesterly direction along said curve to the right and said West line, a distance of 188.14 feet to a 5/8" capped iron rod found stamped "BURY",

THENCE South 35 deg. 41 min. 58 sec. West tangent to said curve and continue along said West line, a distance of 186.92 feet to a 1/2" capped iron rod set,

THENCE North 54 deg. 18 min. 02 sec. West departing said West line, a distance of 80.00 feet to a 1/2" capped iron rod set.

THENCE North 35 deg. 41 min. 58 sec. East, being 80.00 feet West of and parallel with the West line of said 80.000 acre tract, a distance of 186.92 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 450.00 feet, a central angle of 20 deg. 20 min. 20 sec., and being subtended by a chord which bears North 25 deg. 31 min. 48

THENCE in a northeasterly direction along said curve to the left, being 80.00 feet West of and parallel with the West line of said 80.000 acre tract, a distance of 159.74 feet to a 1/2" capped

THENCE North 15 deg. 21 min. 38 sec. East tangent to said curve, being 80.00 feet West of and parallel with the West line of said 80.000 acre tract, a distance of 133.43 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 550.00 feet, a central angle of 21 deg. 43 min. 51 sec., and being subtended by a chord which bears North 26 deg. 13 min. 33 sec. East — 207.35 feet,

THENCE in a northeasterly direction along said curve to the right, being 80.00 feet West of and parallel with the West line of said 80.000 acre tract, a distance of 208.60 feet to a 1/2" capped

THENCE North 37 deg. 05 min. 29 sec. East tangent to said curve, being 80.00 feet West of and parallel with the West line of said 80.000 acre tract, a distance of 101.97 feet to a 1/2" capped iron rod set,

THENCE North O7 deg. 54 min. 31 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod THENCE North 52 deg. 54 min. 31 sec. West, a distance of 235.36 feet to a 1/2" capped iron rod

central angle of 8 deg. 00 min. 30 sec., and being subtended by a chord which bears North 48 deg. 54 min. 16 sec. West - 147.34 feet. THENCE in a northwesterly direction along said curve to the right, a distance of 147.46 feet to a

set for a Point of Curvature of a circular curve to the right, having a radius of 1055.00 feet, a

1/2" capped iron rod set, THENCE North 82 deg. 27 min. 55 sec. West non-tangent to said curve, a distance of I32.12 feet to a 1/2" capped iron rod set,

THENCE South 52 deg. 32 min. 05 sec. West, a distance of 10.00 feet to a 1/2" capped iron rod

THENCE North 37 deg. 27 min. 55 sec. West, a distance of IIO.OO feet to a 1/2" capped iron rod

THENCE North 52 deg. 32 min. O5 sec. East, a distance of 10.00 feet to a 1/2" capped iron rod

THENCE North 07 deg. 32 min. 05 sec. East, a distance of I40.79 feet to a I/2" capped iron rod

THENCE North 52 deg. 32 min. 05 sec. East, a distance of 80.00 feet to a 1/2" capped iron rod

THENCE North 52 deg. 32 min. 05 sec. East, a distance of 258.12 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1555.00 feet, a central angle of 33 deg. 06 min. 26 sec., and being subtended by a chord which bears North 69 deg. 05 min. 18 sec. East — 886.08 feet,

THENCE South 82 deg. 27 min. 55 sec. East, a distance of 140.79 feet to a 1/2" capped iron rod

THENCE in a northeasterly direction along said curve to the right, a distance of 898.53 feet to a 1/2" capped iron rod set,

THENCE North 85 deg. 38 min. 31 sec. East tangent to said curve, a distance of 397.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 695.00 feet, a central angle of 57 deg. 19 min. 09 sec., and being subtended by a chord which bears North 56 deg. 58 min. 56 sec. East - 666.65 feet,

THENCE in a northeasterly direction along said curve to the left, a distance of 695.28 feet to a 1/2" capped iron rod sef,

THENCE North 28 deg. 19 min. 22 sec. East tangent to said curve, a distance of 272.99 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1055.00 feet, a central angle of 34 deg. 33 min. 54 sec., and being subtended by a chord which bears North 45 deg. 36 min. 19 sec. East — 626.85 feet,

THENCE in a northeasterly direction along said curve to the right, a distance of 636.46 feet to a 1/2" capped iron rod set,

OWNER'S STATEMENT CONT;

THENCE North 62 deg. 53 min. 17 sec. East tangent to said curve, a distance of 804.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of

1145.00 feet, a central angle of 46 deg. 20 min. 42 sec., and being subtended by a chord which bears North 39 deg. 42 min. 55 sec. East — 901.12 feet,

THENCE in a northeasterly direction along said curve to the left, a distance of 926.16 feet to the POINT OF BEGINNING, containing 729,273 square feet or 16.742 acres of land, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, WUSF 4 ROCK CREEK, LP., WM SUB CTR, LP, and THE CITY OF FORT WORTH, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of ROCK CREEK RANCH/TARLETON STATE UNIVERSITY BREWER BOULEVARD and does hereby dedicate to the public forever the streets shown hereon.

Witness our hand, this the // day of Javany, 2019

Walton Texas, LP, a Texas limited partnership By: Walton Texas GP, LLC, a Texas limited liability company

its General Partner By: Walton International Group, Inc., a Nevada corporation

its Manager

Witness our hand, this the 11th day of JANUARY, 2019

WUSF 4 Rock Creek, LP, a Texas limited partnership

- By: WUSF 4 Rock Creek GP, LLC, a Delaware limited liability company its General Partner
- By: Walton U.S. Land Fund 4, LP, a Delaware limited partnership its Sole Member and Manager
- By: WUSF 4 GP, LLC a Delaware limited liability company its General Partner
- By: Walton Land Management (USA), Inc., a Delaware corporation its Manager

Witness our hand, this the 11 day of 1 Answay, 2019

WALTON DEVELOPMENT & MANAGEMENT TX, LLC, a Delaware limited liability company, in its capacity as Developer on behalf of WM SUB CTR, LP, a Texas´limited partnership, the Owner of the Project, pursuant to that certain Lot Development Agreement dated September 18, /2014

By: John Vick, President Witness our hand, this the 13th day of February, 2019

levi Jesus J. Chapa, Assistant@ity Manager

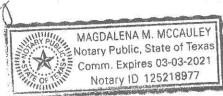
APPROVED AS TO FORM AND LEGALITY

COUNTY OF DALLAS:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Vick, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of Walton International Group, Inc., the manager of Walton Texas GP, LLC, the general partner of Walton Texas, LP, and that he executed the same as the act of said WUSF 4 Rock Creek, LP the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 1th day of January, 2019. Notary Rublic, State of Texas

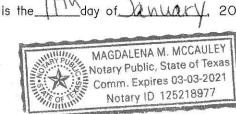
My commission expires $\frac{3}{3}$ STATE OF TEXAS: COUNTY OF DALLAS:



Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Vick, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of Walton Land Management (USA), Inc. the manager of WUSF 4 GP, LLC, the general partner of Walton U.S. Land Fund 4, LP, the sole member and manager of WUSF 4 Rock Creek GP, LLC, the general partner of WUSF 4 Rock Creek, LP, and that he executed the same as the act of said WUSF 4 Rock Creek, LP the purposes and consideration therein expressed and in the capacity therein

Given under my hand and seal of office this the day of a www. 2019.

Mandaleria M. Ne Caul My commission expires 3|3|21STATE OF TEXAS: COUNTY OF DALLAS:

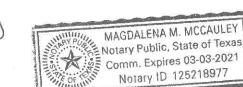


This instrument was acknowledged before me this the day of January, John Vick, President of WALTON DEVELOPMENT & MANAGEMENT TX, LLC, a Delaware limited liability company, in its capacity as Developer on behalf of WM SUB CTR, LP, a Texas limited partnership, the Owner of the Project, pursuant to that certain Lot Development Agreement dated September 8, 2014.

Notary Public, State of Arizona My commission expires 3 5 2

COUNTY OF TARRANT

OWNER:



Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jesus J. Chapa, Assistant City Manager of the City of Fort Worth, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the City of Fort Worth, and that he/she executed the same as the act of the City of Fort Worth for the purposes and consideration therein expressed and in the capacity therein stated.

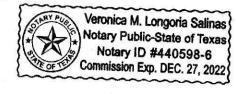
Given under my hand and seal of office this the 8th day of February, 2019. Notary Public, State of Texas

CITY OF FORT WORTH

200 TEXAS STREET

FORT WORTH, TEXAS 76102

My commission expires 12-27-2022



OWNER/DEVELOPER:

PREPARED BY:

GOODWINZ MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS 2405 Mustang Drive, Grapevine, Texas 76051

TBPLS # 10021700

Metro (817) 329-4373 TBPE REGISTRATION # F-2944

FORT WORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT VALID ONLY IF RECORDED WITHIN

NINETY (90) DAYS AFTER DATE OF APPROVAL

LAND USE TABLE

Gross Site Area (Acreage): 25.957 Total Number Lots: 0

Total Non-Residential Lots: O Number/ O Acres

Private Open Space Lots: O Number/ O Acres Right-of-Way 25.957 Acres

No Public Parks Proposed

Chairman

Secretary

PLAT APPROVED DATE: 2/15/2019

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.

SIDEWALKS

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

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

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.

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 on Schedule I 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.

PRIVATE PRV'S REQUIRED

Private Pressure Reducing Valves will be required, water pressure exceeds 80 P.S.I.

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.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph

. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202). North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999864494. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to City of Fort Worth Benchmark No. 87221 having a published elevation of 771.735 feet (NAVD88).

2. According to the Flood Insurance Rate Map (FIRM) panel 48439CO4IOK, effective September 25, 2009. This survey is located in Flood Insurance Zone "A" no base flood elevations determined and Zone "X" non-shaded, areas determined to be outside the 0.2% annual

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise

SURVEYOR'S CERTIFICATE

2405 Mustana Drive

Grapevine, Texas 76051 metro (817) 329-4373

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Registered Professional Land Surveyor No. 6372 Surveyed on the ground 10/8/2014 Goodwin & Marshall, Inc.





FINAL PLAT

ROCK CREEK RANCH/TARLETON STATE UNIVERSITY BREWER BOULEVARD

25.957 ACRES

SITUATED IN THE JUAN JOSE ALBIRADO SURVEY, ABSTRACT NO. 04 JOHN H. BOSTICK SURVEY, ABSTRACT NO. 195 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

NOVEMBER 2018

SHEET 3 OF 3

5420 LBJ Freeway, Suite 790 Dallas, Texas 75240 (972) 713-0000

REFERENCE CASE No. PP-17-076

FINAL PLAT CASE No. FP-18-004

DOCUMENT #: 02/9030365 Date: 02-15-19