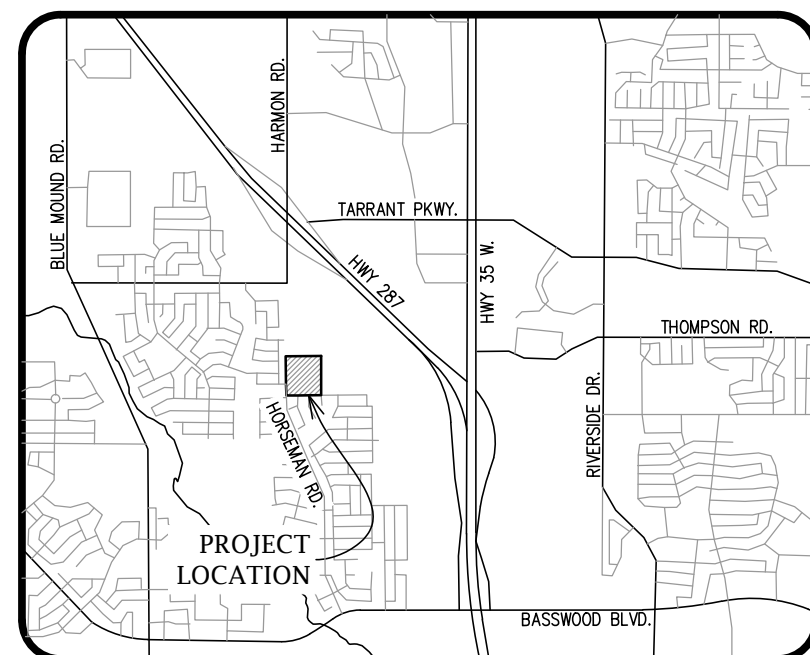


NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

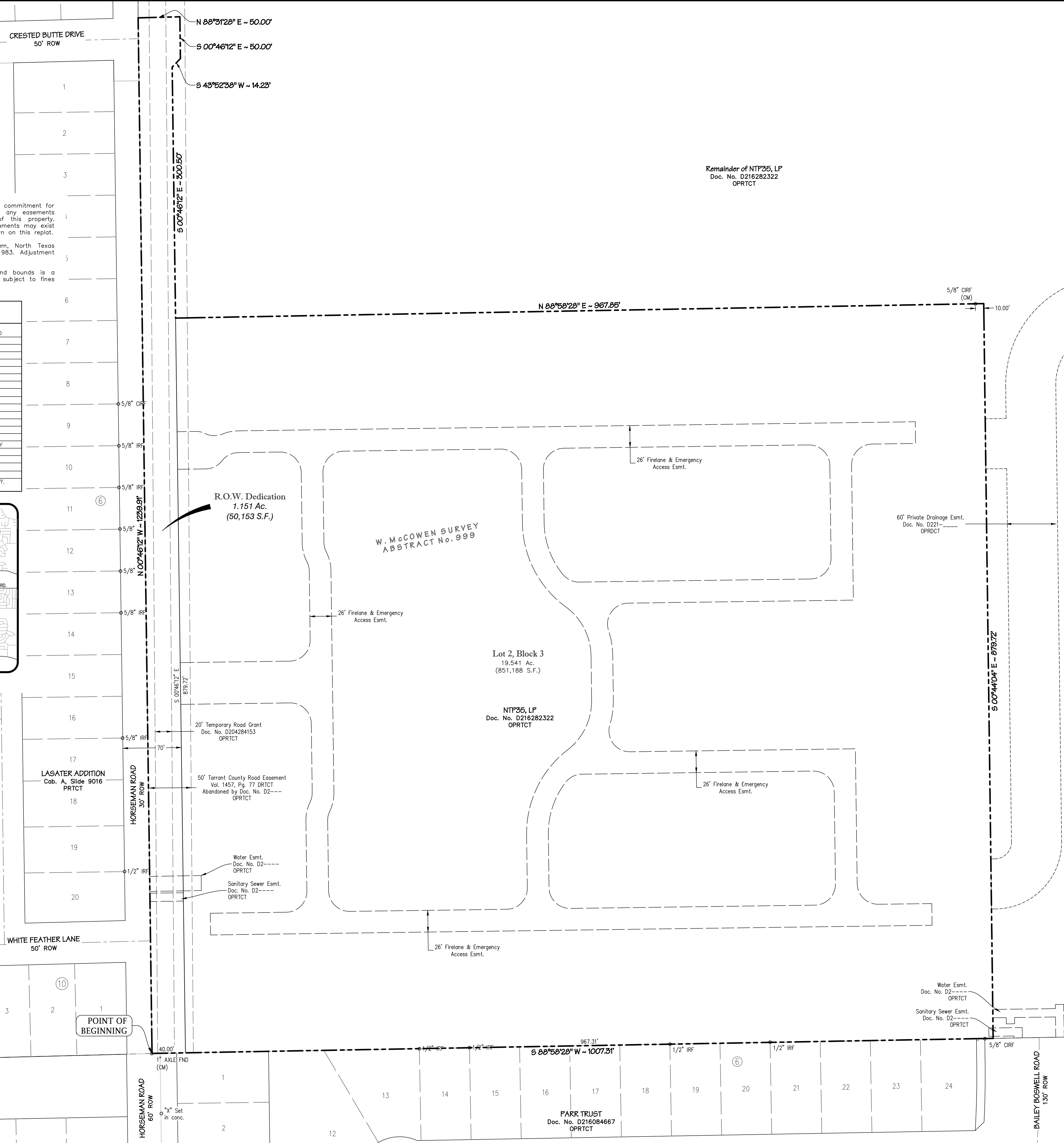
LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTL	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
⊙	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



LOCATION MAP

Plotted by: Barnett Plot Date: 5/24/2021 12:54 PM

Drawing: G:\2020\0852\0-164 The Standard at Harmon Homes\30-164 Final Plat.dwg Saved By: Barnett, Sww Time: 5/25/2021 4:30:44 PM



Remainder of NTP35, LP
Doc. No. D216282322
OPRTCT

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS NTP35, LP is the owner of a tract of land situated in the W. McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, being part of a tract conveyed to NTP35, LP, by deed recorded in Document No. D216282322 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1" axle found for the southwest corner of said NTP35 tract, also being in the east line of Horseman Road, a 30 foot right-of-way at this point;

THENCE N 00°46'12" W along the common line thereof, 1239.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE through said NTP35 tract, the following:

N 88°31'28" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°46'12" E, 50.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 43°52'38" E, 14.23 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°46'12" E, 300.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 88°58'28" E, passing at 957.85 feet a 5/8" iron rod with plastic cap found, and continuing for a total distance of 967.85 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 00°44'04" E, 879.72 feet to a point on the north line of Bailey Boswell Road, a 130 foot right-of-way created by the final plat of Lots 1-24, Block 6, Lots 1-43, Block 7, Lots 1-14, Block 8, Parr Trust recorded in Document No. D216084667 OPRTCT;

THENCE S 88°58'28" W, 1007.31 feet along the north line of said Parr Trust to the POINT OF BEGINNING with the subject tract containing 901,341 square feet or 20.692 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, NTP35, LP does hereby adopt this plat designating the hereinabove described property as NORTH COWTOWN CROSSING, Lot 2, Block 3, an Addition to the City of Fort Worth, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

Witness our hands at Dallas County, Texas, this ____ day of _____, 2021.

NTP35, LP

Name, Title _____

STATE OF TEXAS §
COUNTY OF xxxxxx §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 the ____ day of _____, 2021.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Fort Worth, Texas.

Dated this the ____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

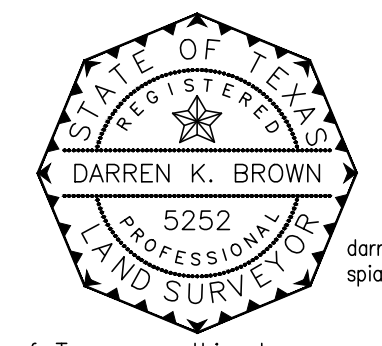
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 the ____ day of _____, 2021.

Notary Public, State of Texas _____



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 Approved Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

FINAL PLAT

NORTH COWTOWN CROSSING

LOT 2, BLOCK 3
NORTH COWTOWN CROSSING ADDITION
BEING 20.692 ACRES IN THE
W. McCOWEN SURVEY, ABSTRACT NO. 999
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OWNER NTP35, LP 2525 Ridgmar Boulevard, Suite 440 Fort Worth, Texas 76116 Contact: Steve McKeever	OWNER / APPLICANT Ojala Partners, LP 6440 N. Central Expressway, Suite 900 Dallas, Texas 78745 Telephone (832) 444-9382 Contact: Daniel Smith	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tyler Barnett
--	---	--

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 easement 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.

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 the plat. The amount to be collected is determined under Schedule 2 of the ordinance, and is due on the date a building permit is issued.

Building Permits

No Building Permits shall be issued for any 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.

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 gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution

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 identify 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.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, 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".

Public Open Space Easement

No Structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Floodplain/Drainageway 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 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.

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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Parkways

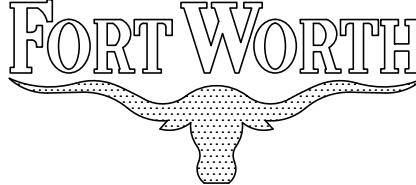
Parkways (The strip between the sidewalk and the curb) will be maintained by adjacent landowner.

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.

Building Construction Distance Limitation to an Oil or Gas Well Bore

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 adopted Fire Code 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.

 CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS <small>THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.</small>	
Plot Approved Date:	
BY: _____	CHAIRMAN
BY: _____	SECRETARY

FINAL PLAT

NORTH COWTOWN CROSSING

LOT 2, BLOCK 3
NORTH COWTOWN CROSSING ADDITION
BEING 20.692 ACRES IN THE
W. McCOWEN SURVEY, ABSTRACT NO. 999
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

OWNER NTP35, LP 2525 Ridgmar Boulevard, Suite 440 Fort Worth, Texas 76116 Contact: Steve McKeever	OWNER / APPLICANT Ojala Partners, LP 6440 N. Central Expressway, Suite 900 Dallas, Texas 78745 Telephone (832) 444-9382 Contact: Daniel Smith	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tyler Barnett
--	---	--