

VICINITY MAP

- LEGEND
- UE = UTILITY EASEMENT
 - BL = BUILDING LINE
 - DE = DRAINAGE EASEMENT
 - CM = CONTROL MONUMENT
 - IRF = 5/8-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - IRS = 5/8-INCH IRON ROD SET STAMPED "SHIELD ENGINEERING"
 - D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

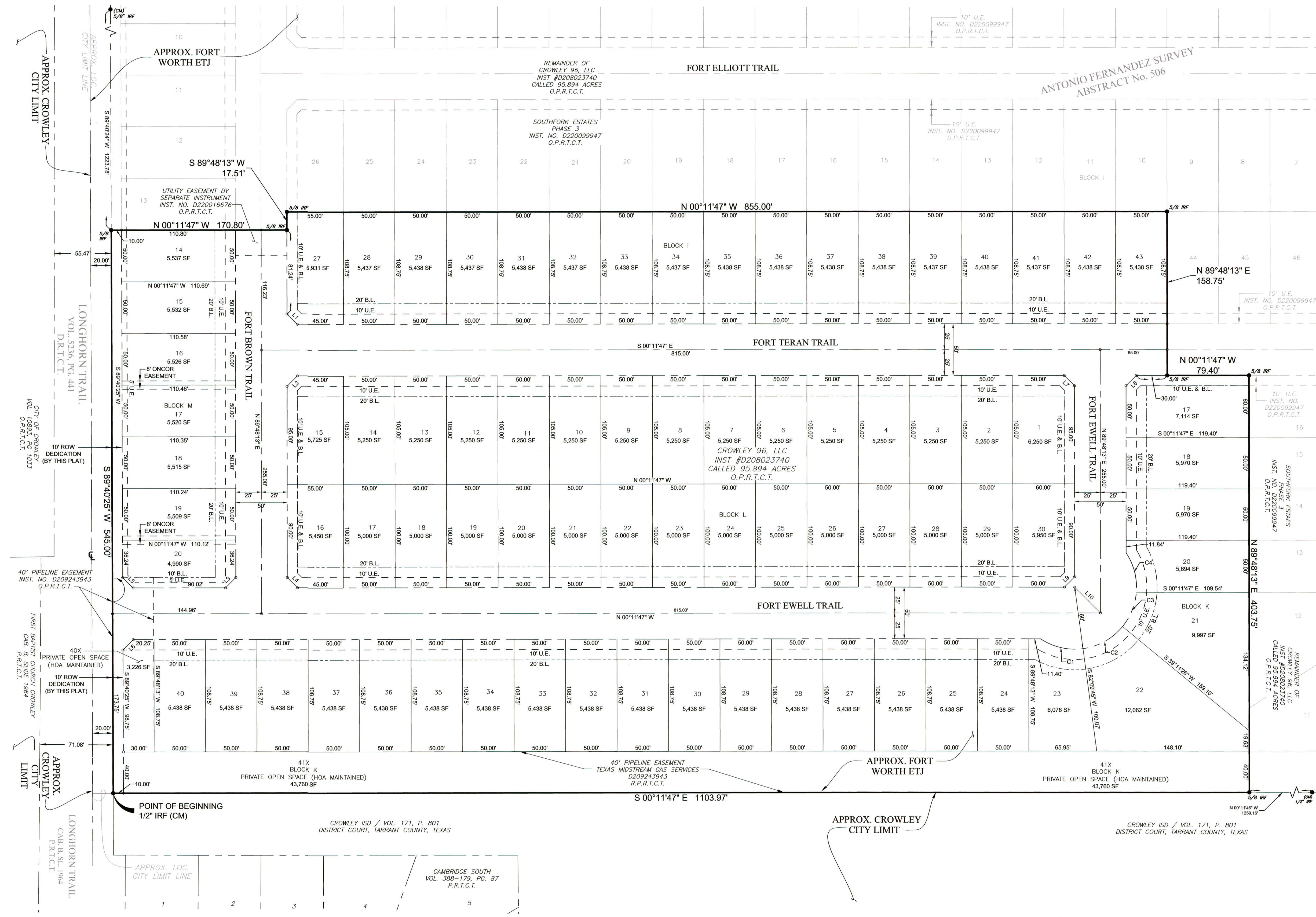
NOTE: FRONT BUILDING SET BACKS TO BE 20' BASED ON CITY OF FORT WORTH APPROVED PRELIMINARY PLAT PP-015-065.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S44°48'13"W	14.14'
L2	S45°11'47"E	14.14'
L3	S45°11'47"E	14.14'
L4	N44°48'13"E	14.14'
L5	S44°44'19"W	14.16'
L6	N45°15'41"W	14.13'
L7	S44°48'13"W	14.14'
L8	N45°11'47"W	14.14'
L9	S45°11'47"E	14.14'
L10	S44°45'28"W	35.24'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.27'	60.00'	41°19'27"	N12°52'04"E	42.34'
C2	45.05'	60.00'	43°01'19"	N29°19'19"W	44.00'
C3	36.33'	60.00'	34°41'38"	N68°09'48"W	35.78'
C4	40.15'	60.00'	38°20'38"	S75°19'04"W	39.41'

NOTES:

- BASIS OF BEARING DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83, NORTH CENTRAL ZONE (4202). LINE FOR DIRECTIONAL CONTROL ESTABLISHED BETWEEN CONTROL MONUMENTS (CM). ALL DISTANCES SHOWN HEREON ARE SURFACE.
- ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD SET WITH CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
- ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.



COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: November 13, 2020
C.O.# 124287

BY: [Signature]
CLERK OF COMMISSIONERS COURT

NOTE: CONSTRUCTION COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER THE DATE OF APPROVAL.

PLAT APPROVAL DATE: Nov. 2, 2020

BY: [Signature]
CHAIRMAN

BY: [Signature]
SECRETARY

FORT WORTH
CLERK'S OFFICE

PLAT RECORDED IN TARRANT COUNTY CLERK'S INSTRUMENT NO. _____ DATE _____

FINAL PLAT
OF
SOUTHFORK ESTATES
LOTS 27-43, BLOCK I, LOTS 17-40, 40X & 41X, BLOCK K; LOTS 1-30, BLOCK L; LOTS 14-20, BLOCK M
AN ADDITION TO
TARRANT COUNTY, TEXAS
BEING 13.906 ACRES OF LAND
SITUATED IN THE ANTONIO FERNANDEZ SURVEY,
ABSTRACT NO. 506,
TARRANT COUNTY, TEXAS
(SHEET 1 OF 2)

DRAWING: S:\PROJECTS\2018\01 SOUTHFORK PHASE 1\PP-015-065-1-SOUTHFORK PHASE 1.DWG SAVED BY: LAUDFORD DATE: 09/25/2020
DRAWING: 201803-PP-01-SOUTHFORK PHASE 1.DWG SAVED: 09/25/2020
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SHIELD
ENGINEERING GROUP

TBPE FIRM #F-11039 · TBPLS FIRM #10193890
1600 West 7th Street, Suite 200, Fort Worth, TX 76102 · 817.810.0696

OWNER/DEVELOPER
CROWLEY 96, LLC
201 WEST BUFFORD, STE. 101
BURLESON, TX 76028
817-295-7368

SURVEYOR: Robert P. Allen
Robert.Allen@shieldplc.com

PRELIMINARY PLAT CASE NUMBER: PP-15-065
FINAL PLAT CASE NUMBER: PP-20-034

PHASE 4

PREPARED Sep 2020

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

NOTES:

1. BASIS OF BEARING DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83, NORTH CENTRAL ZONE (4202). LINE FOR DIRECTIONAL CONTROL ESTABLISHED BETWEEN CONTROL MONUMENTS (CM), ALL DISTANCES SHOWN HEREON ARE SURFACE.
2. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD SET WITH CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
3. ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
5. 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.
6. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE
7. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS 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.
8. 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
9. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, STREET LIGHTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED A THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS. HOA SHALL MAINTAIN AND OPERATE THE STREET LIGHTS.
12. 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 COMMUNITY FACILITIES AGREEMENT 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.
13. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF 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.
14. 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.
15. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVE ONTO (LONGHORN TRAIL) IS PROHIBITED.
16. 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-WAY. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
17. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR EFFECTIVE FEMA BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.
18. 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.
19. ALL WATER SERVICES AND SEWER SERVICES WILL BE PROVIDED BY THE CITY OF FORT WORTH.
20. ALL STREETS ARE TO BE BUILT TO URBAN STREET STANDARDS AND ARE TO BE DEDICATED AS PUBLIC ROADS WITH CONCRETE STREETS WITH CURB AND GUTTER.
21. ALL PARTIES WITH AN INTEREST IN THE TITLE TO THIS PROPERTY HAVE JOINED IN ANY DEDICATION AND ALSO CERTIFY THAT THERE ARE NO LIENHOLDERS ON THIS PROPERTY AT THIS TIME.
22. ACCORDING TO THE COMMUNITY PANEL NO. 48439C0410K OF THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED AND FURTHER UPDATED BY LETTER OF MAP REVISION (LOMR) CASE NO. 19-06-0403P DATED JULY 26, 2019.

TARRANT COUNTY

STANDARD PLAT NOTES

1. DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
2. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
3. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
4. THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. ANY 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 ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME 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 COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
6. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
7. TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
8. LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS THE CROWLEY 96, LLC, IS THE OWNER OF A CERTAIN TRACT OF LAND SITUATED IN THE ANTONIO FERNANDEZ SURVEY, ABSTRACT NO. 506, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 95.894 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CROWLEY 96, LLC, RECORDED UNDER INSTRUMENT NUMBER D208023740, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF LONGHORN TRAIL (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE SAID CROWLEY 96 TRACT AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CROWLEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 171, PAGE 801, DISTRICT COURT, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°40'25" WEST, WITH THE NORTH RIGHT OF WAY LINE OF THE SAID LONGHORN TRAIL, A DISTANCE OF 545.00 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING" FOR THE SOUTHEAST CORNER OF THE SOUTHFORK ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NUMBER D220099947, (O.P.R.T.C.T.), FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE REPLAT OF SOUTHFORK ESTATES, AN ADDITION TO TARRANT COUNTY, AS SHOWN ON PLAT THEREOF AND RECORDED IN INSTRUMENT NUMBER D220016418, (O.P.R.T.C.T.) BEARS S 89°40'24" W, A DISTANCE OF 1223.78 FEET;

THENCE BEING WITH THE COMMON LINE OF THE SAID SOUTHFORK ESTATE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 00°11'47" WEST, A DISTANCE OF 170.80 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING";

SOUTH 89°48'13" WEST, A DISTANCE OF 17.51 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING";

NORTH 00°11'47" WEST, A DISTANCE OF 855.00 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING";

NORTH 89°48'13" EAST, A DISTANCE OF 158.75 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING";

NORTH 00°11'47" WEST, A DISTANCE OF 79.40 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING";

NORTH 89°48'13" EAST, A DISTANCE OF 403.75 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "SHIELD ENGINEERING" IN THE EAST LINE OF SAID CROWLEY 96 TRACT AND THE WEST LINE OF SAID CROWLEY INDEPENDENT SCHOOL DISTRICT TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1X, BLOCK P, PHASE 1, SOUTHFORK ESTATES, AN ADDITION TO TARRANT COUNTY, AS SHOWN ON PLAT THEREOF AND RECORDED UNDER INSTRUMENT NUMBER D218054861, (O.P.R.T.C.T.), BEARS N 00°11'46" W, A DISTANCE OF 1,259.16 FEET;

THENCE SOUTH 00°11'47" EAST, WITH SAID EAST AND WEST LINE, A DISTANCE OF 1,103.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 605.746 SQUARE FEET OR 13.906 ACRES OF LAND, MORE OR LESS.

DEVELOPMENT YIELD			
TOTAL	LOTS	80	GROSS SITE AREA (ACRES): 13.906
RESIDENTIAL LOTS	78		9.938
OPEN SPACE LOTS	2		1.079
RIGHT-OF-WAY			2.889

COMMISSIONERS COURT
TARRANT, COUNTY, TEXAS

PLAT APPROVAL DATE: November 17, 2020
C.C. # 134284

BY: Zori Stehling
CLERK OF COMMISSIONERS COURT

NOTE:
CONSTRUCTION COMPLETED WITHIN 2 YEARS OF THE
RECORDING DATE SHALL BE SUBJECT TO CURRENT
COUNTY SUBDIVISION STANDARDS AND REGULATIONS

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER THE
DATE OF APPROVAL

PLAT APPROVAL DATE: November 2, 2020

BY: Samuel R. Bann CHAIRMAN
Mary Elliott

BY: _____ SECRETARY



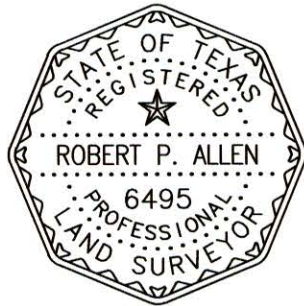
L. G. R. MAYS
10/29/2020

PLAT RECORDED IN TARRANT COUNTY CLERK'S
INSTRUMENT NO. _____
DATE _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT P. ALLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION.

Robert P. Allen
ROBERT P. ALLEN
R.P.L.S. No. 6495
9/25/2020

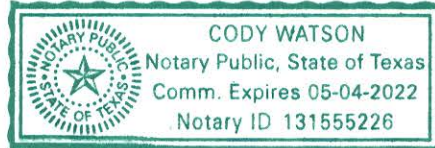


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT P. ALLEN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF September, 2020.

Cody Watson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 05/04/2022

KNOW ALL MEN BY THESE PRESENTS:

THAT CROWLEY 96, LLC, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 27-43, BLOCK I, LOTS 17-40, 40X 41X, BLOCK K; LOTS 1-30, BLOCK L; LOTS 14-20, BLOCK M; BEING A PLAT OF SOUTHFORK ESTATES, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

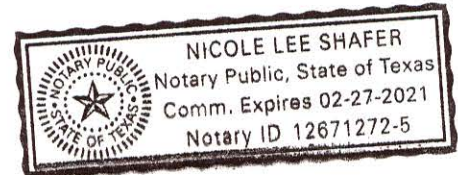
BY: David Shipman, Jr. 9/25/20
CROWLEY 96, LLC, A TEXAS LIMITED LIABILITY COMPANY DATE
DAVID SHIPMAN, JR.
VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SHIPMAN, JR., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF September, 2020.

Nicole Lee Shaffer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 2-27-2021

FINAL PLAT
OF
SOUTHFORK ESTATES
LOTS 27-43,BLOCK I, LOTS 17-40, 40X & 41X, BLOCK K; LOTS
1-30, BLOCK L; LOTS 14-20, BLOCK M
AN ADDITION TO
TARRANT COUNTY, TEXAS
BEING 13.906 ACRES OF LAND
SITUATED IN THE ANTONIO FERNANDEZ SURVEY,
ABSTRACT NO. 506,
TARRANT COUNTY, TEXAS
(SHEET 2 OF 2)



SHIELD
ENGINEERING GROUP

OWNER/DEVELOPER.

CROWLEY 96, LLC
201 WEST BUFFORD, STE. 101
BURLESON, TX 76028
817-295-7368

SURVEYOR: Robert P. Allen
Robert.Allen@segplc.com

PRELIMINARY PLAT CASE NUMBER: 19-15-085
FINAL PLAT CASE NUMBER: 19-20-034

PHASE 4

PREPARED Sep 2020

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____