

BENCH MARKS

BM-1: SQUARE CUT ON TOP OF CONCRETE CURB IN CENTERLINE OF INLET LOCATED ON THE WEST SIDE OF RIFE SNOW DRIVE, 115 FEET +/- WEST AND 30 FEET +/- SOUTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK D, COBBLESTONE PARKS - ELEVATION=882.87 FEET.

BM-2: RAILROAD SPIKE SET IN THE NORTH SIDE OF A 24" OAK TREE LOCATED 116 FEET +/- WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK A, COBBLESTONE PARKS AND 5 FEET +/- NORTH OF THE SOUTHERLY BOUNDARY LINE - ELEVATION=701.87 FEET

BLOCK A,
STEWART ESTATES
CABINET A, SLIDE 3692, P.R.T.C.T.
ZONED: "PD-SF-12"

BLOCK B,
FOREST ESTATES
CABINET A, SLIDE 3077, P.R.T.C.T.
ZONED: "PD-SF-12"

— DENOTES STREET NAME CHANGE
DR. E. — REPRESENTS DRAINAGE EASEMENT
U. E. — UTILITY EASEMENT

CENTERLINE CURVE DATA

NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C-1	32°56'50"	200.00'	59.14'	115.01'	N 73°27'48" W	113.43'
C-2	32°58'56"	100.40'	29.72'	57.80'	N 73°28'51" W	57.00'
C-3	89°52'49"	35.50'	35.43'	55.69'	S 44°55'46" E	50.15'
C-4	90°06'48"	35.50'	35.57'	55.83'	N 45°04'26" E	50.25'
C-5	12°41'46"	200.00'	22.25'	44.32'	N 06°20'14" W	44.23'

NOTES:

- A Homeowners Association will be organized to assure the proper maintenance of the landscaped/irrigated areas, open space areas, entry features and all wrought iron fencing. The Homeowners Association shall also be responsible for enforcement of deed restrictions for Cobblestone Parks.
- The Homeowners Association shall be responsible for maintaining all storm drainage detention facilities and associated private drainage easements within Cobblestone Parks.
- Park Fees will be paid for all residential lots.
- All Residential Lot Homebuilders will Construct their own Sidewalk at the time of each home lot construction. The Developer shall construct sidewalks on Lot 1, Block D and Lot 1, Block C as shown and shall escrow fees for the sidewalk along Rufe Snow Drive in lieu of construction due to the widening of Rufe Snow Drive.
- Landscape/Screening:
 - A 4 ft. high Wrought Iron Fence with 5 ft. high Masonry Columns spaced at not more than 53 ft. center to center will be constructed by the Developer along the east side of Lots 1, Blocks C & D, from the Building Line to the property line.
 - No Fence or Wall is to be constructed along the Rufe Snow ROW and no trees are to be planted along the ROW due to existing trees within the open space lots.
 - Appropriate irrigation will be provided in the Open Space Lots and Landscape Easement.

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0190 H, Map Revised: August 2, 1995, the tract shown hereon does not appear to lie within Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the tract does appear to lie within Zone X-unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by David C. Moak Surveyors, Inc.

BLOCK 2,
WILLIAMSBURG ESTATES
VOLUME 388-216, PAGE 77, P.R.T.C.T.
ZONED: "SF-12"

2007 DEC 23 PM 2:04

State of Texas §
County of Tarrant §
Owner Certificate and Bedication

WHEREAS, WWC RUFÉ SNOW, LTD., is the sole owner of the following described tract of land to wit:

ALL of that certain tract or parcel of land situated in the WILLIAM H. SLAUGHTER, Abstract No. 1431, Tarrant County, Texas, being all of Lots 1 and 2, Block A, Pathways Church Addition, an Addition to the City of Keller, Tarrant County, Texas as recorded in Cabinet A, Slide 8927, Plat Records, Tarrant County, Texas, also being those same tracts as described in Deed to WWC RUFÉ SNOW, LTD. as recorded in Instrument No. D206227179 and Instrument No. D206233107, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod with cap stamped "MOAK SURV INC" found for the most westerly northwest corner of said Lot 1, also being in the easterly right-of-way line of Rufe Snow Drive;

THENCE South 89 degrees 52 minutes 10 seconds East with the northerly boundary line of said Lot 1 and the southerly boundary line of Lot 1, Block 1, Holloway Addition, an Addition to the City of Keller, Tarrant County, Texas as recorded in Volume 388-127, Page 33, Plat Records, Tarrant County, Texas, a distance of 274.66 feet to a 1/2 inch steel rod found for the southeast corner thereof;

THENCE North 00 degrees 05 minutes 51 seconds East with the easterly boundary line of said Lot 1, Block 1, Holloway Addition, a distance of 140.21 feet to a 1/2 inch steel rod with cap stamped "BEASLEY RPLS 4050" found for the northeast corner thereof, being the most northerly northwest corner of said Lot 1, Block A, Pathways Church Addition, also being in the southerly boundary line of Lot 3, Block 2, Williamsburg Estates, an Addition to the City of Keller, Tarrant County, Texas as recorded in Volume 388-216, Page 77 of said Plat Records;

THENCE South 89 degrees 58 minutes 19 seconds East with the northerly boundary line of said Block A, a distance of 701.31 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the northeast corner thereof;

THENCE SOUTH with the easterly boundary line of Lot 2 of said Block A, a distance of 430.20 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" found;

THENCE South 00 degrees 02 minutes 59 seconds West continuing with said easterly boundary line, a distance of 253.28 feet to a 1/2 inch steel rod found for the southeast corner thereof, being the southwest corner of Lot 19 of said Block 2;

THENCE North 89 degrees 56 minutes 29 seconds West with the southerly boundary line of said Lot 2, Block A, a distance of 976.68 feet to a 1/2 inch steel rod with cap stamped "MOAK SURV INC" found for the southeast corner thereof, also being in the easterly right-of-way line of said Rufe Snow Drive;

THENCE North 00 degrees 04 minutes 22 seconds East with said easterly right-of-way line, a distance of 543.24 feet to the place of beginning and containing 14.432 acres of land, more or less.

Know all persons by these presents:

That we, WWC RUFÉ SNOW, LTD. do hereby adopt this plat designating the hereinabove described property as COBBLESTONE PARKS, an Addition to the City of Keller, Tarrant County, Texas and do hereby dedicate to the public use forever the streets and alleys shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Witness my hand at Tarrant County, Texas, this 15th day of August, 2007 A.D.

David R. Washington, Jr.
David R. Washington, Jr.
Managing Partner

State of Texas §
County of Tarrant §

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared David R. Washington, Jr., Managing Partner known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 15th day of August, 2007 A.D.

John Wallace Morgan
Notary Public for the State of Texas

JOHN WALLACE MORGAN
Notary Public State of Texas
Commission Expires
AUGUST 2, 2008

FINAL PLAT

COBBLESTONE PARKS,

AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS.
SITUATED IN THE
WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431
TARRANT COUNTY, TEXAS

14.432 ACRES

BEING A REPLAT OF LOTS 1 AND 2,
BLOCK A, PATHWAYS CHURCH ADDITION, AN
ADDITION TO THE CITY OF KELLER, TARRANT COUNTY,
TEXAS, ACCORDING TO THE PLAT RECORDED IN
CABINET A, SLIDE 8927, PLAT RECORDS,
TARRANT COUNTY, TEXAS.

ZONED: "PD-SF-15"

I, John W. Morgan, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

John W. Morgan
John W. Morgan, R.P.L.S. No. 5488

Scale 1" = 60'

LEGEND
● FOUND STEEL ROD
○ SET CAPPED STEEL ROD
+ CROSS CUT IN CONCRETE
◇ FOUND STEEL PIPE
x FOUND BOIS D'ARC STAKE
— OVERHEAD UTILITY LINE
--- CENTERLINE FENCE

JOHN W. MORGAN
5488
COORDINATE FILE: 03-113

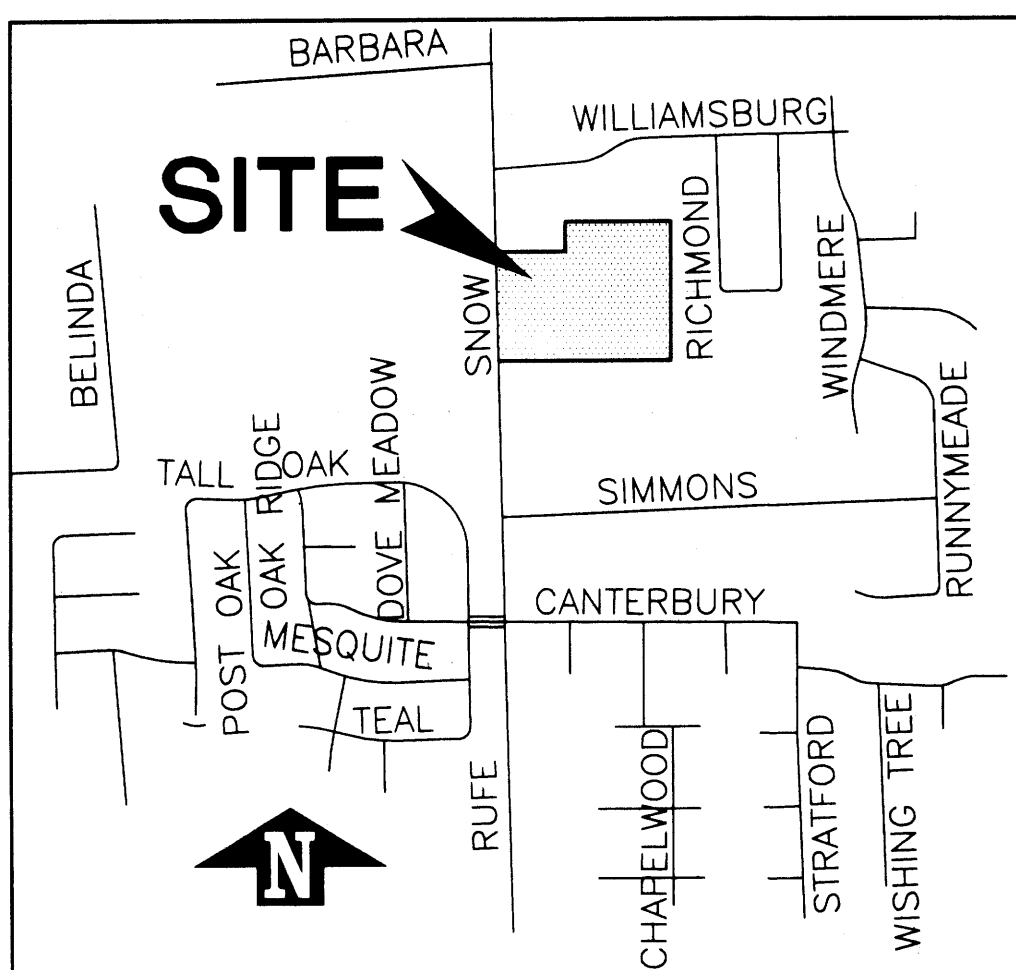
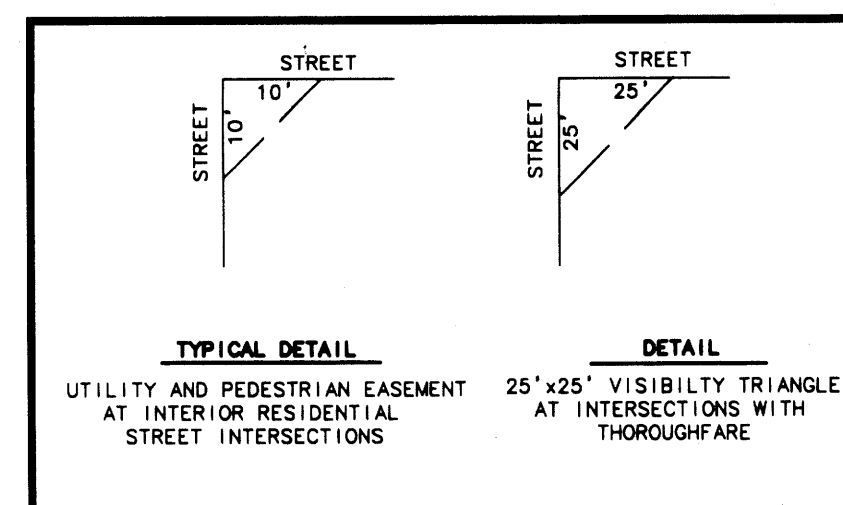
Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL SURVEYORS
Texas - Nevada - Arizona - Nevada
1105 Cheek Sparrow Road, Mesquite, Texas 76034
Metro 817-282-2111 Fax 817-282-0401
www.moaksurveyors.com
Date 09-25-2006 Job # 06-195F

PLANNED DEVELOPMENT STANDARDS FOR PD (SF-15) AREA

- EXISTING PD SF-15 REQUIREMENTS
- Minimum Lot Size 15,000 S.F.
 - Minimum Lot Width 105 Feet
 - *105 Feet except in some cul-de-sac lots where width is measured at the building line.
 - Minimum Lot Depth 135 Feet
 - Minimum Floor Area 3,000 S.F.
 - Minimum Height 1 1/2 Stories/35 FEET
 - Minimum Front Yard 30 Feet
 - Minimum Rear Yard 15 Feet
 - Minimum Side Yard 10 Feet
 - Minimum Side Yard (adj to St) 15 Feet
 - Minimum Side Yard (adj to St) 15 Feet
 - Maximum Lot Coverage 30%
11. Parking Regulations

PER ORDINANCE #1339

- Four-Foot (4") Wrought Iron Fencing with Masonry Columns shall be installed between the two (2) Common Open Space Lots (Lot 1, Block C and Lot 1, Block D) and the adjacent residential lots.
- Lot Width on Lots 5, 6 and 7, Block A shall be eighty five Feet (85') instead of one hundred five feet (105').



VICINITY MAP - SCALE 1" = 1000'