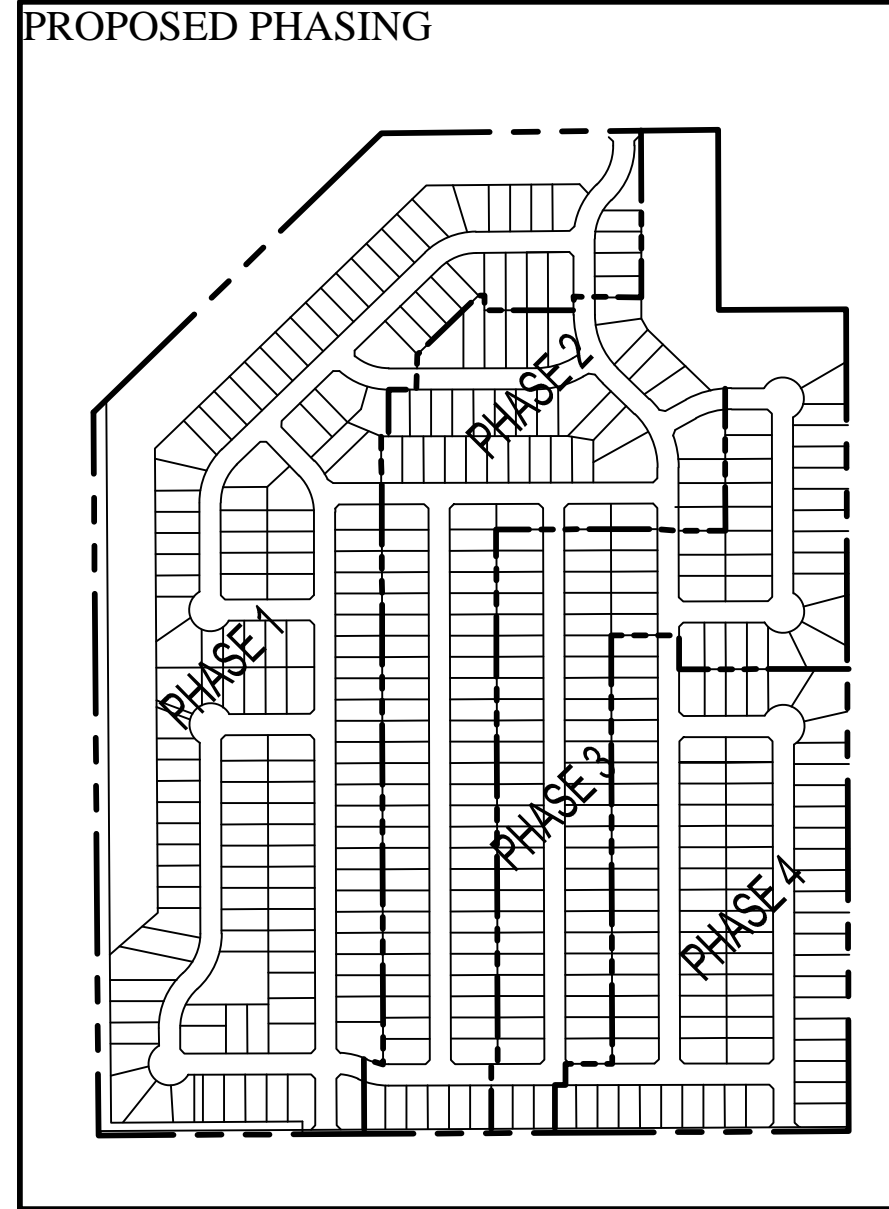


- WAIVERS:**
- Requirement to provide street stub out to adjacent unplatted property East and West. All unplatted property is owned by Crowley I.S.D. which has specifically requested no stub out be provided.
  - Double frontage lots on Long Horn Trail.
  - Exceed Maximum allowable Block Length:
    - A. Block A, Lots 1-35 (1,760 feet)
    - B. Block A, Lots 36-67 (1,608 feet)

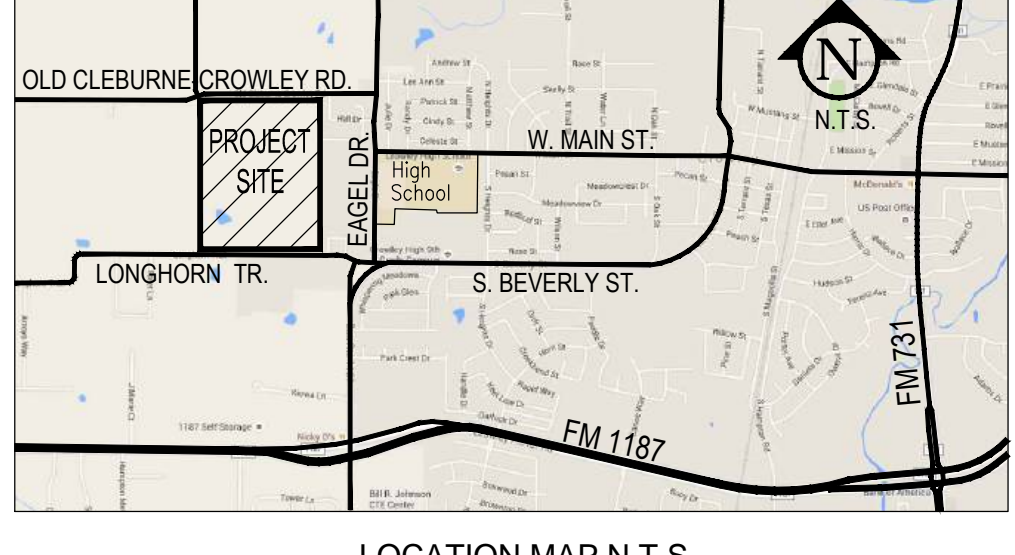


STATE OF TEXAS  
 REGISTERED PROFESSIONAL ENGINEER  
**CHARLES F. STARK**  
 57357  
 AUTHORIZED BY CHARLES F. STARK, P.E.  
 TEXAS REGISTRATION NO. 57357  
 10/27/2016

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, P.E. TEXAS REGISTRATION NO. 57357

**PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES**

CHARLES F. STARK, R.P.L.S. No. 5084



**PRELIMINARY PLAT**  
**SOUTHFORK ESTATES**

- GENERAL NOTES:**
- Water & Sewer Service by the City of Fort Worth.
  - All property lies within City of Ft. Worth ETJ. All building setbacks shall conform to the City of Fort Worth A-5 Standards.
  - Typical lot module: 50' x 110'
  - 10'x10' Corner clip dedication required at all street intersections.
  - The proposed Block A Lots 19X, 42X and 62X, Block F Lot 11X, (Tot Lot) Block N Lot 1X (Detention Pond Area) & Block O Lots 1X (Detention Pond Area and Drain Channel) and 2X (Water Easement) are "H.O.A. Private Open Space Lots" to be privately owned & maintained by the Home Owners Association.
  - Longhorn Trail is not a M.T.P. roadway, therefore no screen wall is required. No residential lots adjoin Cleburne-Crowley, so no screen wall/fence is required.
  - No residential driveways within this development are allowed onto Longhorn Trail Road or Old Cleburne-Crowley Road.
  - All streets are to be built to urban street standards - Concrete Streets with Curb, Gutter and

STREET	LENGTH
STREET A	636'
STREET B	1760'
STREET C	693'
STREET D	845'
STREET E	1608'
STREET F	1301'
STREET G	1320'
STREET H	1320'
STREET I	1320'
STREET J	1294'
STREET K	776'
STREET L	1041'

LAND USE	LOTS	DWELLING UNITS	ACRES	DU / ACRE	POPULATION
RESIDENTIAL	418	418	73.93	5.6	1463
PRIVATE HOA	7	0	13.35	0	0
RIGHT-OF-WAY DEDICATION	0	0	.70	0	0
GAS WELL FACILITIES	1	0	2.93	0	0

**PRELIMINARY PLAT**

**SOUTHFORK ESTATES**

- Lots 1-19X, 20-42X, 43-62X, 63-67, Block A
- Lots 1-16, Block B
- Lots 1-9, Block C
- Lots 1-28, Block D
- Lots 1-11, Block E
- Lots 1-11X, 12-28, Block F
- Lots 1-51, Block G
- Lots 1-52, Block H
- Lots 1-52, Block I
- Lots 1-15, Block J
- Lots 1-42, Block K
- Lots 1-30, Block L
- Lots 1-20, Block M
- Lot 1X-2X, Block N
- Lot 1X, Block O
- Lot 1, Block P

90.91 Acres Situated in the  
 ANTONIO FERNANDEZ SURVEY,  
 ABSTRACT NO. 506  
 City of Fort Worth ETJ,  
 Tarrant County, Texas

**Barron-Stark-Swift**  
 Consulting Engineers  
 Together.

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 Texas Registered Engineering Firm F-10998  
 www.barronstark.com

**SURVEYOR:**  
 BARRON-STARK-SWIFT  
 CONSULTING ENGINEERS, LP  
 6221 SOUTHWEST BLVD.  
 FORT WORTH, TEXAS 76132

**ENGINEER:**  
 BARRON-STARK-SWIFT  
 CONSULTING ENGINEERS, LP  
 6221 SOUTHWEST BLVD.  
 FORT WORTH, TEXAS 76132

**OWNER:**  
 CROWLEY 96, L.L.C.  
 121 NORTHWEST NEWTON ST.  
 BURLESON, TEXAS 76028