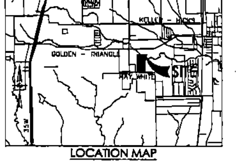


NOTES

1. 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 FILING 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 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. ANY PUBLIC FRANCHISED 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.

3. 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 CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

4. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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.

5. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT 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.

6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

7. 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.

8. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0230K, DATED SEPTEMBER 25, 2009.

9. 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.

10. 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.

11. ALL STREETS ARE TO BE "PRIVATE STREET, EMERGENCY ACCESS EASEMENTS AND PUBLIC SEWER & WATER EASEMENT". ALL PRIVATE STREETS SHALL BE MAINTAINED BY HOA.

SCALE: 1" = 50'

0' 50' 100' 150'

CURVE TABLE

Curve	Delta	Radius	Length	Direction	Distance
C1	162° 56' 26"	50.00	142.18	N 35° 20' 9" E	98.89

LINE TABLE

Line	Direction	Distance
L1	N 0° 41' 29" E	25.00
L2	S 44° 15' 56" E	21.23
L3	N 89° 33' 23" E	5.00

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT ONRI, INC. HORTON-TEXAS, LTD, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT;

Being a 1.120 acre tract of land situated in the J.L. Hansbrough Survey, Abstract No. 747, in Tarrant County, Texas;
And being a portion of that tract of land described in a Deed to D.R. HORTON - TEXAS, LTD. as recorded in INSTRUMENT NUMBER D214048856, of the Deed records of Tarrant County, Texas, and being a portion of that certain tract of land described in a Deed to AIL INVESTMENT, LP. as recorded in County Clerk's Filing, No. D213033053 of said County Records, also being a part of The Sanctuary at Bear Creek an Addition to the City of Fort Worth, Texas, according to the Plat Recorded by Instrument No. D214264349, Plat Records Tarrant County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING AT A FOUND 5/8" IRON ROD LOCATED ON THE NORTH RIGHT OF WAY LINE OF RAY WHITE ROAD, AT THE SOUTHEAST CORNER OF SAID D.R. HORTON TRACT;

THENCE N 89°14'13" W ALONG THE NORTH RIGHT-OF-WAY LINE OF RAY WHITE ROAD A DISTANCE OF 395.17' TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE N 00°41'29" E DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF RAY WHITE ROAD A DISTANCE OF 25.00', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER LOCATED AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK;

THENCE S 44°15'56" E ALONG THE SOUTH LINE OF LOT 14, BLOCK 2, A DISTANCE OF 21.23', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORT SURVEYING CAP, FOR A CORNER;

THENCE S 89°14'13" E ALONG THE SOUTH LINE OF BLOCK 2, A DISTANCE OF 185.00', TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK, TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE N 00°41'29" E ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 116.34', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF TORTOLA LANE (A 50.00' R.O.W.) AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF TORTOLA LANE, WITH A DELTA ANGLE OF 162°56'26", AN ARC LENGTH OF 142.18', WITH A RADIUS OF 50.00', AND WHOSE CHORD BEARS N 35°20'09" E A DISTANCE OF 98.89', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED ON THE EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL (A 50.00' R.O.W.) FOR A CORNER;

THENCE N 00°33'41" W ALONG THE EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL A DISTANCE OF 79.02', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHWEST CORNER OF LOT 6 BLOCK 2 OF SAID SANCTUARY AT BEAR CREEK, FOR A CORNER;

THENCE N 89°26'19" E DEPARTING SAID EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL, AND ALONG THE NORTH LINE OF SAID LOT 6 BLOCK 2, A DISTANCE OF 129.97', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 2, FOR A CORNER;

THENCE N 00°26'37" W ALONG THE EAST LINE OF BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK A DISTANCE OF 235.00', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, FOR A CORNER;

THENCE N 89°33'23" E A DISTANCE OF 5.00', TO A POINT;

THENCE S 00°26'40" E A DISTANCE OF 524.94', TO THE POINT OF BEGINNING, HAVING AN AREA OF 1.120 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW FORT WORTH SURVEYING CAPS UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

NOTES:

1. ALL PRIVATE STREETS ARE BUILT TO CITY OF FORT WORTH PUBLIC WORKS' STANDARDS.

2. ALL NON-RESIDENTIAL LOTS ARE HOA LOTS, HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTAINING ALL HOA LOTS.

3. IN ACCORDANCE WITH THE CITY OF FORT WORTH DEVELOPER'S AGREEMENT, WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FORT WORTH, BUT THE DEVELOPER WILL BE RESPONSIBLE FOR ALL THE EXTENSIONS OF THOSE FACILITIES.

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS THAT D.R. HORTON-TEXAS, LTD. DOES HEREBY GRANT THIS PLAT AS:

SANCTUARY AT BEAR CREEK;

REVISED LOTS 6-10, & 14X BLK 2;

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

WITNESS MY HAND ON THIS ______ DAY OF ______________, 20__

OWNER/DEVELOPER: DR HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: D.R. HORTON, INC.,
A DELAWARE CORP.,
IT'S AUTHORIZED AGENT

BY: ____________________

RANDY HORTON, ASSISTANT VICE PRESIDENT

OWNER/DEVELOPER:
DR HORTON-TEXAS, LTD.
4/51 NORTH FREEWAY
FORT WORTH, TX 76131
(817) 230-0800

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RANDY HORTON 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, A.D. 20 ____.

____________________ NOTARY PUBLIC,
TARRANT COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER KINNY BRADLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

____
CHRISTOPHER KINNY BRADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5251

DATE: ____________________

FORT WORTH SURVEYING REG. NO. 100784-00
107 E. COLLEGE AVE.
ALVARADO, TEXAS, 76009
FIRM No. 100784-00
817-790-5900

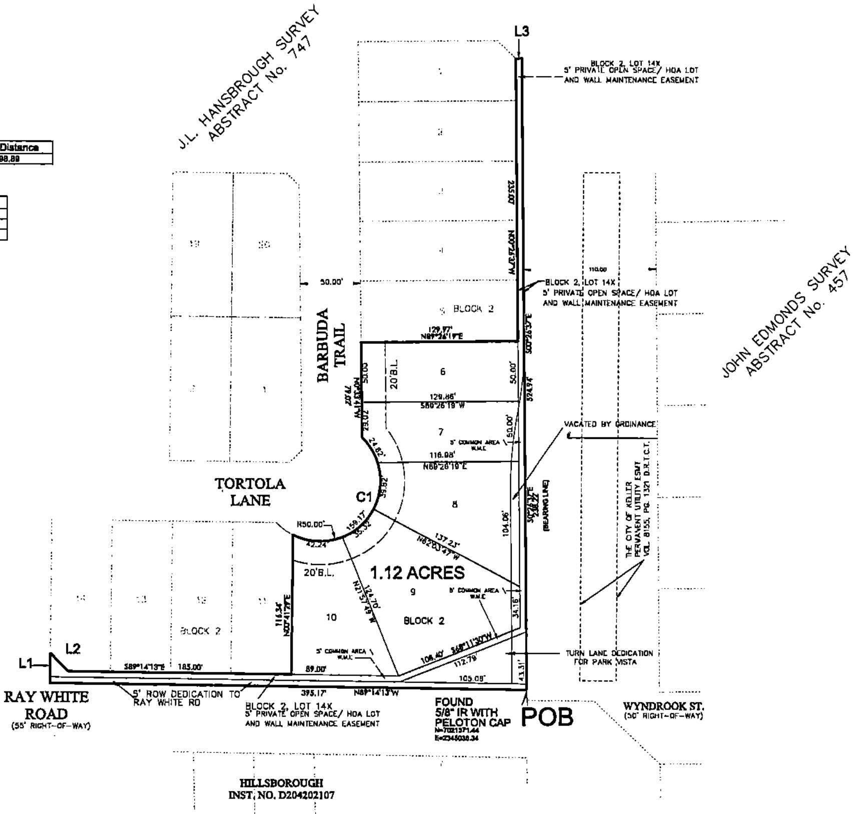
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR CHRISTOPHER KINNY BRADLEY 5251

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: ____________________

BY: ____________________ CHAIRMAN

BY: ____________________ SECRETARY



THIS PLAT FILED IN INSTRUMENT NO. ____________________

DATE: ____________________

PAPE-DAWSON ENGINEERS

500 WEST 7TH ST SUITE 350 | FORT WORTH TEXAS 76102 | PHONE 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

AMENDED PLAT OF THE SANCTUARY AT BEAR CREEK

THE PURPOSE OF THIS AMENDING PLAT IS TO INCORPORATE LOTS 6,7,8,9, 10, & 14X BLOCK 2, INTO NEWLY DESIGNATED LOTS WITH A PARK VISTA TURN DEDICATION AND RAY WHITE DEDICATION.

BEING AN AMENDED PLAT OF LOTS 6-10, & 14X BLK 2; THE SANCTUARY AT BEAR CREEK, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED BY INSTRUMENT No. D214264349, PLAT RECORDS TARRANT COUNTY, TEXAS AND BEING ALL OF LOTS 6,7,8,9, 10, & 14X BLOCK 2, BEING 1.12 ACRES SITUATED IN THE J.L. HANSBROUGH SURVEY, ABSTRACT NO. 747 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: 1-3-2014
DATE OF REVISION: 08-19-2015

FP-13-029
FP-14-001
REPLAT: FP-XX-XXX

FORT WORTH SURVEYING
107 E. COLLEGE AVE.
ALVARADO TEXAS,76009
817-790-5900
FIRM No. 100784-00

PROJECT NO.	2013098	DATE	REVISIONS
DRAWN BY	CKB		
APPROVED BY	RLH		
DATE	10-15		