

TODD GROUP, LTD.
VOL. 10768, PG. 126
D.B.T.C.T.

-R.O.W. DEDICATION
CAB. A, SL. 3523
P.R.T.C.T.

R.O.W. DEDICATION
CAB. A, SL. 9501
P.R.T.C.T.

WAGLEY ROBERTSON ROAD
(VARIABLE WIDTH R.O.W)

R.O.W. DEDICATION -
CAB. A, SL. 3523
P.R.T.C.T.

PORT WORTH

FUTURE R.O.W.

HENRY ROBERTSON SURVEY
ABSTRACT No. 1259

FOSSIL HILL ESTATES
LOT 15, BLOCK 23
CAB. A, SL. 9501
P.R.T.C.T.

POINT OF BEGINNING
5/8" R.C.F.
"RUNAWAY"

EVENING VIEW DRIVE
(60' R.O.W.)
CAB. A. SL. 9501, P.R.T.C.T.

S 00°27'35" E 427.97' R.O.W.
ABANDONED BY
ORDINANCE NO.

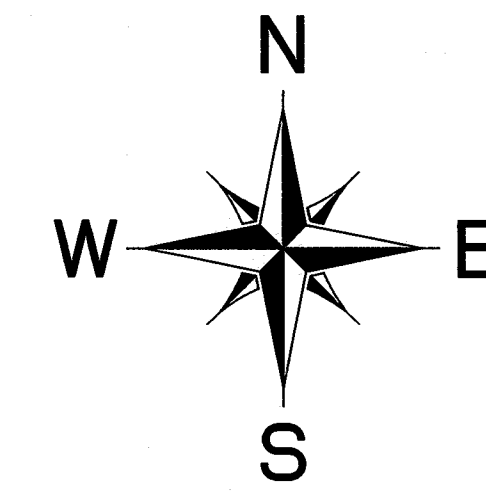
R.O.W.
ABANDONED BY
ORDINANCE No.

7'35" E 159.63'

PHASE 3
FINAL PLAT CASE No. FP-15-116
REFERENCE CASE No. PP-14-036

THIS PLAT FILED IN

SHEET 1 OF 2



GRAPHIC SCALE

1"=50'

0 50 100 150

LINE DATA

L.NE	BEARING	DISTANCE
L1	N44°32'25"E	17.68
L2	N45°27'35"W	14.14
L3	N44°32'26"E	14.14
L4	N45°27'35"W	14.14
L5	N44°32'26"E	14.14
L6	N45°27'34"W	14.14
L7	N44°24°40"E	14.13
L8	N45°27'35"W	14.14
L9	N44°32'25"E	14.14
L10	N45°27'35"W	14.14
L11	N44°32'26"E	14.14
L12	N45°27'35"W	14.14
L13	N44°32'26"E	14.14
L14	N45°27'35"W	14.14
L15	N45°27'34"W	14.14
L16	N44°32'25"E	14.14
L17	N00°12'20"W	28.20
L18	S45°24'52"E	14.13

TRACT I
BLOOMFIELD HOMES, L.P.
D215281478
D.R.T.C.T.

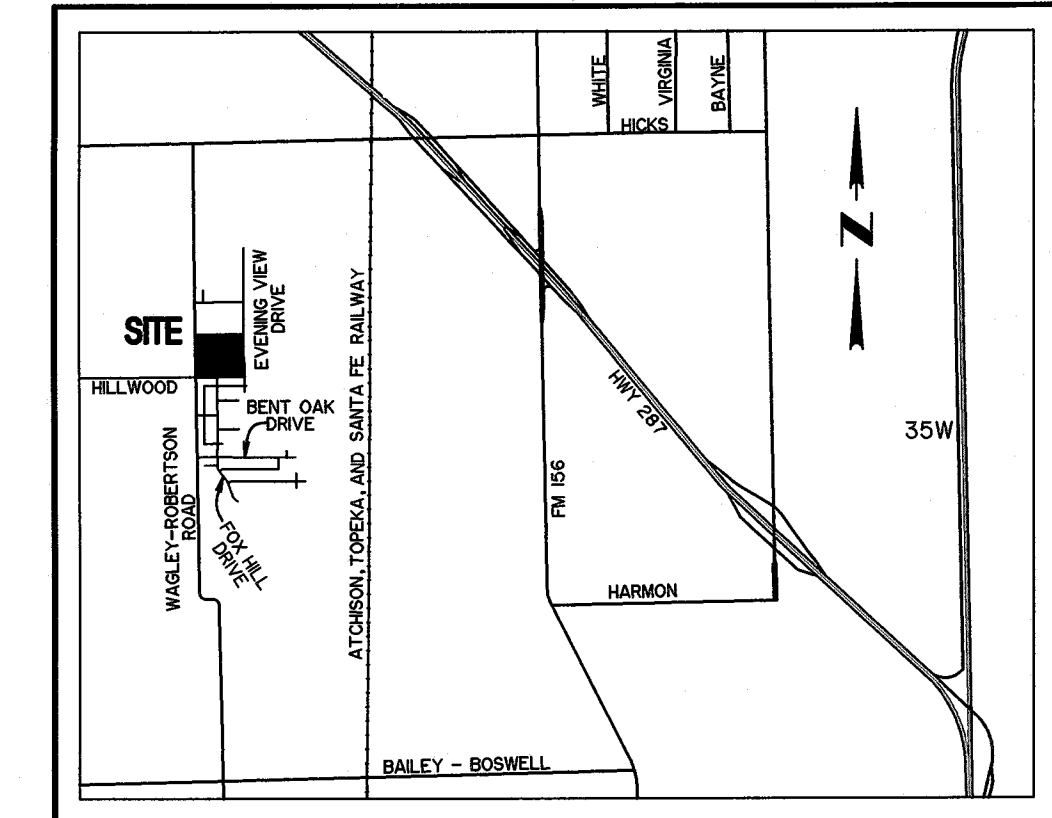
R=380.00'
 $\Delta = 10^{\circ}05'54''$
 L=66.98'
 CB=S 05°30'32" E
 CH=66.89'
 T=33.57'

S 10°33'29" E
51.99'

R=320.00'
Δ= 10°05'54"
L=56.40'
CB=S 05°30'32" E
CH=56.33'

S 44°32'25" W
14.14'

S 00°27'35" E
30.00'



VICINITY MAP
(NOT TO SCALE)

LEGEND

R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
O.E.	DRAINAGE EASEMENT
SQ FT	SQUARE FEET
VOL.	VOLUME
P6.	PAGE
CAB.	CABINET
SL.	SLIDE
D.P.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE (817) 416-1572
FAX (817) 416-1397

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

Preliminary, this document shall not be recorded for any purpose.
Issued for review Fri Sep 16 16:32:34 2016

FINAL PLAT
OF
LOTS 1-44 & 45X, BLOCK 28, LOTS 1-26, BLOCK 27
LOTS 1-9, BLOCK 28
WATERSBEND NORTH
BEING
16.380 ACRES
SITUATED IN THE
HENRY ROBERTSON SURVEY, ABSTRACT No. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
79 RESIDENTIAL LOTS & 1 OPEN SPACE LOT
NOVEMBER 2015

E:\10164\COGON\PHASE 3\FBI AT 80

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS, BLOOMFIELD HOMES, L.P., a Texas limited partnership, is the owner of a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being all of Tract V as described in deed recorded in D215281478, Deed Records, Tarrant County, Texas (DRTCT), being all of those tracts of land as described in abandonment recorded in _____, DRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Dunaway found in the west line of Evening View Drive (60' R.O.W., Cabinet A, Slide 9501 & Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas) at the southeast corner of Lot 15, Block 23 of the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, Plat Records, Tarrant County, Texas;

THENCE along the west right-of-way line of said Evening View Drive, as follows:

S 00°27'35" E, a distance of 427.97 feet to a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the beginning of a tangent curve to the left, having a radius of 380.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 66.98 feet, and a chord that bears S 05°30'32" E, 66.89 feet to a 1/2" rebar capped set at the end of said curve;

S 10°33'29" E, tangent to said curve, a distance of 51.99 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 320.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 56.40 feet, and a chord that bears S 05°30'32" E, 56.33 feet to a 1/2" rebar capped set at the end of said curve;

S 00°27'35" E, tangent to said curve, a distance of 159.63 feet a 1/2" rebar capped set;

S 44°32'25" W, a distance of 14.14 feet a 1/2" rebar capped set;

S 00°27'35" E, a distance of 30.00 feet a 1/2" rebar capped set at the intersection with the north line of Magma Drive (30' R.O.W. Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas, being a reentrant corner of the final plat of Fossil Hill Estates, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas;

THENCE S 89°32'25" W, along the north line of said Magma Drive, a distance of 894.69 feet (plat 849.48 feet) to a point in Wagley-Robertson Road (R.O.W. varies) at the southwest corner of said Bloomfield Homes Tract V and the northwest corner of said final plat of Fossil Hill Estates;

THENCE N 00°17'35" W, within said Wagley-Robertson Road, along the west line of said Bloomfield Homes Tract V, a distance of 801.53 feet to a point in the south line of said final plat of Fossil Hill Estates, Lot 15, Block 23 at the northwest corner of said Bloomfield Homes Tract V;

THENCE N 89°32'25" E, departing said Wagley-Robertson Road, along the south line of said final plat of Fossil Hill Estates, Lot 15, Block 23 and the north line Bloomfield Homes Tract V, a distance of 882.40 feet to the POINT OF BEGINNING and containing 16.380 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BLOOMFIELD HOMES, L.P., a Texas limited partnership, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1-44 & 45X, BLOCK 26, LOTS 1-26, BLOCK 27, LOTS 1-9, BLOCK 28, WATERSBEND NORTH and does hereby dedicate to the public forever the streets and easements shown hereon.

Witness my hand this _____ day of _____, 2016.

Bloomfield Homes, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, 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 as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public, State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Fri Sep 16 16:32:39 2016

Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

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 filing date of this plat application, based upon 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 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.

BUILDING PERMITS

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.

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 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.

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.

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."

CONSTRUCTION PROHIBITED OVER EASEMENTS

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.

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 upon Schedule 1 of the impact fee ordinance in effect as of the date of this 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.

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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

PRIVATE PRV's REQUIRED

Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenance.

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83 as derived from Western Data Systems RTK Cooperative Network.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0065K, map revised September 25, 2009, the property platted hereon appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).
- Property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
- This plat contains a total of 4.458 acres of right-of-way dedications for public streets.
- Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
- The portions of the Right-of-Way for Evening View Drive dedicated per plat recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas that are situated within Lot 4, Block 26, Lot 13, Block 27 & Lot 9, Block 28 of the property platted hereon are abandoned by Ordinance No. _____.
- Mandatory home owners association shall be responsible for the maintenance of Lot 45X, Block 26.
- Direct Access from single/duplex residential drives onto Wagley Robertson Road is prohibited.

LAND USE TABLE	
THESE LOTS ARE BEING DEVELOPED TO THE A-5 SINGLE FAMILY ZONING DISTRICT STANDARDS.	
Development Yield	
Gross Site Area (Acreage):	16.380 Total Number Lots: 80
Total Residential Lots	79 Number/11.845 Acres
Single Family Detached	79
Total No. Dwelling Units:	79
Total Non-Residential Lots:	1 Number/0.077 Acre
Private Open Space Lots:	1
Right-of-Way	4.458 Acres
NO PUBLIC PARKS PROPOSED	

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
PLAT APPROVED DATE:	
BY: _____	Chairman
BY: _____	Secretary

Preliminary, this document shall not be recorded for any purpose.
Issued for review Fri Sep 16 16:32:39 2016

FINAL PLAT
OF
LOTS 1-44 & 45X, BLOCK 26, LOTS 1-26, BLOCK 27
LOTS 1-9, BLOCK 28
WATERSBEND NORTH
BEING
16.380 ACRES
SITUATED IN THE
HENRY ROBERTSON SURVEY, ABSTRACT No. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
79 RESIDENTIAL LOTS & 1 OPEN SPACE LOT
NOVEMBER 2015

PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

OWNER/DEVELOPER

BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
PHONE (817) 416-1572
FAX (817) 416-1397

PHASE 3
FINAL PLAT CASE No. FP-15-116
REFERENCE CASE No. PP-14-036

THIS PLAT FILED IN _____, DATED: _____ SHEET 2 OF 2

E:\NO164\COGO\PHASE 3\PLAT.ppt