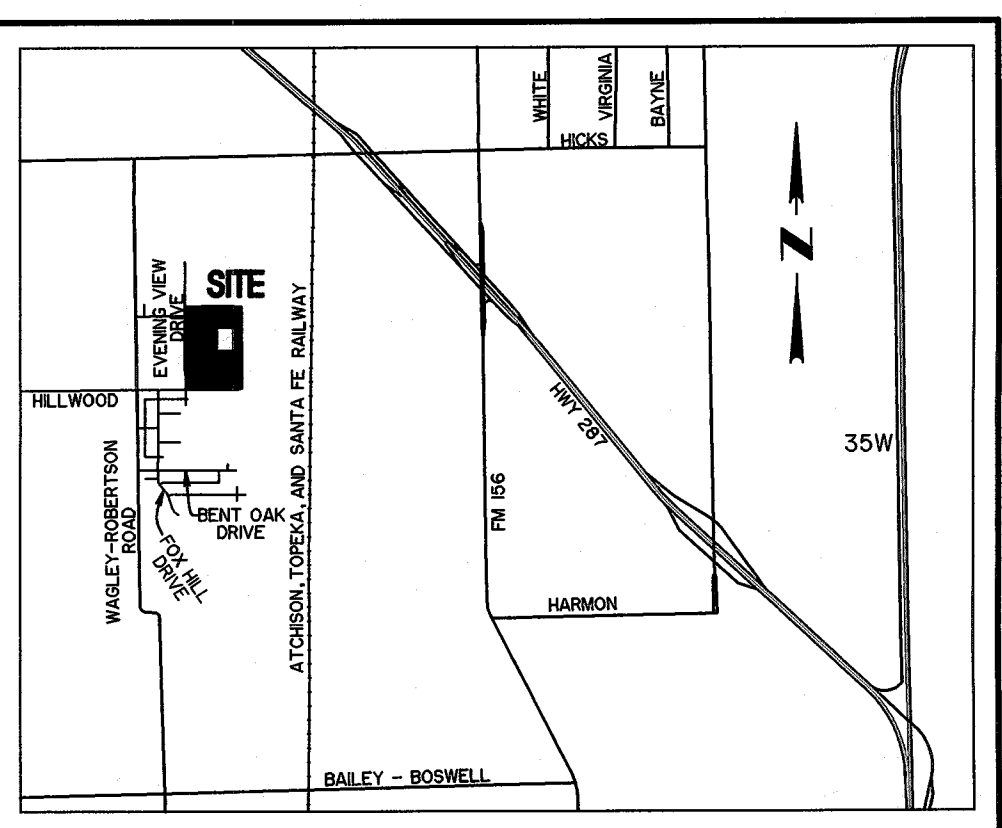
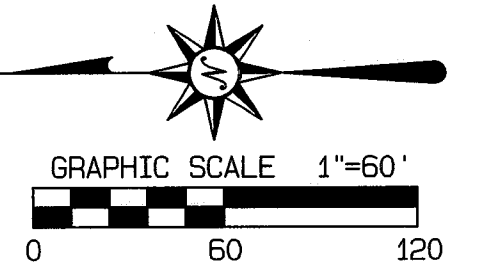
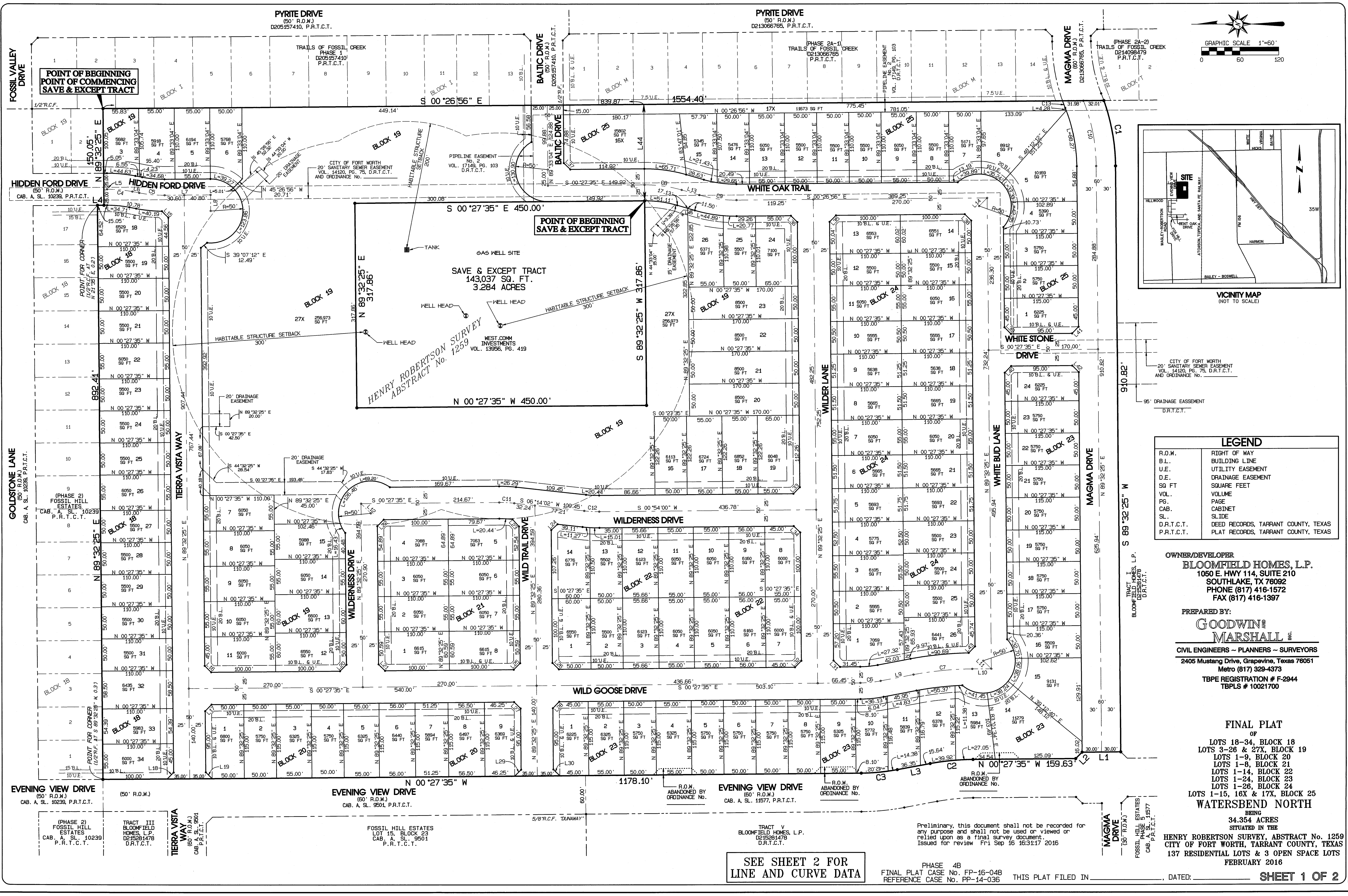




LEGEND	
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
SQ FT	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS

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

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

FINAL PLAT
OF
LOTS 18-34, BLOCK 18
LOTS 3-26 & 27X, BLOCK 19
LOTS 1-9, BLOCK 20
LOTS 1-8, BLOCK 21
LOTS 1-14, BLOCK 22
LOTS 1-24, BLOCK 23
LOTS 1-26, BLOCK 24
LOTS 1-15, 16X & 17X, BLOCK 25
WATERSBEND NORTH
BEING
34.354 ACRES
SITUATED IN THE
HENRY ROBERTSON SURVEY, ABSTRACT No. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
137 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS
FEBRUARY 2016

SEE SHEET 2 FOR
LINE AND CURVE DATA

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review Fri Sep 16 16:31:17 2016
PHASE 4B
FINAL PLAT CASE No. FP-16-048
REFERENCE CASE No. PP-14-036
THIS PLAT FILED IN _____, DATED: _____

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 a portion of Tract I as described in deed recorded in D249261478, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the southeast corner of the final plat of Fossil Hill Estates (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10239, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the west line of Trails of Fossil Creek (Phase 1), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D205157410, PRTCT, being the most easterly northeast corner of said Bloomfield Homes Tract I;

THENCE S 00°26'56" E, along the west line of said Trails of Fossil Creek (Phase 1), at a distance of 664.97 feet passing the northwest corner of the platted terminus of Baltic Drive (50' R.O.W.), at a distance of 714.97 feet passing a 1/2" rebar found at the southeast corner of the platted terminus of said Baltic Drive, the southwest corner of said Trails of Fossil Creek (Phase 1) and the northwest corner of the final plat of Trails of Fossil Creek (Phase 2A-1), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10239, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the west line of Trails of Fossil Creek (Phase 2A-1), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D214059473, PRTCT, from which a 1/2" rebar capped JBI found at the southwest corner of a tract of land as described in deed to Pulte Homes of Texas, L.P., recorded in D212269394, Deed Records, Tarrant County, Texas bears S 00°26'56" E, 1424.17 feet;

THENCE across said Bloomfield Homes Tract I, as follows:

Southwesterly, along a non-tangent curve to the right, having a radius point that bears N 19°46'29" W, 306.56 feet, a central angle of 49°18'48", an arc distance of 403.33 feet, and a chord that bears S 79°52'55" W, 102.85 feet to a 1/2" rebar capped set at the end of said curve;

S 89°32'25" W, tangent to said curve, a distance of 910.82 feet to a 1/2" rebar capped set at a right-of-way clip corner in the east right-of-way line of Evening View Drive (60' R.O.W., per Cabinet A, Slide 11577 & Cabinet A, Slide 9501, PRTCT and partial abandonment per Ordinance No. _____);

THENCE along the east line of said Evening View Drive, as follows:

N 00°27'35" W, a distance of 60.00 feet to a 1/2" rebar capped set at a right-of-way clip corner;

N 45°27'35" W, a distance of 14.14 feet to a 1/2" rebar capped set at a right-of-way clip corner;

N 00°27'35" W, a distance of 159.63 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the left, having a radius of 360.00 feet;

Northwesterly, along said curve, having a central angle of 10°05'54", an arc distance of 65.59 feet, and a chord that bears N 05°30'32" W, 65.59 feet to a 1/2" rebar capped set at the end of said curve;

N 10°33'29" W, 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;

Northwesterly, along said curve, having a central angle of 10°05'54", an arc distance of 65.60 feet, and a chord that bears N 05°30'32" W, 55.33 feet to a 1/2" rebar capped set at the end of said curve;

N 00°27'35" W, tangent to said curve, a distance of 1178.10 feet to the northeast corner of said Evening View Drive as set out in Cabinet A, Slide 9501, PRTCT, said point lying in the south line of aforementioned Fossil Hill Estates (Phase 2), from which a 1/2" rebar capped found bears S 89°32'25" W, 0.3 feet;

THENCE departing the east line of said Evening View Drive, along the south line of said Fossil Hill Estates (Phase 2), as follows:

N 89°32'25" E, a distance of 892.41 feet to a point for corner in the east right-of-way line of Hidden Ford Drive (50' R.O.W.), from which a 1/2" rebar capped round bears N 21°35' E, 0.2 feet;

S 00°27'35" E, along the west right-of-way line of said Hidden Ford Drive, a distance of 10.00 to a 1/2" rebar capped set at the southwest corner of the platted terminus of said Hidden Ford Drive;

N 89°32'25" E, at a distance of 50.00 feet passing the southeast corner of the platted terminus of said Hidden Ford Drive, continuing a total distance of 150.05 feet to the POINT OF BEGINNING and containing 37.638 ACRES OF LAND.

SAVE & EXCEPT FROM THE 37.638 ACRE TRACT DESCRIBED ABOVE, THAT CERTAIN 3.284 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING a 3.284 ACRE tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a remainder portion of a tract of land as described in deed to WEST COMM. INVESTMENTS, L.P., recorded in Volume 13956, Page 419, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the southeast corner of the final plat of Fossil Hill Estates (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10239, Plat Records, Tarrant County, Texas (PRTCT), said point lying in the west line of Trails of Fossil Creek (Phase 1), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D205157410, PRTCT, being the most easterly northeast corner of said Bloomfield Homes Tract I;

THENCE S 00°26'56" E, along the west line of said Trails of Fossil Creek (Phase 1), at a distance of 664.97 feet passing the northwest corner of the platted terminus of Baltic Drive (50' R.O.W.), at a distance of 714.97 feet passing the southwest corner of the platted terminus of said Baltic Drive, the southwest corner of said Trails of Fossil Creek (Phase 1) and the northwest corner of the final plat of Trails of Fossil Creek (Phase 2A-1), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10239, Plat Records, Tarrant County, Texas (PRTCT), continuing a total distance of 839.87 feet to a point, from which a 1/2" rebar capped JBI found at the southwest corner of a tract of land as described in deed to Pulte Homes of Texas, L.P., recorded in D212269394, Deed Records, Tarrant County, Texas bears S 00°26'56" E, 2138.71 feet (deed 2138.75 feet);

THENCE S 89°32'25" W, departing the west line of said Trails of Fossil Creek (Phase 2A-1), across said Bloomfield Homes Tract I, a distance of 149.85 feet (deed 150.05 feet) to a 1/2" rebar capped Beasley RPLS No. 4050 found at the southeast corner of said West, Comm. Investments, L.P., 3.284 ACRE remainder tract, being the POINT OF BEGINNING of the herein described tract of land;

THENCE along the lines common to said West, Comm. Investments, L.P., 3.284 ACRE remainder tract and said Bloomfield Homes Tract I, as follows:

S 89°32'25" W, a distance of 317.86 feet to a 1/2" rebar capped Beasley RPLS No. 4050 found;

N 00°27'35" W, a distance of 450.00 feet to a 1/2" rebar capped Beasley RPLS No. 4050 found;

N 89°32'25" E, a distance of 317.86 feet to a 1/2" rebar capped Beasley RPLS No. 4050 found;

S 00°27'35" E, a distance of 450.00 feet to the POINT OF BEGINNING and containing 3.284 ACRES OF LAND.

LEAVING A NET ACREAGE OF 34.354 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 18-34, BLOCK 19, LOTS 3-26 & 27X, BLOCK 19, LOTS 1-8, BLOCK 20, LOTS 1-8, BLOCK 21, LOTS 1-14, BLOCK 22, LOTS 1-24, BLOCK 23, LOTS 1-26, BLOCK 24, LOTS 1-15, 16X & 17X, BLOCK 25, WATERSBEND NORTH and does hereby dedicate to the public forever the streets and easements shown herein.

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 and shall not be used or viewed or relied upon as a final survey document. Issued for review Fri Sep 16 16:31:24 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 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 11 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.

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.

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. 48439C0005K, map revised September 25, 2003, 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 8.437 acres of right-of-way dedications for public streets.
- Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
- Mandatory home owners association shall be responsible for the maintenance of Lot 27X, Block 19 and Lots 16X & 17X, Block 25.

PREPARED BY:

GOODWIN &
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

PHASE 4B
FINAL PLAT CASE No. FP-16-048
REFERENCE CASE No. PP-14-036

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

LINE DATA

LINE	BEARING	DISTANCE
L1	N00°27'35"W	60.00'
L2	N45°27'35"W	14.14'
L3	N10°33'29"W	51.99'
L4	S00°27'35"E	10.00'
L5	S00°27'35"E	5.05'
L6	S10°54'20"W	10.78'
L7	S00°26'56"E	71.40'
L8	S89°33'04"W	25.00'
L9	S10°33'29"E	51.99'
L10	S00°27'35"E	29.63'
L11	N44°32'25"E	17.68'
L12	S44°32'25"W	21.61'
L13	S16°16'23"W	29.63'
L14	S45°27'15"E	17.68'
L15	N44°40'08"E	14.17'
L16	N44°32'26"E	14.14'
L17	S45°27'35"E	14.14'
L18	S45°27'34"E	14.14'
L19	N44°32'24"E	14.14'
L20	S45°27'34"E	14.14'
L21	N44°32'25"E	14.14'
L22	S45°27'35"E	14.14'
L23	N47°53'16"E	14.94'
L24	S42°06'50"E	13.29'
L25	S45°27'35"E	14.14'
L26	N44°32'25"E	14.14'
L27	N44°32'25"E	14.14'
L28	S45°27'34"E	14.14'
L29	S45°27'34"E	14.14'
L30	N44°32'25"E	14.14'
L31	N44°32'25"E	14.14'
L32	S45°27'34"E	14.14'
L33	S45°27'35"E	14.14'
L34	N44°32'25"E	14.14'
L35	S45°27'15"E	14.14'
L36	N44°32'45"E	14.14'
L37	N44°32'45"E	14.14'
L38	N44°32'45"E	14.14'
L39	N44°32'25"E	14.14'
L40	S45°27'35"E	14.14'
L41	S45°27'35"E	14.14'
L42	N44°32'25"E	14.14'
L43	S45°32'08"E	14.16'
L44	S89°32'25"W	149.85'
L45	N01°54'12"E	17.92'

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	TANGENT
C1	306.56'	19°18'48"	103.33'	S79°32'55"W	102.85'	52.16'
C2	380.00'	10°05'54"	66.98'	N05°30'32"W	66.89'	33.57'
C3	320.00'	10°05'54"	56.40'	N05°30'32"W	56.33'	28.27'
C4	200.00'	11°21'55"	39.67'	S05°13'23"W	39.61'	19.90'
C5	200.00'	11°21'16"	39.63'	S05°13'42"W	39.57'	19.88'
C6	180.00'	10°05'54"	31.73'	S05°30'32"E	31.68'	15.90'
C7	520.00'	10°05'54"	91.65'	S05°30'32"E	91.53'	45.94'
C8	200.00'	16°43'58"	58.41'	S07°54'24"W	58.20'	29.41'
C9	200.00'	16°43'19"	58.37'	S07°54'44"W	58.16'	29.35'
C10	275.58'	21°30'28"	103.82'	N08°17'05"E	103.21'	52.53'
C11	200.00'	6°41'37"	23.36'	S02°53'13"W	23.35'	11.70'
C12	200.00'	6°41'37"	23.36'	S02°53'13"W	23.35'	11.70'
C13	280.00'	2°24'06"	11.74'	N69°13'52"E	11.74'	5.87'

LAND USE TABLE

THESE LOTS ARE BEING DEVELOPED TO THE A-5 SINGLE FAMILY ZONING DISTRICT STANDARDS.

Development Yield
Gross Site Area (Acreage): 34.354 Total Number Lots: 140

Total Residential Lots 137 Number/49.386 Acres
Single Family Detached 137
Total No. Dwelling Units: 137

Total Non-Residential Lots: 3 Number/6.530 Acres
Private Open Space Lots: 3
Right-of-Way 8.438 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

FINAL PLAT

OF
LOTS 18-34, BLOCK 18
LOTS 3-26 & 27X, BLOCK 19
LOTS 1-9, BLOCK 20
LOTS 1-8, BLOCK 21
LOTS 1-14, BLOCK 22
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LOTS 1-15, 16X & 17X, BLOCK 25
WATERSBEND NORTH

BEING
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HENRY ROBERTSON SURVEY, ABSTRACT No. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
137 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS
FEBRUARY 2016

OWNER/DEVELOPER

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

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