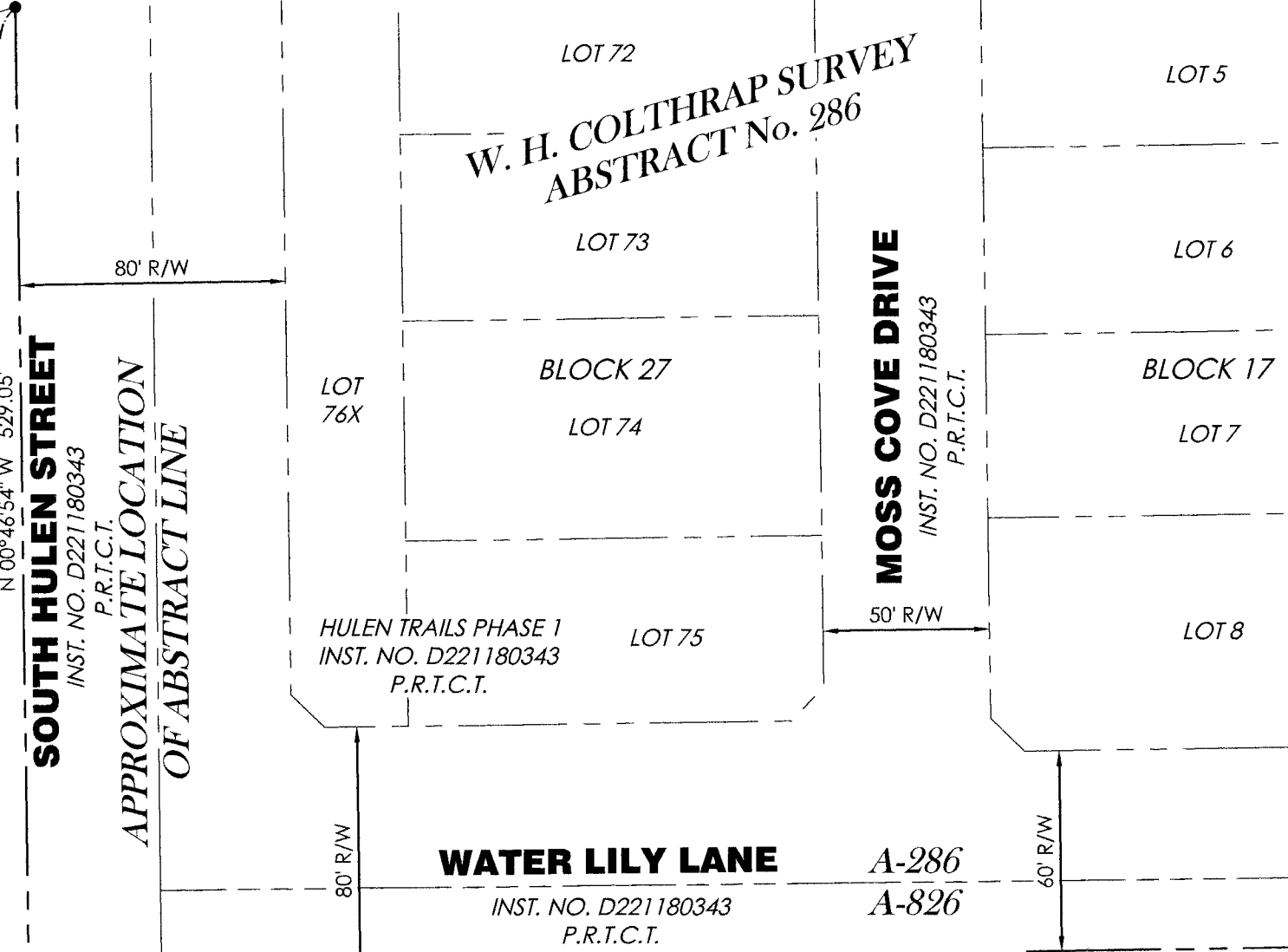
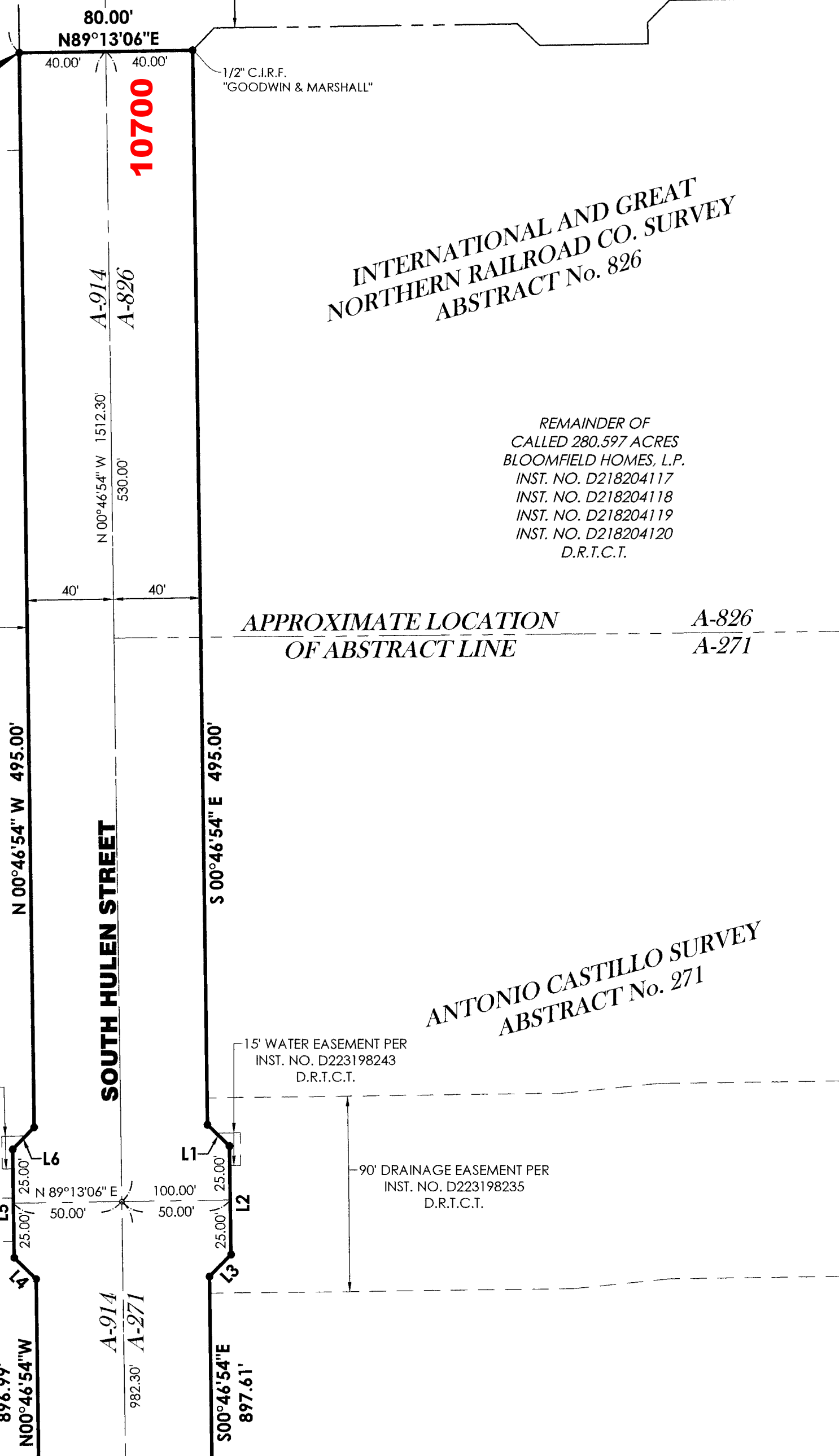


LINE #	BEARING	DISTANCE
L1	S45°46'54"E	14.14'
L2	S00°46'54"E	50.00'
L3	S44°13'06"W	14.14'
L4	N45°46'54"W	14.14'
L5	N00°46'54"W	50.00'
L6	N44°13'06"E	14.14'

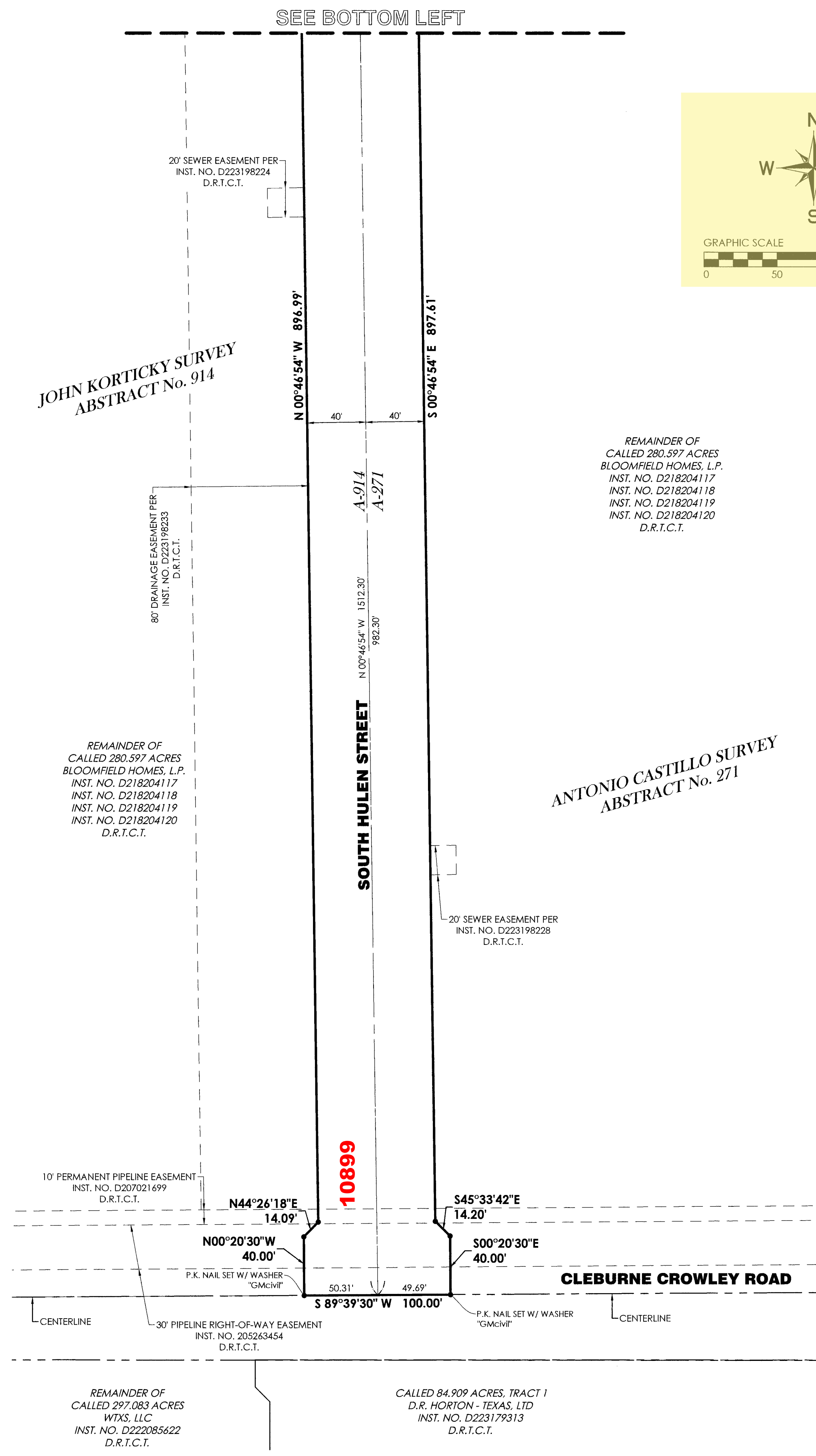
1/2" C.I.R.F. "GOODWIN & MARSHALL"



POINT OF BEGINNING  
1/2" C.I.R.F.  
"GOODWIN & MARSHALL"

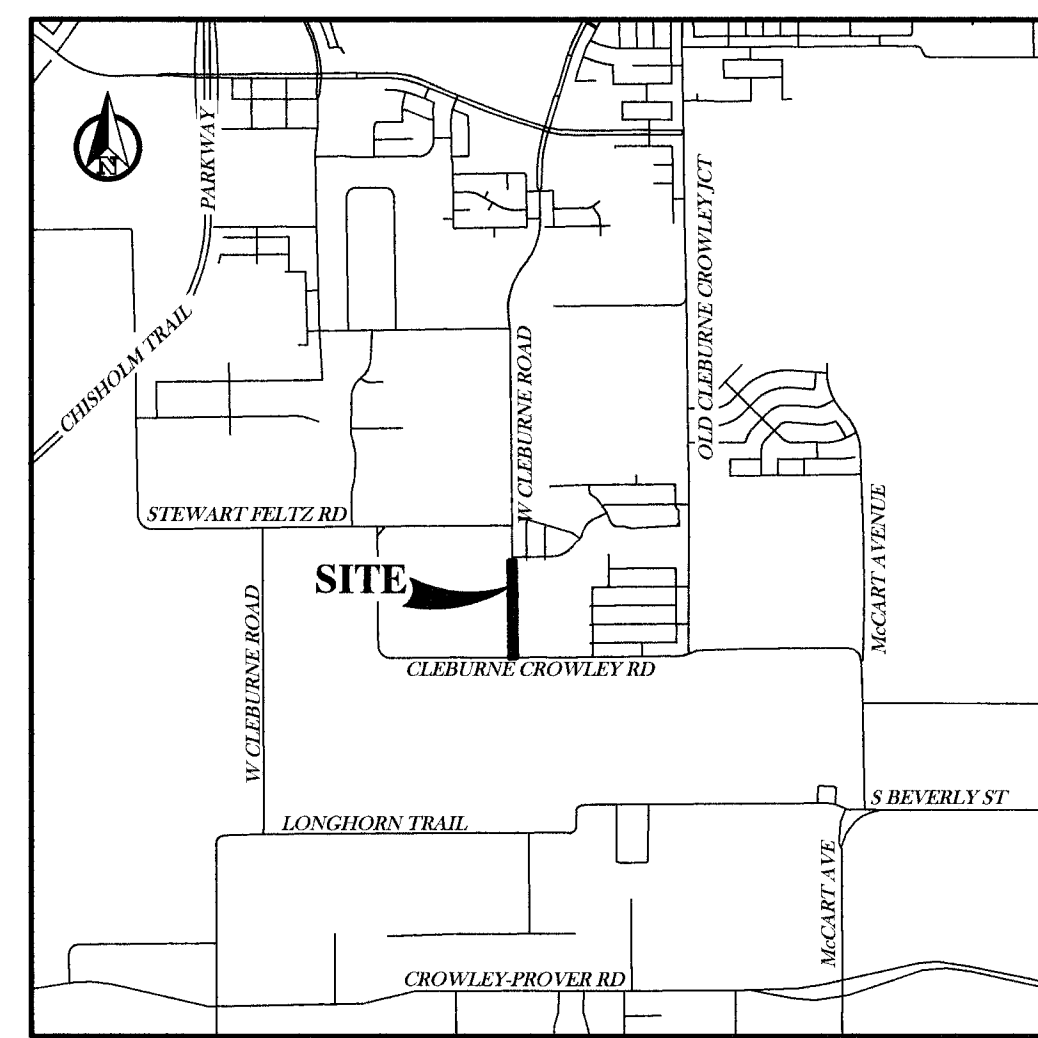
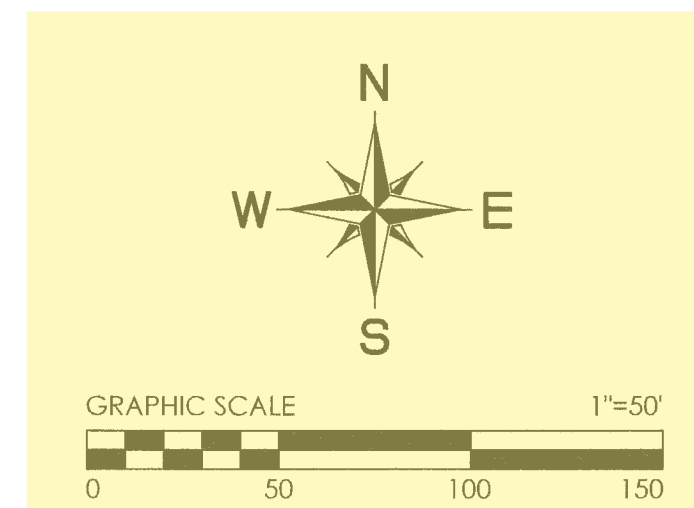


SEE TOP RIGHT



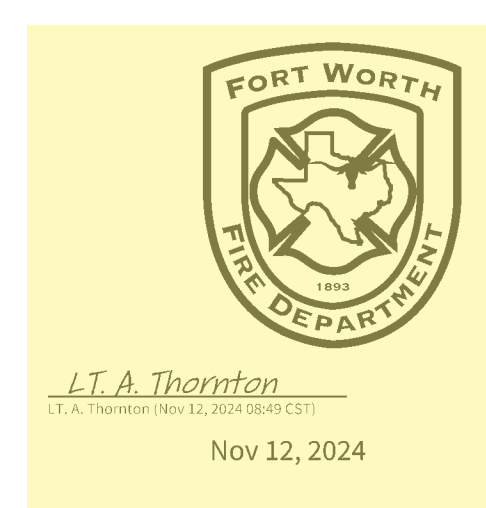
OWNER/DEVELOPER:  
**BLOOMFIELD HOMES, LP**  
1900 W. KIRKWOOD BLVD, SUITE 2300B  
SOUTHLAKE, TX 76092  
(817) 416-1572

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
T:Eng Firm # F-2944 | T:Surv Firm # 10021700



VICINITY MAP  
N.T.S.

LEGEND	
•	1/2" C.I.R.S. "GMcivil" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMcivil)
---	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
- - - - -	ABSTRACT LINE
- · - · - ·	CENTERLINE
- - - - -	MATCH LINE



**FINAL PLAT**  
OF  
**SOUTH HULEN STREET**  
BEING  
2.826 ACRES  
SITUATED IN THE  
JOHN KORTICKY SURVEY, ABSTRACT No. 914,  
INTERNATIONAL AND GREAT NORTHERN  
RAILROAD CO. SURVEY, ABSTRACT No. 826,  
ANTONIO CASTILLO SURVEY, ABSTRACT No. 271  
CITY OF FORT WORTH, TARANT COUNTY, TEXAS

Date: November 2024

**FP-23-128**

SOUTH HULEN STREET  
FP CASE NO. FP-23-128  
REFERENCE CASE NO. PP-018-054

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

All that certain lot, tract, or parcel of land, situated in a portion of the International and Great Northern Railroad Co. Survey, Abstract No. 826, John Korticky Survey, Abstract No. 914, Antonio Castillo Survey, Abstract No. 271, City of Fort Worth, Tarrant County, Texas, being part of that certain called 280.597 acre tract described in a deed to Bloomfield Homes, L.P., recorded in Instrument No. D218204117, D218204118, D218204119, D218204120 of the Deed Records of Tarrant County, Texas (DRICT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of Hulen Trails, Phase 1 recorded in Instrument No. D221180343 of the Plat Records of Tarrant County, Texas (PRTCT), from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" being in the West line of said Hulen Trails, Phase 1 bears North 00 deg. 46 min. 54 sec. West - 529.05 feet;

THENCE North 89 deg. 13 min. 06 sec. East along the South line of said Hulen Trails, Phase 1, a distance of 80.00 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL";

THENCE South 00 deg. 46 min. 54 sec. East departing said South line, a distance of 495.00 feet to a 1/2" capped iron rod set stamped "GMcivil" hereinafter referred as 1/2" capped iron rod set;

THENCE South 45 deg. 46 min. 54 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 46 min. 54 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 13 min. 06 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 46 min. 54 sec. East, a distance of 897.61 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 33 min. 42 sec. East, a distance of 14.20 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 20 min. 30 sec. East, a distance of 40.00 feet to a PK nail set with washer stamped "GMcivil" in the South line of said 280.597 acre tract and the approximate centerline of Cleburne Crowley Road;

THENCE South 89 deg. 39 min. 30 sec. West along said South line and approximate centerline, a distance of 100.00 feet to a PK nail set with washer stamped "GMcivil";

THENCE North 00 deg. 20 min. 30 sec. West departing said South line and approximate centerline, a distance of 40.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 26 min. 18 sec. East, a distance of 14.09 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 46 min. 54 sec. West, a distance of 896.99 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 46 min. 54 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 46 min. 54 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 13 min. 06 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 46 min. 54 sec. West, a distance of 495.00 feet to the POINT OF BEGINNING, containing 123.084 square feet or 2.826 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, L.P., acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of SOUTH HULEN STREET, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the 6th day of November, 2024

BLOOMFIELD HOMES, L.P. a Texas limited partnership

By: BLOOMFIELD PROPERTIES, INC. a Texas corporation, General Partner

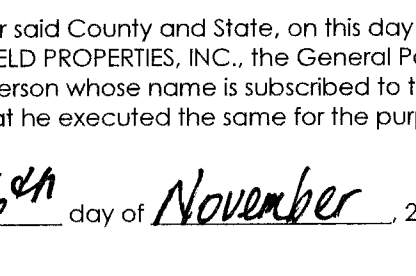
By: Donald J. Dykstra, Resident

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Donald J. Dykstra, President of BLOOMFIELD PROPERTIES, INC., the General Partner of BLOOMFIELD HOMES, L.P., 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.

Given under my hand and seal of office this the 6th day of November, 2024

Sherri A Taylor Notary Public, State of Texas



My commission expires: 06/06/2028

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted 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.

John N. Rogers Registered Professional Land Surveyor No. 6372 Surveyed on the ground September 2018

GMcivil 2559 SW Grapevine Pkwy, Grapevine, Texas 76051 (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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with current Sidewalk Policy per "City Development Design Standards".

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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/DRAINAGE-WAY: MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of the said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to the storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood-plain easement line as shown on the plat.

The City of Fort Worth is to maintain areas only immediately surrounding all storm drain structures (+/- 25') within the drainage and floodplain easement.

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, landscape 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.

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.

NOTES

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMcivil", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0410K, map revised September 25, 2009 this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
4. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
5. Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.

LAND USE TABLE

Table with 2 columns: Development Yield, Land Use Type, and Value. Rows include Gross Site Area (2.826 Acres), Total Number Lots (0), Residential Lots Area (0 Acres), Number Residential Lots (0), Number Single Family Detached (0), Number Dwelling Units (0), Non-Residential Lots Area (0 Acres), Number Non-Residential Lots (0), Private Open Space Lots Area (0 Acres), Number Non-Residential Lots (0), Right-of-Way Area (2.826 Acres), and No Public Parks Proposed.



L.T. Thornton L.T.A. Thornton (Nov 12, 2024 08:49 CST)

Nov 12, 2024

Fort Worth 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: Nov 12, 2024. Signed by Donald P. Egan, Chairman and Derek Hill, Secretary.

OWNER/DEVELOPER: BLOOMFIELD HOMES, LP 1900 W. KIRKWOOD BLVD, SUITE 2300B SOUTHLAKE, TX 76092 (817) 416-1572

PREPARED BY: GMcivil Engineering & Surveying 2559 SW Grapevine Pkwy, Grapevine, Texas 76051 817-329-4373 TxEng Firm # F-2944 | T&S Firm # 10021700

FINAL PLAT OF SOUTH HULEN STREET BEING 2.826 ACRES SITUATED IN THE JOHN KORTICKY SURVEY, ABSTRACT No. 914, INTERNATIONAL AND GREAT NORTHERN RAILROAD CO. SURVEY, ABSTRACT No. 826, ANTONIO CASTILLO SURVEY, ABSTRACT No. 271 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS Date: November 2024

SOUTH HULEN STREET PP CASE NO. PP-23-128 REFERENCE CASE NO. PP-018-054