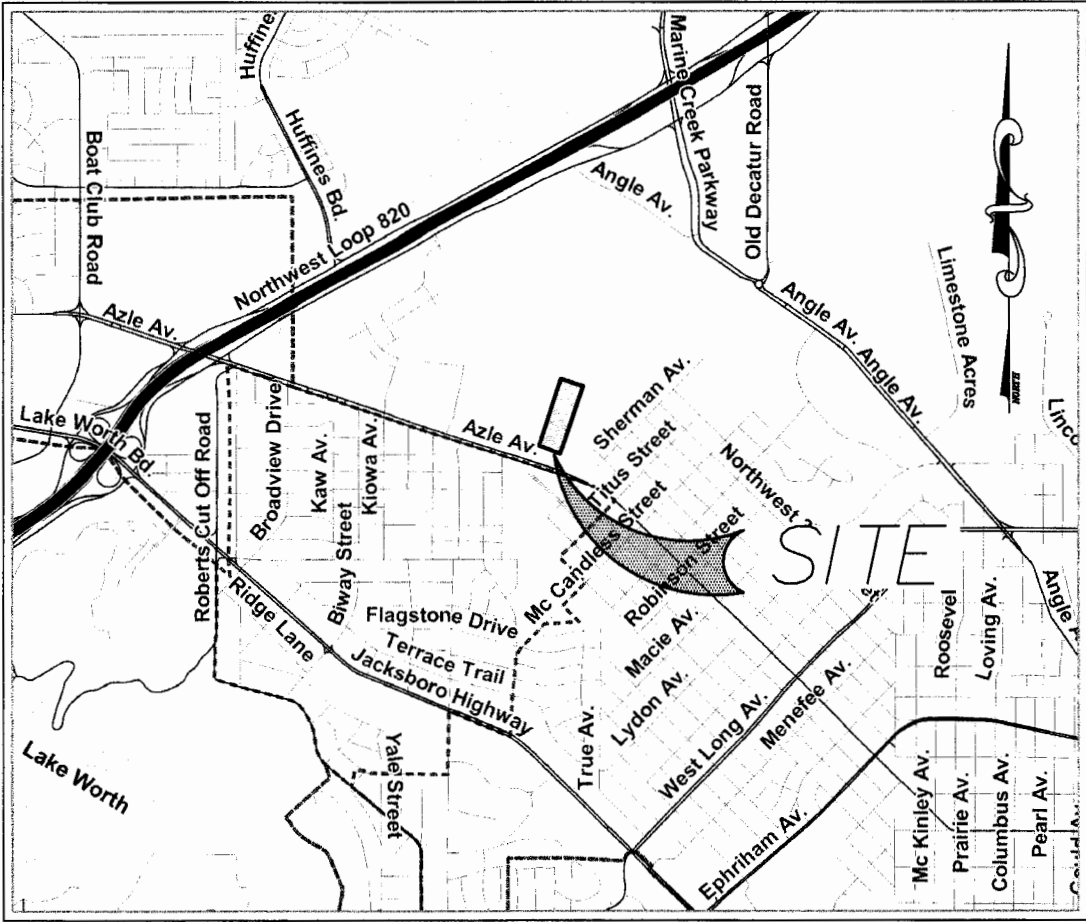
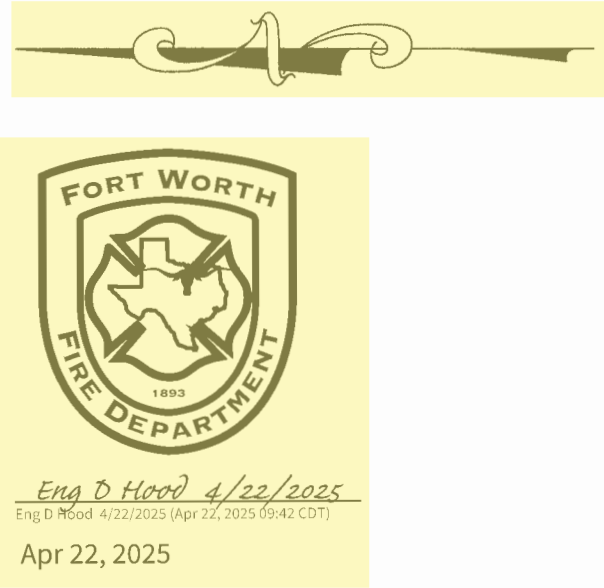
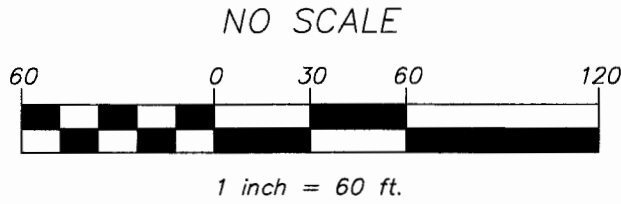


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.00'	34.53'	89° 56' 03"	S 26°58'25" E	31.09'
C2	21.50'	33.77'	90° 00' 00"	S 63°03'32" W	30.41'
C3	31.50'	49.48'	90° 00' 00"	N 26°56'28" W	44.55'
C4	31.50'	34.52'	62° 47' 23"	N 76°29'50" E	32.82'
C5	31.00'	4.42'	8° 10' 17"	N 76°01'36" W	4.42'
C6	24.00'	3.42'	8° 10' 17"	S 76°01'36" E	3.42'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 26°56'28" E	14.14'	L21	N 18°03'32" E	2.50'
L2	S 63°03'32" W	17.68'	L22	S 27°07'19" E	3.57'
L3	S 18°03'32" W	9.77'	L23	N 80°06'45" W	80.89'
L4	N 18°03'32" E	14.77'	L24	N 71°56'28" W	45.66'
L5	N 26°56'28" W	10.61'	L25	N 18°03'32" E	7.00'
L6	S 63°03'32" W	17.68'	L26	S 71°56'28" E	45.66'
L7	S 27°07'19" E	14.05'	L27	S 80°06'45" E	29.84'
L8	N 62°52'37" E	10.64'	L28	S 72°18'18" E	51.53'
L9	S 27°07'23" E	17.62'	L29	S 18°03'32" W	10.00'
L10	S 63°03'32" W	14.14'	L30	N 71°56'28" W	31.48'
L11	N 26°56'28" W	10.61'	L31	N 18°03'32" E	10.00'
L12	N 63°03'08" E	10.69'	L32	S 71°56'42" E	14.00'
L13	N 27°07'23" W	14.10'	L33	S 18°03'18" W	49.00'
L14	N 26°56'28" W	10.61'	L34	N 71°56'42" W	14.00'
L15	N 63°03'32" E	10.61'	L35	S 18°04'18" W	14.00'
L16	S 26°56'28" E	14.14'	L36	N 71°56'28" W	138.49'
L17	S 63°03'32" W	14.14'			
L18	N 27°07'19" W	17.62'			
L19	S 27°07'23" E	4.66'			
L20	N 18°04'18" E	14.00'			



VICINITY MAP



LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRCT DEED RECORDS, TARRANT COUNTY, TEXAS
- PRCT PLAT RECORDS, TARRANT COUNTY, TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- POB POINT OF BEGINNING
- FND. FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- WME WALL MAINTENANCE EASEMENT
- POSE PRIVATE OPEN SPACE EASEMENT

FINAL PLAT  
LOT 1X, BLOCK 3  
LOT 1X & LOTS 2-39, BLOCK 4  
LOT 1X & LOTS 2-39, BLOCK 5  
LOT 1X, LOTS 2-23 & LOT 24X, BLOCK 6  
LOT 1X, LOTS 2-23 & LOT 24X, BLOCK 7  
**WESTSIDE HEIGHTS**  
BEING 9.764 ACRES OF LAND SITUATED IN THE  
J. BOMAN SURVEY, ABSTRACT NO. 81 AND THE  
GARCIA, MONTEZ & DURAN SURVEY, ABSTRACT NO. 627  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

120 RESIDENTIAL LOTS  
7 PRIVATE HOA/DEVELOPER OWNED  
& MAINTAINED OPEN SPACE LOTS  
**MARCH 2025**  
SURVEYOR/ENGINEER:  
  
civil engineering surveying landscape architecture planning  
tbpis registration number: 1 - 2759  
tbpis registration/license number: 1008600  
519 east border  
grillington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmiotexas.com

OWNER / DEVELOPER:  
**D.R. HORTON - TEXAS, LTD.**  
6751 NORTH FREEWAY  
FORT WORTH, TEXAS 76131  
TEL: 817-230-0805  
EMAIL: jBosworth@drhorton.com  
CONTACT: JUSTIN BOSWORTH, PE

**FP-23-143**  
**127 Total Addresses**  
**4 Block Ranges**

**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL.  
Plat Approval Date:  
BY: Donald R. Kohn Apr 15, 2025 Chairman  
BY: Frank R. Hill Secretary

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	2.841	123,768
RESIDENTIAL	120	5.446	237,231
OPEN SPACE	7	1.477	64,327
TOTAL	127	9.764	425,326

PRELIMINARY PLAT CASE NUMBER: PP-19-006  
FINAL PLAT CASE NUMBER: FP-23-143

**MAINTENANCE NOTE:**  
FLOODPLAIN/DRAINAGEWAY MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED 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 SAID DRAINAGE WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSED BY 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 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 FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.



PLAT NOTES

1. 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.

2. 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.

3. 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 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.

4. 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.

5. 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, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. 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.

6. 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.

7. 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.

8. 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.

9. 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".

10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

11. 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 OR OBJECTS.

12. PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11- FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

13. PRIVATE P.R.V.'S WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0170L, MAP EFFECTIVE MARCH 21, 2019.

15. CORNER MONUMENTATION:

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

16. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°36'18.5". ALL BEARINGS, DISTANCES AND COORDINATES ARE AT GRID. NO SCALE FACTOR HAS BEEN APPLIED.

17. NO DRIVEWAYS ARE TO BE CONSTRUCTED ALONG RANGO RUN ROAD.

OWNER'S CERTIFICATE

STATE OF TEXAS )(
COUNTY OF TARRANT )(

WHEREAS D. R. HORTON - TEXAS, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 9.764 ACRE TRACT OF LAND LOCATED IN THE JOSEPH BOMAN (ALSO KNOWN AS BOWMAN) SURVEY, ABSTRACT NO. 81 AND THE GARCIA, MONTEZ & DURAN SURVEY, ABSTRACT NO. 627, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,

BEING ALL OF A CALLED 9.764 ACRE TRACT DESCRIBED IN DEED TO D. R. HORTON - TEXAS, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. D224087145, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT). SAID 9.764 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS, DISTANCES AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°36'18.5".

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 9.764 ACRE TRACT AND AN INTERIOR ELL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE NORMAN M. KRONICK FORT WORTH FOUNDATION AS RECORDED IN COUNTY CLERK'S FILE NO. D224166409, OPRTCT;

THENCE, SOUTH 18°03'32" WEST, WITH THE COMMON EAST BOUNDARY LINE OF SAID 9.764 ACRE TRACT AND A WEST BOUNDARY LINE OF SAID THE NORMAN M. KRONICK FORT WORTH FOUNDATION TRACT, A DISTANCE OF 1217.61 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING INC" FOUND FOR THE SOUTHEAST CORNER OF SAID 9.764 ACRE TRACT;

THENCE, NORTH 72°02'18" WEST, WITH THE SOUTH BOUNDARY LINE OF SAID 9.764 ACRE TRACT, A DISTANCE OF 349.50 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 9.764 ACRE TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF MARINE CREEK PARKWAY (AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, COUNTY CLERK'S FILE NO. D220332858, OPRTCT) FROM WHICH A 1/2" CAPPED IRON ROD STAMPED "TEXAS SURVEYING INC" FOUND FOR THE SOUTHEAST CORNER OF LOT 3R, BLOCK 1, WESTSIDE HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. D221182181, OPRTCT BEARS NORTH 71°04'51" WEST, A DISTANCE OF 80.06 FEET;

THENCE, NORTH 18°03'18" EAST, WITH THE COMMON WEST BOUNDARY LINE OF SAID 9.764 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1215.98 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID 9.764 ACRE TRACT AND BEING IN A SOUTH BOUNDARY LINE OF THE AFORESAID THE NORMAN M. KRONICK FORT WORTH FOUNDATION TRACT;

THENCE, SOUTH 72°18'18" EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID 9.764 ACRE TRACT AND SAID SOUTH BOUNDARY LINE, A DISTANCE OF 349.60 FEET TO THE POINT OF BEGINNING, AND BEING 9.764 ACRES OR 425,326 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TEXAS.

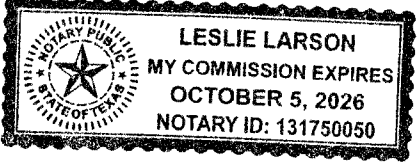
Signature of Lon E. Whitten
LON E. WHITTEN DATE: MARCH 25, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS )(
COUNTY OF TARRANT )(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 25 DAY OF March, 2025.

Signature of Notary
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-05-2026



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D. R. HORTON - TEXAS, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1X, BLOCK 3, LOT 1X & LOTS 2-39, BLOCK 4, LOT 1X & LOTS 2-39, BLOCK 5, LOT 1X, LOTS 2-23 & LOT 24X, BLOCK 6, LOT 1X, LOTS 2-23 & LOT 24X, BLOCK 7, WESTSIDE HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE 26TH DAY OF March, 2025.

GRANTOR:

D. R. HORTON - TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: D. R. HORTON, INC.
A DELAWARE CORPORATION
ITS: AUTHORIZED AGENT

BY: Justin Bosworth
ASSISTANT VICE PRESIDENT

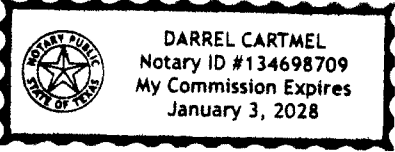
STATE OF TEXAS §
COUNTY OF TARRANT §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26TH DAY OF March, 2025, BY JUSTIN BOSWORTH, ASSISTANT VICE PRESIDENT OF D. R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

Signature of Darrel Cartmel
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: DARREL CARTMEL

COMMISSION EXPIRES: JANUARY 3, 2028



Eng D Flood 4/22/2025
Eng D Flood 4/22/2025 (Apr 22, 2025 06:43:01)
Apr 22, 2025

FINAL PLAT
LOT 1X, BLOCK 3
LOT 1X & LOTS 2-39, BLOCK 4
LOT 1X & LOTS 2-39, BLOCK 5
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CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

120 RESIDENTIAL LOTS
7 PRIVATE HOA/DEVELOPER OWNED
& MAINTAINED OPEN SPACE LOTS

MARCH 2025
SURVEYOR/ENGINEER:



civil engineering, surveying, landscape architecture, planning
tbpels registration number: 1 - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

OWNER / DEVELOPER:
D.R. HORTON - TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131
TEL: 817-230-0805
EMAIL: JBosworth@drhorton.com
CONTACT: JUSTIN BOSWORTH, PE

SHEET 2 OF 2
THIS PLAT IS FILED IN INSTRUMENT #, OPRTCT DATE: