

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ SHEET 1 of 3



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS JEN HOLDCO 23 LLC, a Delaware limited liability company and BLOOMFIELD HOMES, L.P., a Texas limited partnership are the owners of a tract of land situated in the H. Walker Survey, Abstract No. 1622 and the J. Jennings Survey, Abstract No. 875, City of Fort Worth, Tarrant County, Texas, being all of that tract of land as described in deed to Jen Holdco 23 LLC, recorded in D223211080, Official Public Records, Tarrant County, Texas (OPRCT), being a portion of Tract 1, Parcel C and a portion of Tract 1, Parcel D as described in deed to Bloomfield Homes, L.P., recorded in D220347026, OPRCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCIVIL set (hereafter referred to as 1/2" rebar capped set) at the intersection of the east line of Crowley Road (FM 731 - variable width R.O.W.) and the north line of McPherson Boulevard (R.O.W. per D224213134, OPRCT), said point lying in the west line of said Bloomfield Tract 1, Parcel D;

THENCE along the east line of said Crowley Road and the west line of said Bloomfield Tract 1, Parcel D and said Bloomfield Tract 1, Parcel C, as follows:

North 00 degrees 11 minutes 13 seconds West, a distance of 984.99 feet to a 1/2" rebar capped Goodwin & Marshall found at the beginning of a tangent curve to the left, having a radius of 2,924.80 feet;

Northwesterly, along said curve, having a central angle of 03 degrees 45 minutes 22 seconds, an arc distance of 191.74 feet, and a chord that bears North 02 degrees 03 minutes 54 seconds West, 191.71 feet to a 1" rebar found at the northwest corner of said Bloomfield Tract 1, Parcel C and the southwest corner of a tract of land as described in deed to Edward Grace and wife, Susanne S. Grace, recorded in Volume 15645, Page 33, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 51 seconds East, departing the east line of said Crowley Road, along the north line of said Bloomfield Tract 1, Parcel C, at a distance of 306.28 feet passing the northwest corner of said Jen Holdco 23 tract, at a distance of 1463.03 feet passing a 1" rebar found, continuing a total distance of 2,613.33 feet to a 1/2" rebar capped Goodwin & Marshall found at the northeast corner of said Jen Holdco 23 tract and the southeast corner of Lot 19, Block I, Clark Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-118, Page 66, Plat Records, Tarrant County, Texas, being an angle point in the west line of Tract 1, Parcel A as described in deed to Bloomfield Homes, L.P., recorded in D220347026, OPRCT, from which a 1" rebar found bears North 53 degrees 16 minutes West, 5.8 feet;

THENCE South 23 degrees 36 minutes 19 seconds East, long the east line of said Jen Holdco 23 tract and the west line of a remainder portion of said Bloomfield Tract 1, Parcel A, a distance of 84.49 feet a 1/2" rebar capped set in the north line of a tract of land as described in deed to Jen Holdco 24 LLC, recorded in D224107499, OPRCT;

THENCE along the line common to said Jen Holdco 23 tract and said Jen Holdco 24 tract, as follows:

South 66 degrees 23 minutes 41 seconds West, a distance of 112.48 feet to a 1/2" rebar capped set;

South 23 degrees 36 minutes 19 seconds East, a distance of 60.00 feet to a 1/2" rebar capped set;

South 66 degrees 23 minutes 41 seconds West, a distance of 174.94 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the left, having a radius of 470.00 feet;

Southwesterly, along said curve, having a central angle of 35 degrees 10 minutes 25 seconds, an arc distance of 288.53 feet, and a chord that bears South 48 degrees 48 minutes 29 seconds West, 284.02 feet to a 1/2" rebar capped set at the end of said curve;

South 29 degrees 54 minutes 01 second East, non-tangent to said curve, a distance of 9.84 feet to a 1/2" rebar capped set;

North 89 degrees 35 minutes 15 seconds East, a distance of 7.26 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 50.00 feet to a 1/2" rebar capped set;

South 89 degrees 35 minutes 15 seconds West, a distance of 32.73 feet to a 1/2" rebar capped set;

South 56 degrees 04 minutes 04 seconds West, a distance of 16.67 feet to a 1/2" rebar capped set at the beginning of a non-tangent curve to the left, having a radius of 470.00 feet;

Southwesterly, along said curve, having a central angle of 22 degrees 21 minutes 03 seconds, an arc distance of 183.35 feet, and a chord that bears South 10 degrees 45 minutes 47 seconds West, 182.19 feet to a 1/2" rebar capped set at the end of said curve;

South 00 degrees 24 minutes 45 seconds East, tangent to said curve, a distance of 32.06 feet to a 1/2" rebar capped set;

South 45 degrees 24 minutes 45 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 50.00 feet to a 1/2" rebar capped set;

South 44 degrees 35 minutes 15 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;

South 00 degrees 24 minutes 45 seconds East, a distance of 400.00 feet to a 1/2" rebar capped set;

South 45 degrees 24 minutes 45 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set in the north line of said McPherson Boulevard (110' R.O.W.) at the southeast corner of said Jen Holdco 23 tract and the southwest corner of said Jen Holdco 24 tract;

THENCE along the north line of said McPherson Boulevard, as follows:

South 89 degrees 35 minutes 15 seconds West, at a distance of 1829.56 feet passing the southwest corner of said Jen Holdco 23 tract, continuing a total distance of 2109.57 feet to a 1/2" rebar capped set;

North 45 degrees 17 minutes 59 seconds West, a distance of 28.23 feet to the POINT OF BEGINNING and containing 2,674,514 square feet or 61.398 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT JEN HOLDCO 23 LLC, a Delaware limited liability company and BLOOMFIELD HOMES, L.P., a Texas limited partnership, acting by and through the undersigned, their duly authorized agents, do hereby adopt this final plat of DEER CREEK MEADOWS, LOTS 1-56, 57X, 58X, BLOCK FF, LOTS 1-24, BLOCK GG, LOTS 1-22, BLOCK HH, LOTS 1-24, BLOCK II, LOTS 1-22, BLOCK JJ, LOTS 1-24, BLOCK KK, LOTS 1-29, 30X, 31X, BLOCK LL, LOTS 1-13,14X, BLOCK MM, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the publics use forever the streets and easements shown hereon.

Witness our hand this the 17 day of June, 2025.

JEN Holdco 23 LLC,
a Delaware limited liability company

By: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership, its attorney-in-fact

By: U.S. Home, LLC, a Delaware limited liability company,
its general partner

By: Jennifer Eller
Its Authorized Agent, as attorney-in-fact

Witness our hand this the 17 day of June, 2025.

BLOOMFIELD HOMES, L.P., a Texas limited partnership

By: Donald J. Dykstra
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared Jennifer Eller, 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 and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day of June, 2025.

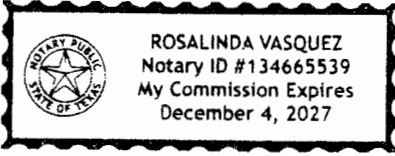
Notary Public in and for the State of Texas
My Commission Expires: 11-4-2025

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, 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 and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of June, 2025.

Notary Public in and for the State of Texas
My Commission Expires: 12-4-2027



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.

Joel S. Barton
Joel S. Barton
Registered Professional Land Surveyor No. 4914
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817-329-4373
6/17/2025



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 on 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 I 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.

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.

P.R.Vs required

Private P.R.Vs will be required, water pressure exceeds 80 P.S.I.

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0430L, map revised March 21, 2019 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 GMCIVIL set, unless otherwise noted.
- Lot 57X, Block FF, Lots 30X & 31X, Block LL, and Lot 14X, Block MM are Private H.O.A./Developer owned and maintained Open Spaces.
- This plat contains a total of 11.352 acres of right-of-way dedications for public streets.
- Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
- Direct access to FM 731 is restricted to those locations that have been reviewed and approved by TXDOT.



LT. Thornton
LT. Thornton (June 24, 2023 07:35 CDT)

06/24/2025

OWNED BY:



OWNED/DEVELOPED BY:

JEN HOLDCO 23 LLC

1707 MARKET PLACE BLVD., SUITE 100
IRVING, TEXAS 75063
(469)587-5215

PREPARED BY:



PHASE 8
FP CASE No. FP-24-040
PP CASE No. PP-18-084

LAND USE TABLE	
Development Yield	
Gross Site Area	61.398 Acres
Total Number Lots	219
Residential Lots Area	33.494 Acres
Number Residential Lots	213
Number Single Family Detached	213
Number Dwelling Units	213
Non-Residential Lots Area	16.552 Acres
Number Non-Residential Lots	6
Private Open Space Lots Area	3.866 Acres
Number Private Open Space Lots	4
Commercial Lot Area	8.243 Acres
Number of Commercial Lots	1
Proposed Public Park Lot Area	4.443 Acres
Number Public Park Lots	1
Right-of-way Area	11.352 Acres



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: Dallas Harrell for Don Barton 06/25/2025
Dallas Harrell for Don Barton (June 25, 2025 12:20 CDT)

Chairman

BY: Dallas Harrell 06/25/2025 12:21 CDT

Secretary

FINAL PLAT

OF

DEER CREEK MEADOWS

LOTS 1-56, 57X, 58X, BLOCK FF, LOTS 1-24, BLOCK GG,
LOTS 1-22, BLOCK HH, LOTS 1-24, BLOCK II,
LOTS 1-22, BLOCK JJ, LOTS 1-24, BLOCK KK,
LOTS 1-29, 30X, 31X, BLOCK LL, LOTS 1-13, 14X, BLOCK MM

BEING

61.398 ACRES

SITUATED IN THE

H. WALKER SURVEY, ABSTRACT No. 1622

J. JENNINGS SURVEY, ABSTRACT No. 875

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

213 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS

JUNE 2025

THIS PLAT RECORDED IN DOCUMENT NUMBER

SHEET 3 of 3