

D225079503

PIERCE-MURRAY FOUND

BL BUILDING LINE

DE UTILITY EASEMENT

OPE DRAINAGE EASEMENT

IRF OPEN SPACE EASEMENT

AC IRON ROD FOUND

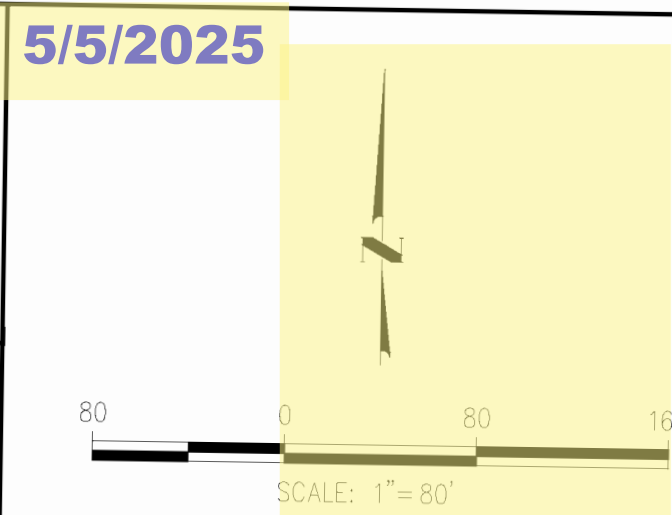
MIN ACRES

WME MINIMUM FINISHED FLOOR ELEVATION

WALL MAINTENANCE EASEMENT

LAND USE TABLE

RESIDENTIAL LOTS	180
NON-RESIDENTIAL LOTS	5
RESIDENTIAL ACREAGE	25.675 AC.
NON-RESIDENTIAL ACREAGE	4.027 AC.
OPEN SPACE EASEMENT	9.992 AC.
RIGHT OF WAY DEDICATION	0.000 AC.
PARK ACREAGE	29.702 AC.
NET ACREAGE	39.694 AC.
TOTAL ACREAGE	39.694 AC.



LINE	BEARING	DISTANCE
L1	N 89°31'28" E	12.84'
L2	N 14°55'58" E	17.75'
L3	S 14°54'47" W	41.36'
L4	N 00°25'49" W	10.60'
L5	N 00°06'25" E	32.75'
L6	N 00°26'54" E	35.24'
L7	N 4°30'15" E	6.91'
L8	N 14°56'19" E	41.32'
L9	N 44°38'25" E	14.14'
L10	N 23°43'19" E	14.14'
L11	N 68°43'19" E	15.32'
L12	S 68°43'19" W	19.46'
L14	S 00°21'35" E	0.36'
L19	S 75°38'44" E	42.06'
L20	N 77°28'11" E	13.79'
L21	N 14°48'20" E	6.67'
L22	S 62°57'45" E	13.30'
L23	S 44°38'25" W	14.14'
L24	N 45°21'35" W	14.14'
L25	S 21°16'41" W	39.61'
L26	S 61°21'07" W	14.14'
L28	S 16°07'17" W	8.91'
L29	N 66°16'41" W	14.14'
L30	S 14°56'19" E	23.56'
L31	N 06°45'59" E	7.59'
L32	N 26°05'22" E	14.71'
L33	S 06°16'41" E	14.14'
L34	S 44°38'25" W	14.14'
L35	N 45°21'35" W	14.14'
L36	S 21°16'41" W	39.61'
L37	S 21°16'41" E	42.60'
L38	N 23°43'19" E	14.14'
L39	S 28°38'43" E	14.14'
L41	N 00°21'35" W	1.13'
L42	S 21°16'41" E	14.38'
L43	S 44°38'25" W	14.14'
L44	N 45°21'35" W	14.14'
L45	S 15°23'16" W	24.27'
L46	S 14°21'16" W	15.80'
L47	N 38°00'10" W	15.84'
L48	N 36°09'10" W	14.97'
L49	S 75°04'19" E	24.13'
L50	N 89°38'25" E	7.61'
L51	N 89°37'13" E	28.41'
L52	N 89°40'35" E	21.59'
L53	N 89°37'13" E	3.59'
L54	S 75°14'30" W	9.83'
L57	S 31°49'32" W	13.22'
L58	N 30°11'40" W	14.03'
L59	S 75°11'40" E	10.38'
L60	S 75°11'40" E	17.39'
L61	N 73°23'36" E	1.61'
L62	N 89°33'50" E	8.60'
L63	S 89°33'50" W	21.25'
L64	S 73°23'36" W	23.79'
L65	S 73°23'36" W	37.72'
L66	S 89°33'50" W	31.35'
L67	S 59°21'16" W	14.14'
L68	N 61°36'24" W	14.14'
L69	N 73°23'36" E	23.06'
L70	S 00°26'10" E	1.58'
L71	S 44°33'50" W	14.14'
L75	S 89°48'58" E	14.43'
L77	S 89°48'58" E	34.86'
L79	S 87°28'02" E	11.89'
L80	S 00°39'40" E	11.47'
L81	N 73°23'36" E	10.79'
L82	N 73°23'36" E	0.66'
L83	S 45°26'10" E	14.14'
L84	S 00°26'10" E	4.95'
L85	S 89°33'50" W	1.29'
L86	N 30°38'44" W	14.14'
L87	S 89°33'50" W	13.93'
L88	S 30°38'44" E	14.14'
L89	S 14°21'16" W	4.70'
L90	S 44°33'50" W	14.14'
L93	S 14°21'16" W	10.34'
L103	N 75°38'44" W	7.06'
L104	N 75°38'44" W	7.06'
L105	S 59°21'16" W	14.14'
L106	S 45°21'27" E	14.12'
L107	S 00°26'10" E	7.94'
L108	S 37°23'42" W	15.30'
L109	S 45°26'10" E	14.14'
L110	S 48°27'59" E	13.39'
L111	S 44°33'50" W	14.14'
L112	N 89°33'50" E	35.00'
L113	N 89°33'50" E	35.00'
L114	N 89°37'14" E	35.14'
L115	S 89°30'25" W	34.83'
L116	N 68°34'54" E	47.51'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.29'	50.00'	69°04'54"	N 34°10'52" E	56.70'
C2	98.51'	150.00'	37°37'48"	N 87°32'13" E	96.75'
C3	55.55'	150.00'	21°13'10"	S 25°32'54" W	55.24'
C4	43.75'	150.00'	16°44'46"	S 07°59'46" W	43.60'
C5	38.52'	150.00'	14°42'50"	S 83°00'10" E	38.42'
C6	65.63'	50.00'	75°12'35"	N 51°57'33" E	61.02'
C7	42.33'	150.00'	16°10'14"	N 81°28'43" E	42.19'
C8	42.33'	150.00'	16°10'14"	N 81°28'43" E	42.19'
C12	38.72'	150.00'	14°47'25"	S 83°00'27" E	38.61'
C13	31.66'	150.00'	12°05'39"	N 83°11'01" E	31.60'
C14	31.66'	150.00'	12°05'39"	S 06°28'59" E	31.60'
C15	47.58'	50.00'	54°17'38"	N 50°01'22" E	45.63'
C16	61.82'	150.00'	23°36'43"	N 11°22'12" E	61.38'
C17	78.54'	50.00'	90°00'00"	N 44°33'50" E	70.71'
C18	78.54'	50.00'	90°00'00"	N 44°33'50" E	70.71'
C19	42.33'	150.00'	16°10'14"	S 81°28'43" W	42.19'
C20	42.33'	150.00'	16°10'14"	S 81°28'43" W	42.19'
C21	39.80'	150.00'	15°14'20"	N 82°48'55" W	39.78'
C22	43.76'	150.00'	16°42'49"	N 08°14'59" W	43.60'
C23	54.76'	150.00'	20°55'06"	S 10°49'08" E	54.46'
C24	54.76'	150.00'	20°54'58"	S 10°49'06" E	54.46'
C25	51.85'	150.00'	19°48'22"	S 26°15'18" W	51.59'
C26	36.16'	50.00'	41°26'17"	N 20°21'34" E	35.38'
C27	24.12'	50.00'	21°38'39"	N 54°54'01" E	23.89'
C28	30.14'	25.00'	69°04'54"	N 34°10'52" E	28.35'
C29	26.17'	125.00'	11°59'42"	S 06°21'25" E	26.12'
C30	46.29'	125.00'	21°13'10"	S 25°32'54" W	46.03'
C31	19.02'	175.00'	6°13'34"	S 33°02'42" W	19.01'
C32	41.48'	175.00'	13°34'47"	S 23°08'31" W	41.38'
C33	49.67'	175.00'	15°52'08"	N 89°32'09" E	59.38'
C34	44.00'	175.00'	14°24'20"	S 79°36'48" W	43.88'
C35	11.27'	175.00'	3°41'18"	S 70°33'59" W	11.26'
C36	41.22'	175.00'	13°29'48"	N 08°00'27" E	41.13'
C37	45.64'	125.00'	20°55'13"	S 10°49'11" E	45.39'
C38	3.21'	175.00'	1°02'58"	S 00°53'04" E	3.21'
C39	12.10'	125.00'	3°23'46"	S 07°32'17" E	80.63'
C40	0.27'	175.00'	0°05'16"	S 00°18'56" E	0.27'
C41	0.06'	174.99'	0°01'06"	S 16°20'34" W	0.06'
C42	46.29'	125.00'	15°12'11"	N 08°00'40" E	46.60'
C43	17.16'	175.00'	5°37'00"	N 18°28'16" W	17.15'
C44	12.21'	125.00'	5°35'49"	N 02°56'20" E	12.21'
C45	24.25'	125.00'	11°06'52"	N 11°06'52" E	24.21'
C46	11.10'	125.00'	5°05'24"	N 18°53'49" E	11.10'
C47	32.11'	125.00'	14°42'58"	N 28°48'00" E	32.02'
C48	64.81'	175.00'	21°13'10"	N 21°13'10" E	64.44'
C49	32.10'	125.00'	14°42'50"	S 83°00'10" E	32.01'
C50	22.64'	50.00'	25°56'22"	N 82°33'02" E	22.44'
C51	16.27'	125.00'	6°59'50"	S 86°01'55" W	15.46'
C52	28.87'	125.00'	13°14'01"	N 83°49'09" W	28.81'
C53	30.75'	50.00'	35°14'29"	N 87°11'06" E	30.27'
C54	25.83'	175.00'	11°46'54"	S 88°41'52" E	25.82'
C55	10.62'	175.00'	3°28'36"	S 88°41'52" E	10.62'
C56	6.14'	175.00'	2°00'38"	N 88°53'31" E	6.14'
C57	43.25'	175.00'	14°09'36"	N 89°28'24" E	43.14'
C58	35.28'	125.00'	16°10'14"	N 81°28'43" E	35.16'
C59	39.27'	25.00'	90°00'00"	S 45°26'10" E	35.36'
C60	39.27'	25.00'	90°00'00"	S 44°33'50" W	35.36'
C61	25.62'	175.00'	8°24'12"	S 85°21'44" W	25.64'
C62	23.72'	175.00'	7°46'01"	S 72°46'57" W	23.70'
C63	24.26'	125.00'	11°07'04"	S 78°57'08" W	24.22'
C64	11.02'	125.00'	5°03'10"	S 67°02'15" W	11.02'
C65	10.90'	50.00'	12°29'12"	S 63°19'14" W	10.88'
C66	40.16'	50.00'	46°01'07"	S 44°04'05" W	40.88'
C67	14.58'	50.00'	16°42'16"	N 22°42'23" E	14.53'
C70	43.76'	150.00'	16°42'49"	S 08°14'59" E	43.60'
C71	27.69'	175.00'	9°03'58"	N 77°55'35" E	27.66'
C72	21.70'	175.00'	7°06'16"	N 86°00'42" E	21.69'
C73	6.57'	50.00'	7°31'40"	N 85°48'00" E	6.56'
C74	10.44'	50.00'	11°58'03"	N 88°01'12" E	10.42'
C75	34.58'	50.00'	39°37'53"	S 66°10'50" E	33.90'
C76	35.72'	50.00'	40°55'38"	S 23°51'04" E	34.96'
C77	26.78'	50.00'	30°41'21"	S 09°54'25" W	26.46'
C78	22.42'	50.00'	25°41'15"	S 12°24'28" W	22.23'
C79	25.11'	50.00'	28°46'28"	S 13°35'04" W	24.85'
C80	28.72'	50.00'	32°54'44"	S 44°47'40" W	28.33'
C81	24.71'	50.00'	41°36'23"	N 75°24'26" E	24.46'
C82	50.71'	175.00'	16°36'08"	S 02°55'50" W	50.53'
C83	21.36'	175.00'	6°59'39"	S 19°40'44" W	21.35'
C84	47.38'	50.00'	54°17'38"	S 50°19'22" W	45.63'
C85	35.72'	25.00'	88°21'28"	S 43°16'18" W	35.16'
C86	51.15'	78.09'	37°31'58"	S 68°41'59" E	50.24'
C87	68.79'	78.09'	50°28'17"	S 24°41'42" E	66.59'
C88	52.60'	25.00'	75°41'25"	N 51°57'33" E	50.51'
C89	14.20'	175.00'	4°38'57"	N 87°14'21" E	14.20'
C90	35.19'	175.00'	11°31'16"	N 79°09'14" E	35.13'
C91	35.28'	125.00'	16°10'14"	N 81°28'43" E	35.16'
C92	51.51'	125.00'	23°36'43"	S 11°22'12" W	51.15'
C93	23.69'	25.00'	54°17'38"	S 50°19'22" W	22.81'
C94	26.39'	125.00'	12°05'39"	S 83°11'01" W	26.34'
C95	32.27'	125.00'	14°47'25"	N 83°02'27" W	32.18'
C96	43.80'	180.00'	13°56'26"	S 07°23'03" W	43.69'
C97	38.46'	175.00'	12°35'25"	N 81°56'32" E	38.39'
C98	6.71'	175.00'	2°11'51"	S 89°20'15" E	6.71'
C101	30.89'	130.00'	13°36'48"	S 07°33'51" W	30.82'
C102	40.01'	155.00'	14°47'24"	S 06°19'33" W	39.90'
C103	13.29'	175.00'	4°21'09"	N 87°23'16" E	13.29'
C104	1.85'	175.00'	0°36'23"	S 00°44'22" E	1.85'
C105	124.60'	88.09'	86°11'02"	S 44°20'30" E	120.43'
C106	23.27'	15.00'	88°53'04"	S 43°01'30" E	21.01'



L.T. Thornton
L.T. Thornton, Inc., a Delaware LLC

05/01/2025

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT, D.R. HORTON-TEXAS, LTD., DOES HEREBY ADOPT THIS PLAT, SOUTH OAK GROVE, LOT 1X AND LOTS 1-11, BLOCK 1, LOTS 1-26, BLOCK 2, LOT 36X AND LOTS 1-46, BLOCK 3, LOT 1X AND 1-18, BLOCK 4, LOTS 1-5, BLOCK 5, LOT 1X AND 2X AND LOTS 1-26, BLOCK 6, LOTS 1-13, BLOCK 7, LOTS 1-8, BLOCK 8, LOTS 1-5, BLOCK 9, LOTS 1-9, BLOCK 10, AND LOTS 1-13, BLOCK 11, BEING 39.694 ACRES OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, AND IN THE DANIEL MCVANE SURVEY, ABSTRACT NUMBER 1061, BOTH IN TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREOF.

EXECUTED AT FORT WORTH, TEXAS, THIS THE 23RD DAY OF APRIL, 2025

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

NAME: JUSTIN BOSWORTH
TITLE: ASSISTANT VICE PRESIDENT

STATE OF TEXAS §

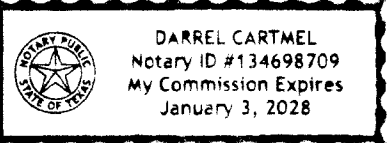
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN BOSWORTH, FOR D.R. HORTON-TEXAS, LTD., KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS THE 23RD DAY OF APRIL, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES JAN 3RD 2026



WATER I 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.

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 CON