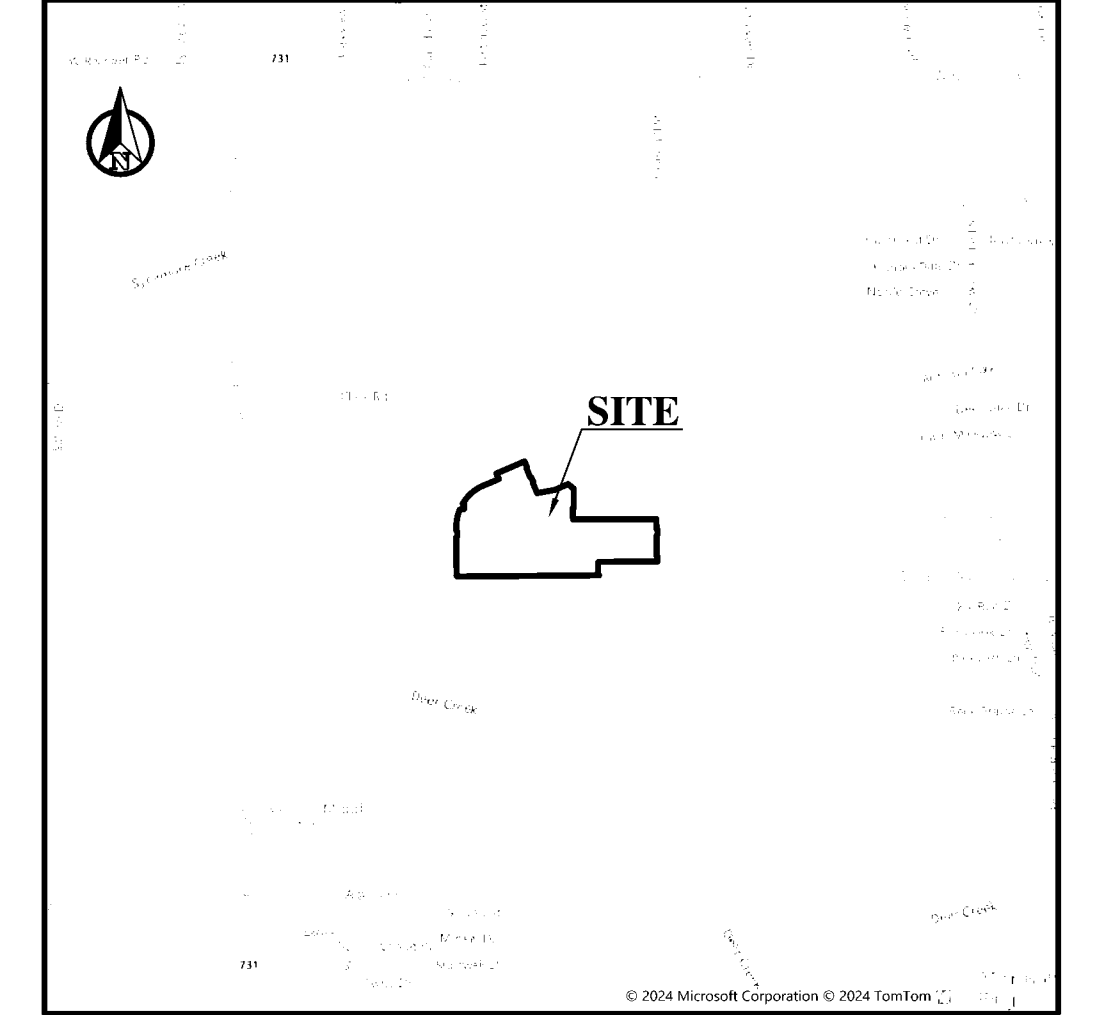
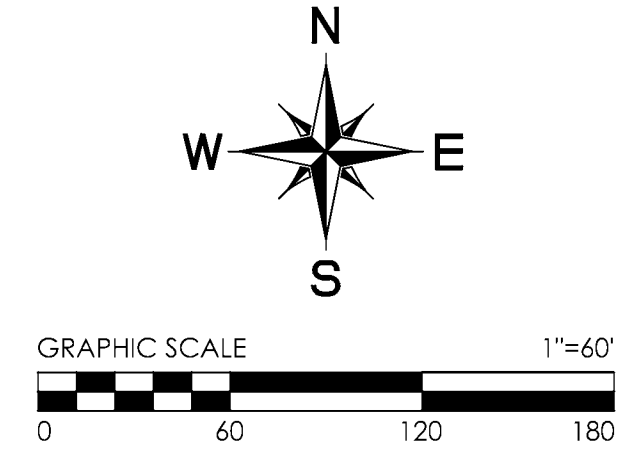
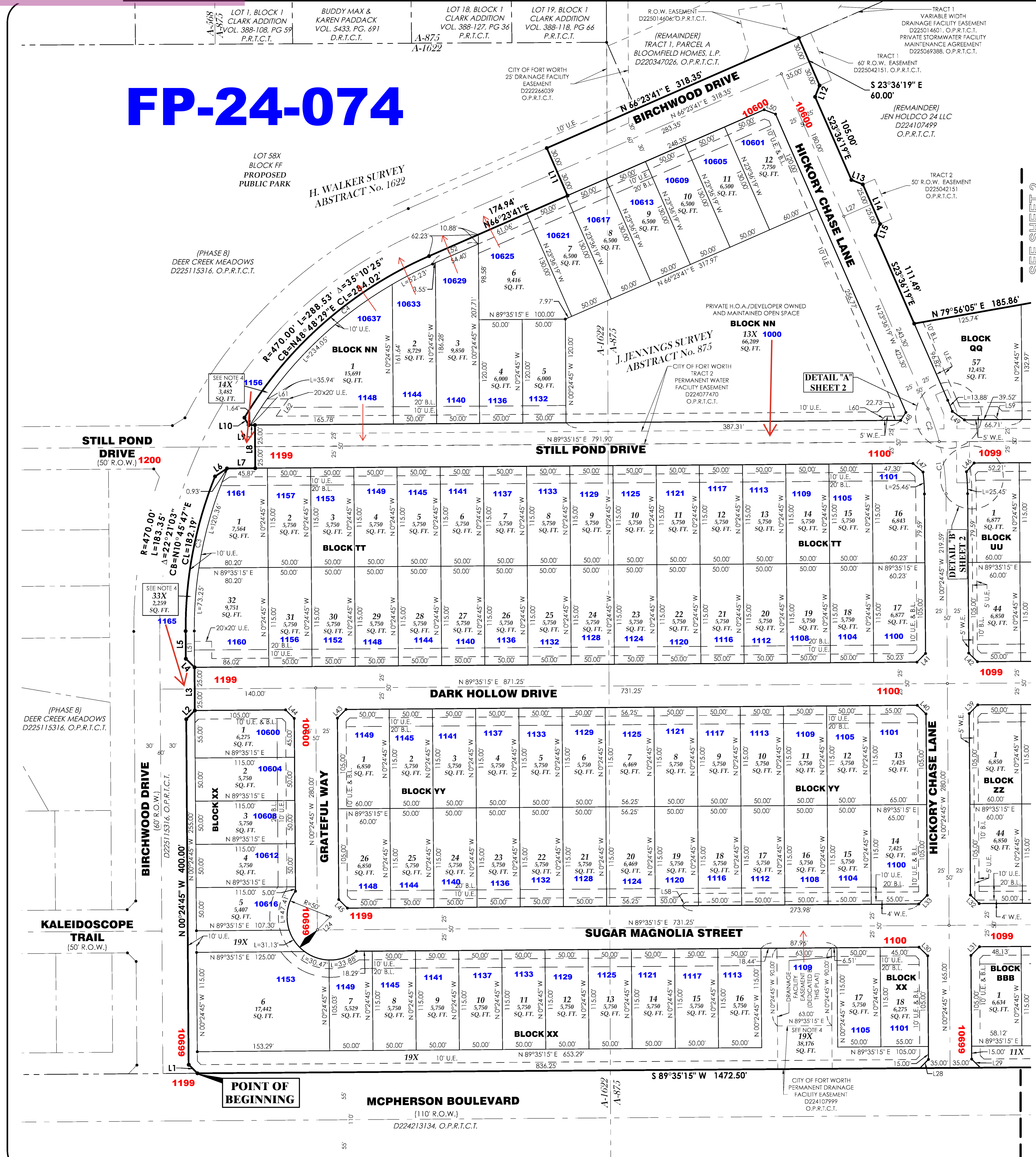


# FP-24-074



VICINITY MAP  
N.T.S.

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N45°24'45"W	14.14'	L32	S45°24'45"E	14.14'
L2	N44°35'15"E	14.14'	L33	N44°35'15"E	14.14'
L3	N00°24'45"W	50.00'	L34	N45°24'45"W	14.14'
L4	N45°24'45"W	14.14'	L35	N44°35'15"E	14.14'
L5	N00°24'45"W	32.06'	L36	N44°35'15"E	14.14'
L6	N56°04'04"E	16.67'	L37	N45°24'45"W	14.14'
L7	N89°35'15"E	32.73'	L38	N44°35'15"E	14.14'
L8	N00°24'45"W	50.00'	L39	S44°35'15"E	14.14'
L9	S89°35'15"W	7.26'	L40	N45°24'45"W	14.14'
L10	N29°54'01"W	9.84'	L41	N44°35'15"E	14.14'
L11	N23°36'19"W	60.00'	L42	S45°24'45"E	14.14'
L12	S21°23'41"W	14.14'	L43	S44°35'15"E	14.14'
L13	S68°36'19"E	14.14'	L44	N45°24'45"W	14.14'
L14	S23°36'19"E	50.00'	L45	S45°24'45"E	14.14'
L15	S21°23'41"W	14.14'	L46	S41°28'26"W	13.43'
L16	S89°35'15"W	8.61'	L47	N49°23'41"W	15.24'
L17	S45°24'45"E	14.14'	L48	N33°04'05"E	11.03'
L18	S00°24'45"E	50.00'	L49	S54°50'27"E	17.19'
L19	S44°35'15"W	14.14'	L50	N68°36'19"W	14.14'
L20	S45°24'45"E	14.14'	L51	N00°24'45"W	42.06'
L21	S00°24'45"E	50.00'	L52	N66°23'41"E	57.94'
L22	S44°35'15"W	14.14'	L53	N66°59'32"E	4.67'
L23	S45°24'45"E	14.14'	L54	S00°24'45"E	3.48'
L24	S44°35'15"W	21.21'	L55	S00°24'45"E	16.85'
L25	N89°35'15"E	35.00'	L56	S89°35'15"W	2.79'
L26	N89°35'15"E	35.00'	L57	S45°24'45"E	5.66'
L27	N66°23'41"E	35.00'	L58	N45°00'00"E	5.70'
L28	N44°35'15"E	14.14'	L59	S45°24'45"E	7.07'
L29	S45°24'45"E	14.14'	L60	N44°35'15"E	7.07'
L30	N45°24'45"W	14.14'	L61	N89°35'15"E	24.90'
L31	S44°35'15"W	14.14'	L62	S35°29'36"W	24.69'

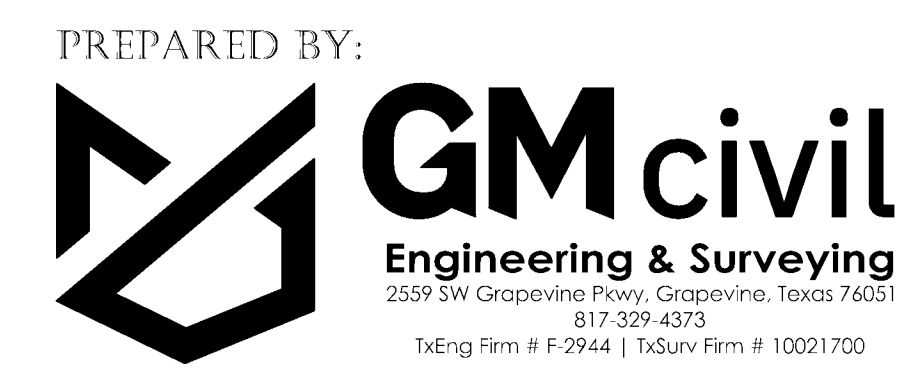
**LEGEND**

SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	PERMANENT WATER FACILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
P.G.	PAGE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
	DENOTES STREET CHANGE

**CURVE TABLE**

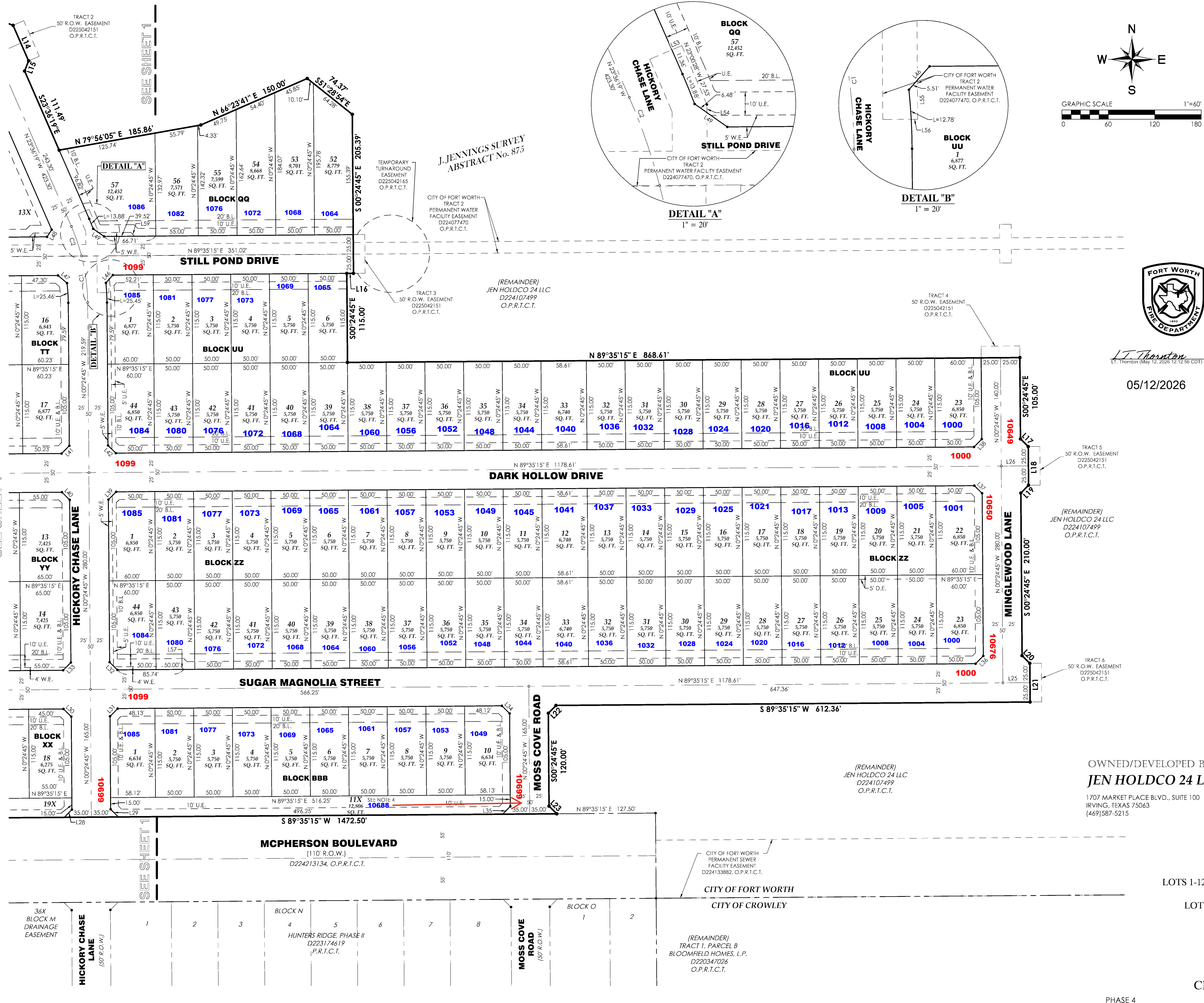
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.00'	61.01'	13°59'00"	N07°24'14"W	60.86'
C2	250.00'	40.18'	9°12'34"	N19°00'01"W	40.14'
C3	460.00'	193.60'	24°06'52"	N11°38'42"E	192.18'
C4	460.00'	286.29'	35°39'31"	N48°33'56"E	281.69'

OWNED/DEVELOPED BY:  
**JEN HOLDCO 24 LLC**  
1707 MARKET PLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
(469)587-5215



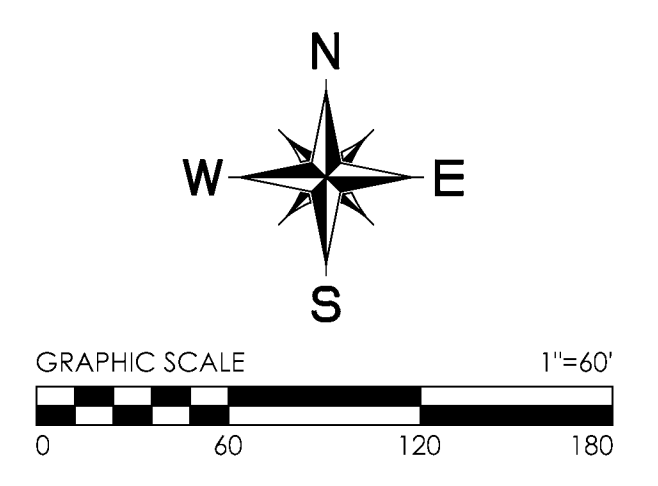
**FINAL PLAT**  
OF  
**DEER CREEK MEADOWS**  
LOTS 1-12, 13X, 14X, BLOCK NN, LOTS 52-57, BLOCK QQ, LOTS 1-32, 33X, BLOCK TT,  
LOTS 1-6, 23-44, BLOCK UU, LOTS 1-18, 19X, BLOCK XX,  
LOTS 1-26, BLOCK YY, LOTS 1-44, BLOCK ZZ, LOTS 1-10, 11X, BLOCK BBB  
BEING  
36.495 ACRES  
SITUATED IN THE  
H. WALKER SURVEY, ABSTRACT No. 1622  
J. JENNINGS SURVEY, ABSTRACT No. 875  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
176 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
March 2026  
THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ SHEET 1 of 3

PHASE 4  
FP CASE No. FP-24-074  
PP CASE No. PP-18-084



**LEGEND**

SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	PERMANENT WATER FACILITY EASEMENT
B.L.	BUILDING LINE
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◆	DENOTES STREET CHANGE



*J.T. Thornton*  
L.T. Thornton (May 12, 2006 To 12/26/2021 CDT)

05/12/2026

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N45°24'45"W	14.14'	L32	S45°24'45"E	14.14'
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L8	N00°24'45"W	50.00'	L39	S44°35'15"W	14.14'
L9	S89°35'15"W	7.26'	L40	N45°24'45"W	14.14'
L10	N29°54'01"W	9.84'	L41	N44°35'15"E	14.14'
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L27	N66°23'41"E	35.00'	L58	N45°00'00"E	5.70'
L28	N44°35'15"E	14.14'	L59	S45°24'45"E	7.07'
L29	S45°24'45"E	14.14'	L60	N44°35'15"E	7.07'
L30	N45°24'45"W	14.14'	L61	N89°35'15"E	24.90'
L31	S44°35'15"W	14.14'	L62	S35°29'36"W	24.69'

**CURVE TABLE**

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OWNED/DEVELOPED BY:  
**JEN HOLDCO 24 LLC**  
1707 MARKET PLACE BLVD., SUITE 100  
IRVING, TEXAS 75063  
(469)587-5215

PREPARED BY:

**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-399-4373  
1xEng Firm # F-2944 | 1xSurv Firm # 10021700

**FINAL PLAT**  
OF  
**DEER CREEK MEADOWS**  
LOTS 1-12, 13X, 14X, BLOCK NN, LOTS 52-57, BLOCK QQ, LOTS 1-32, 33X, BLOCK TT,  
LOTS 1-6, 23-44, BLOCK UU, LOTS 1-18, 19X, BLOCK XX,  
LOTS 1-26, BLOCK YY, LOTS 1-44, BLOCK ZZ, LOTS 1-10, 11X, BLOCK BBB  
BEING  
36.495 ACRES  
SITUATED IN THE  
H. WALKER SURVEY, ABSTRACT No. 1622  
J. JENNINGS SURVEY, ABSTRACT No. 875  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
176 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
March 2026  
THIS PLAT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ SHEET 2 of 3

PHASE 4  
FP CASE No. FP-24-074  
PP CASE No. PP-18-084

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS JEN HOLDCO 24 LLC, a Delaware limited liability company, is the owner 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 a portion of that tract of land as described in deed recorded in D224107499, Official Public Records, Tarrant County, Texas (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 Birchwood Drive (60' R.O.W. per D225115316, OPRCT) and the north line of McPherson Boulevard (110' R.O.W. per D224213134, OPRCT), being the southeast corner of the final plot of Deer Creek Meadows (Phase 8), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in D225115316, OPRCT and the southwest corner of said Jen Holdco 24 LLC tract:

THENCE along the east line of said Deer Creek Meadows (Phase 8), as follows:

- North 45 degrees 24 minutes 45 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 00 degrees 24 minutes 45 seconds West, along the east line of said Birchwood Drive, a distance of 400.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 44 degrees 35 minutes 15 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 00 degrees 24 minutes 45 seconds West, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 45 degrees 24 minutes 45 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 00 degrees 24 minutes 45 seconds West, along the east line of said Birchwood Drive, a distance of 32.06 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 470.00 feet;
Northeasterly, along the east line of said Birchwood Drive and 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 North 10 degrees 45 minutes 47 seconds East, 182.19 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 56 degrees 04 minutes 04 seconds East, non-tangent to said curve, a distance of 16.67 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 89 degrees 35 minutes 15 seconds East, a distance of 32.73 feet to a 1/2" rebar capped set at a R.O.W. corner;
North 00 degrees 24 minutes 45 seconds West, a distance of 50.00 feet to a 1/2" rebar capped set at a R.O.W. corner;
South 89 degrees 35 minutes 15 seconds West, a distance of 7.26 feet to a 1/2" rebar capped set at a R.O.W. clip corner;
North 29 degrees 54 minutes 01 second West, a distance of 9.84 feet to a 1/2" rebar capped set at a R.O.W. clip corner, being the beginning of a non-tangent curve to the right, having a radius of 470.00 feet;
Northeasterly, along the southerly line of said Birchwood Drive and 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 North 48 degrees 48 minutes 29 seconds East, 284.02 feet to a 1/2" rebar capped set at the end of said curve;
North 66 degrees 23 minutes 41 seconds East, tangent to said curve, along the southerly line of said Birchwood Drive, a distance of 174.94 feet to a 1/2" rebar capped set at the most easterly corner of said Birchwood Drive;
North 23 degrees 36 minutes 19 seconds West, along the east line of said Birchwood Drive, a distance of 60.00 feet to a 1/2" rebar capped set at the most northerly corner of said Birchwood Drive;

THENCE North 66 degrees 23 minutes 41 seconds East, departing said Birchwood Drive, along a south line of Lot 57X, Block FF of said Deer Creek Meadows (Phase 8), at a distance of 112.48 feet passing the most easterly corner of said Deer Creek Meadows (Phase 8), thereafter along the northerly line of said Jen Holdco 24 LLC tract and the south line of a remainder portion of Tract 1, Parcel A as described in deed to Bloomfield Homes, L.P., recorded in D220347026, OPRCT, continuing a total distance of 318.35 feet to a 1/2" rebar capped set;

THENCE departing the south line of said remainder portion of Bloomfield Homes Tract 1, Parcel A, across said Jen Holdco 24 LLC tract, as follows:

- South 23 degrees 36 minutes 19 seconds East, a distance of 60.00 feet to a 1/2" rebar capped set;
South 21 degrees 23 minutes 41 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;
South 23 degrees 36 minutes 19 seconds East, a distance of 105.00 feet to a 1/2" rebar capped set;
South 68 degrees 36 minutes 19 seconds East, a distance of 14.14 feet to a 1/2" rebar capped set;
South 23 degrees 36 minutes 19 seconds East, a distance of 50.00 feet to a 1/2" rebar capped set;
South 21 degrees 23 minutes 41 seconds West, a distance of 14.14 feet to a 1/2" rebar capped set;
South 23 degrees 36 minutes 19 seconds East, a distance of 111.49 feet to a 1/2" rebar capped set;
North 79 degrees 56 minutes 05 seconds East, a distance of 185.86 feet to a 1/2" rebar capped set;
North 66 degrees 23 minutes 41 seconds East, a distance of 150.00 feet to a 1/2" rebar capped set;
South 51 degrees 28 minutes 54 seconds East, a distance of 74.37 feet to a 1/2" rebar capped set;
South 00 degrees 24 minutes 45 seconds East, a distance of 205.39 feet to a 1/2" rebar capped set;
South 89 degrees 35 minutes 15 seconds West, a distance of 8.61 feet to a 1/2" rebar capped set;
South 00 degrees 24 minutes 45 seconds East, a distance of 115.00 feet to a 1/2" rebar capped set;
North 89 degrees 35 minutes 15 seconds East, a distance of 868.61 feet to a 1/2" rebar capped set;
South 00 degrees 24 minutes 45 seconds East, a distance of 105.00 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;
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 210.00 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;
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 612.36 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 120.00 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, from which a 1/2" rebar capped set at the northeast corner of said McPherson Boulevard bears North 89 degrees 35 minutes 15 seconds East, 127.50 feet;

THENCE South 89 degrees 35 minutes 15 seconds West, along the north line of said McPherson Boulevard, a distance of 1,472.50 feet to the POINT OF BEGINNING and containing 1,589,728 square feet or 36.495 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT JEN HOLDCO 24 LLC, a Delaware limited liability company, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of DEER CREEK MEADOWS, LOTS 1-12, 13X, 14X, BLOCK NN, LOTS 52-57, BLOCK QQ, LOTS 1-32, 33X, BLOCK TT, LOTS 1-6, 23-44, BLOCK UU, LOTS 1-18, 19X, BLOCK XX, LOTS 1-26, BLOCK YY, LOTS 1-44, BLOCK ZZ, LOTS 1-10, 11X, BLOCK BBB, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the publics use forever the streets and easements shown hereon.

Witness our hand this the 17 day of March, 2026.

JEN HOLDCO 24 LLC, a Delaware limited liability company

By Lennar Homes of Texas Land and Construction, Ltd., its Agent, under Limited Power of Attorney dated effective June 17, 2024

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

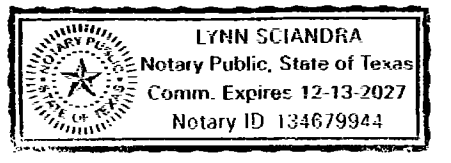
By: U.S. Home, LLC, a Delaware limited liability company its general partner
Name: Jennifer Eller
Title: Authorized Agent, as attorney-in-fact

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 March, 2026.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, 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.

Joel S. Barton
Registered Professional Land Surveyor No. 4914
GmCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
817-329-4373



L.T. Thurston
LT - Thurston (May 12, 2026 12:12:06 CDT)

05/12/2026

OWNED/DEVELOPED BY:
JEN HOLDCO 24 LLC
1707 MARKET PLACE BLVD., SUITE 100
IRVING, TEXAS 75063
(469)587-5215

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

PHASE 4
FP CASE No., FP-24-074
PP CASE No. PP-18-084

FINAL PLAT OF DEER CREEK MEADOWS

LOTS 1-12, 13X, 14X, BLOCK NN, LOTS 52-57, BLOCK QQ, LOTS 1-32, 33X, BLOCK TT, LOTS 1-6, 23-44, BLOCK UU, LOTS 1-18, 19X, BLOCK XX, LOTS 1-26, BLOCK YY, LOTS 1-44, BLOCK ZZ, LOTS 1-10, 11X, BLOCK BBB BEING

36.495 ACRES
SITUATED IN THE
H. WALKER SURVEY, ABSTRACT No. 1622
J. JENNINGS SURVEY, ABSTRACT No. 875
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

March 2026
THIS PLAT RECORDED IN DOCUMENT NUMBER SHEET 3 of 3

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 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 of 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.

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:

- 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. 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).
3. Property corners are 1/2" rebars capped GmCIVIL set, unless otherwise noted.
4. Lots 13X, 14X, Block NN, Lot 33X, Block TT, Lot 19X, Block XX, and Lot 11X, Block BBB are Private H.O.A./Developer owned and maintained Open Spaces.
5. This plat contains a total of 8.446 acres of right-of-way dedications for public streets.
6. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.

LAND USE TABLE
Development Yield
Gross Site Area 36.495 Acres
Total Number Lots 181
Residential Lots Area 25.227 Acres
Number Residential Lots 176
Number Single Family Detached 176
Number Dwelling Units 176
Non-Residential Lots Area 2.822 Acres
Number Non-Residential Lots 5
Private Open Space Lots Area 2.822 Acres
Number Private Open Space Lots 5
Right-of-way Area 8.446 Acres
No Public Parks Proposed

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: 05/13/2026
Caroline Cranz, Chairman
Stephen Murray, Secretary

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