

MILLER SURVEYING EST. 1965

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS Fort Worth Housing Finance Corporation is the sole owner of two tracts of land out of Z. D. Davis Survey, Abstract No. 495 and situated in the City of Fort Worth, Tarrant County, Texas, and the surveyed by Miller Surveying, Inc. of Hurst, Texas in January 2014, said tracts being a portion of the same tract of land described in the deed to Kingsley Creek Venture, Ltd. recorded in Volume 14389, Page 256 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

TRACT ONE: Beginning at a 5/8 inch capped steel rod found for the most westerly corner of Lot 1, Block 1, Lost Spurs Apartments Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 6496 of the Plat Records of Tarrant County, Texas, said rod being in the northeasterly right-of-way line of Alta Vista Drive;

Thence North 46 degrees 34 minutes 17 seconds West with said northeasterly right-of-way line a distance of 454.69 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 20.00 feet and whose chord bears North 00 degrees 59 minutes 08 seconds East at 28.63 feet;

Thence northeasterly with said curve through a central angle of 91 degrees 17 minutes 28 seconds and an arc length of 31.87 feet to a 5/8 inch capped steel rod found for the end of said curve, said rod being in the southeasterly right-of-way line of Westport Parkway;

Thence North 44 degrees 43 minutes 21 seconds East with said southeasterly right-of-way line a distance of 121.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 583.50 feet and whose chord bears North 48 degrees 08 minutes 53 seconds East at 69.73 feet;

Thence northeasterly continuing with said southeasterly right-of-way line and with said curve through a central angle of 06 degrees 54 minutes 04 seconds and an arc length of 69.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 981.00 feet and whose chord bears North 70 degrees 42 minutes 38 seconds East at 643.20 feet;

Thence northeasterly continuing with said southeasterly right-of-way line and with said curve through a central angle of 38 degrees 16 minutes 26 seconds and an arc length of 655.31 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 89 degrees 50 minutes 39 seconds East continuing with said southeasterly right-of-way line a distance of 220.57 feet to a PK nail found in the easterly boundary line of said Kingsley tract;

Thence South 00 degrees 39 minutes 30 seconds East with said easterly boundary line a distance of 311.79 feet to a 1/2 inch steel rod found for the northeast corner of said Lot 1;

Thence South 89 degrees 31 minutes 20 seconds West with the northerly boundary line of said Lot 1 a distance of 284.96 feet to a 5/8 inch capped steel rod found for the most northerly northwest corner of said Lot 1;

Thence South 43 degrees 25 minutes 30 seconds West with the northwesterly boundary line of said Lot 1 a distance of 513.74 feet to the point of beginning and containing 8.296 acres of land, more or less;

TRACT TWO: Beginning at a 5/8 inch capped steel rod found for the most southerly corner of Lot 26, Block 10, Lost Spurs Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5742 of said Plat Records, said rod being in the northerly right-of-way line of Alta Vista Drive;

Thence North 43 degrees 25 minutes 19 seconds East with the southeasterly boundary line of said Lost Spurs Addition a distance of 1439.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southwesterly boundary line of Lot 15, Block 1 of said Addition, said rod being in the northerly right-of-way line of Cattlebaron Drive;

Thence South 46 degrees 35 minutes 35 seconds East with said southwesterly boundary line and said northerly right-of-way line a distance of 3.73 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 75.00 feet and whose chord bears South 68 degrees 18 minutes 14 seconds East at 55.49 feet;

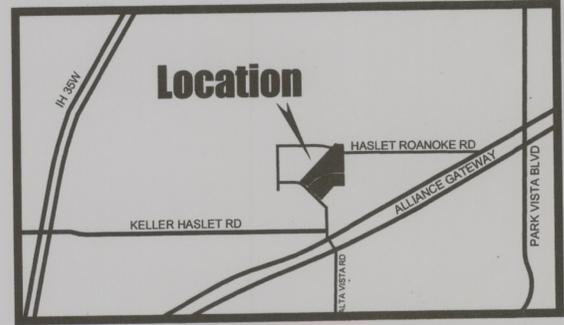
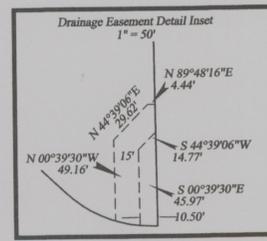
Thence easterly with the southerly boundary line of said Lot 15 and with said curve through a central angle of 43 degrees 25 minutes 19 seconds and an arc length of 56.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 89 degrees 59 minutes 06 seconds East continuing with said southerly boundary line a distance of 150.30 feet to a cross cut found for the southeast corner of a right-of-way dedication by said plat;

Thence South 00 degrees 39 minutes 30 seconds East a distance of 776.77 feet to a PK found in the northerly right-of-way line of Westport Parkway;

L-1	S 43°16'02" W	47.69'
L-2	N 46°34'17" W	63.69'
L-3	S 43°25'43" W	2.00'
L-4	N 46°34'17" W	12.07'
L-5	EAST	34.19'
L-6	S 89°20'11" E	20.00'

Curve	Length	Radius	Cen. Angle	Chord	
C-1	56.84'	75.00'	43°25'19"	S 68°18'14" E	55.49'
C-2	842.25'	1036.00'	46°34'49"	S 66°33'27" W	819.24'
C-3	31.42'	20.00'	90°00'00"	S 88°25'43" W	28.28'
C-4	132.75'	280.00'	27°09'50"	N 60°09'12" W	131.51'
C-5	31.87'	20.00'	91°17'28"	N 00°59'08" W	28.63'
C-6	69.77'	583.50'	06°51'04"	N 48°08'53" E	69.73'
C-7	655.31'	981.00'	38°16'26"	N 70°42'38" E	643.20'
C-8	75.79'	100.00'	43°25'19"	S 68°17'20" E	73.99'
C-9	665.57'	1091.00'	34°57'14"	S 72°22'14" W	655.30'
C-10	207.82'	1000.00'	11°54'26"	S 49°12'51" W	207.45'
C-11	64.35'	50.00'	73°44'23"	N 43°25'19" E	60.00'
C-12	64.35'	50.00'	73°44'23"	N 43°25'19" E	60.00'
C-13	64.35'	50.00'	73°44'23"	N 43°25'19" E	60.00'



SHEET ONE OF TWO

OWNER:  
FORT WORTH HOUSING FINANCE CORPORATION  
1000 THROCKMORTON STREET  
FORT WORTH, TX 76102  
Fax - 817-392-5804  
CONTACT: JESUS CHAPA

APPLICANT:  
INTEGRATED HOUSING SOLUTIONS, LLC  
3110 W. SOUTHLAKE BLVD., STE. 120  
SOUTHLAKE, TEXAS 76092  
817-742-1851  
CONTACT: KENNETH FAMBRO  
kfambro@integratedreg.com

Note: Boundary corners marked with 1/2 inch "MILLER 5665" capped steel rods.

This is to certify that I, Jason B. Rawlings, a Registered Professional Land Surveyor for the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Jason B. Rawlings Date 8-6-14  
R. P. L. S. 5665



**MILLER**  
Surveying, Inc.  
Residential · Commercial · Municipal  
430 Mid Cities Blvd.  
Hurst, Texas 76054  
817.577.1052 Fax 817.577.0972  
www.MillerSurveying-Inc.com



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: 8/15/2014

BY: *Charles R. Roof* CHAIRMAN

BY: *Danae B. Hoff* SECRETARY

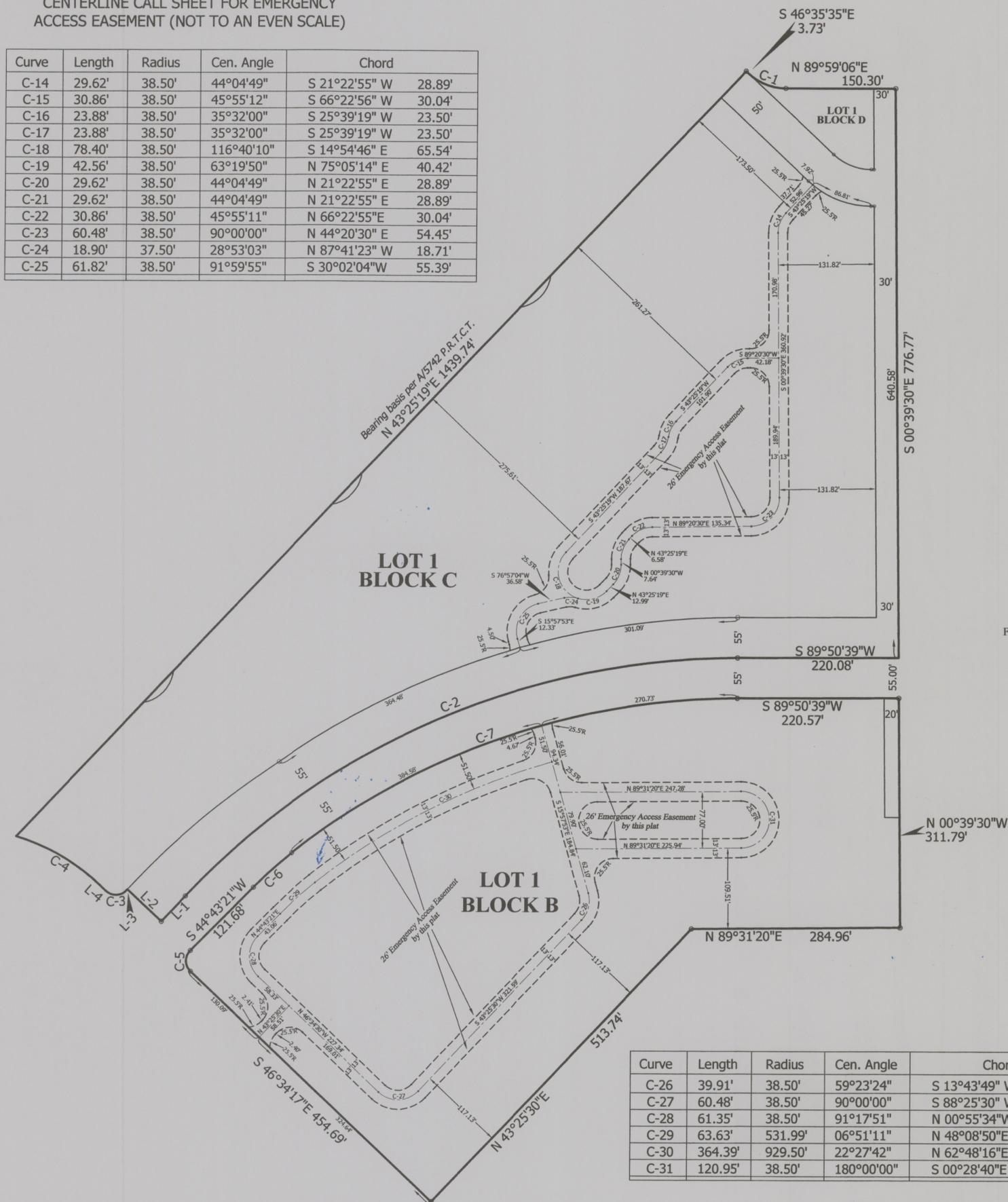
The Final Plat of  
Lot 1, Block B, Lot 1, Block C and Lot 1, Block D  
**LOST SPURS APARTMENTS**  
An addition to the City of Fort Worth, Tarrant County, Texas  
Consisting of 3 lots and being 21.695 total acres of land out of the  
Z. D. Davis Survey, Abstract No. 1888  
Prepared in January 2014  
City Case No. FP-009-009  
Prelim Plat Case No. PP-98-036

This plat filed as Document No. D214178030 08/15/2014 in the Plat Records of Tarrant County, Texas

Job No. 13123 • Plot File 13123 Plat

CENTERLINE CALL SHEET FOR EMERGENCY ACCESS EASEMENT (NOT TO AN EVEN SCALE)

Curve	Length	Radius	Cent. Angle	Chord
C-14	29.62'	38.50'	44°04'49"	S 21°22'55" W 28.89'
C-15	30.86'	38.50'	45°55'12"	S 66°22'56" W 30.04'
C-16	23.88'	38.50'	35°32'00"	S 25°39'19" W 23.50'
C-17	23.88'	38.50'	35°32'00"	S 25°39'19" W 23.50'
C-18	78.40'	38.50'	116°40'10"	S 14°54'46" E 65.54'
C-19	42.56'	38.50'	63°19'50"	N 75°05'14" E 40.42'
C-20	29.62'	38.50'	44°04'49"	N 21°22'55" E 28.89'
C-21	29.62'	38.50'	44°04'49"	N 21°22'55" E 28.89'
C-22	30.86'	38.50'	45°55'11"	N 66°22'55" E 30.04'
C-23	60.48'	38.50'	90°00'00"	N 44°20'30" E 54.45'
C-24	18.90'	37.50'	28°53'03"	N 87°41'23" W 18.71'
C-25	61.82'	38.50'	91°59'55"	S 30°02'04" W 55.39'



MILLER SURVEYING  
EST. 1985

Note: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C0060K (Rev. 9-25-09), said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

**Notes per City of Fort Worth:**  
**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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective 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".

**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(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 100-year flood elevation.

**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 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 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.

**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.

**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.

**Oil or Gas Well Proximity to Buildings:** Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures. Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

**P.R.V. Required:** P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

OWNER:  
 FORT WORTH HOUSING FINANCE CORPORATION  
 1000 THROCKMORTON STREET  
 FORT WORTH, TX 76102  
 817-392-5804  
 Fax - 817-871-8966  
 CONTACT: JESUS CHAPA

APPLICANT:  
 INTEGRATED HOUSING SOLUTIONS, LLC  
 3110 W. SOUTHLAKE BLVD., STE. 120  
 SOUTHLAKE, TEXAS 76092  
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BY:	<i>Charles B. Ruff</i> CHAIRMAN
BY:	<i>Daniel B. Strydom</i> SECRETARY



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Curve	Length	Radius	Cent. Angle	Chord
C-26	39.91'	38.50'	59°23'24"	S 13°43'49" W 38.14'
C-27	60.48'	38.50'	90°00'00"	S 88°25'30" W 54.45'
C-28	61.35'	38.50'	91°17'51"	N 00°55'34" W 55.06'
C-29	63.63'	531.99'	06°51'11"	N 48°08'50" E 63.59'
C-30	364.39'	929.50'	22°27'42"	N 62°48'16" E 362.06'
C-31	120.95'	38.50'	180°00'00"	S 00°28'40" E 77.00'

The Final Plat of  
 Lot 1, Block B, Lot 1, Block C and Lot 1, Block D  
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