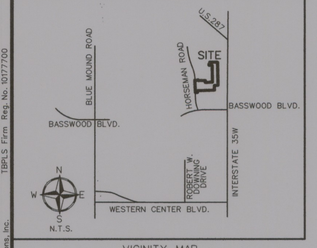


VICINITY MAP

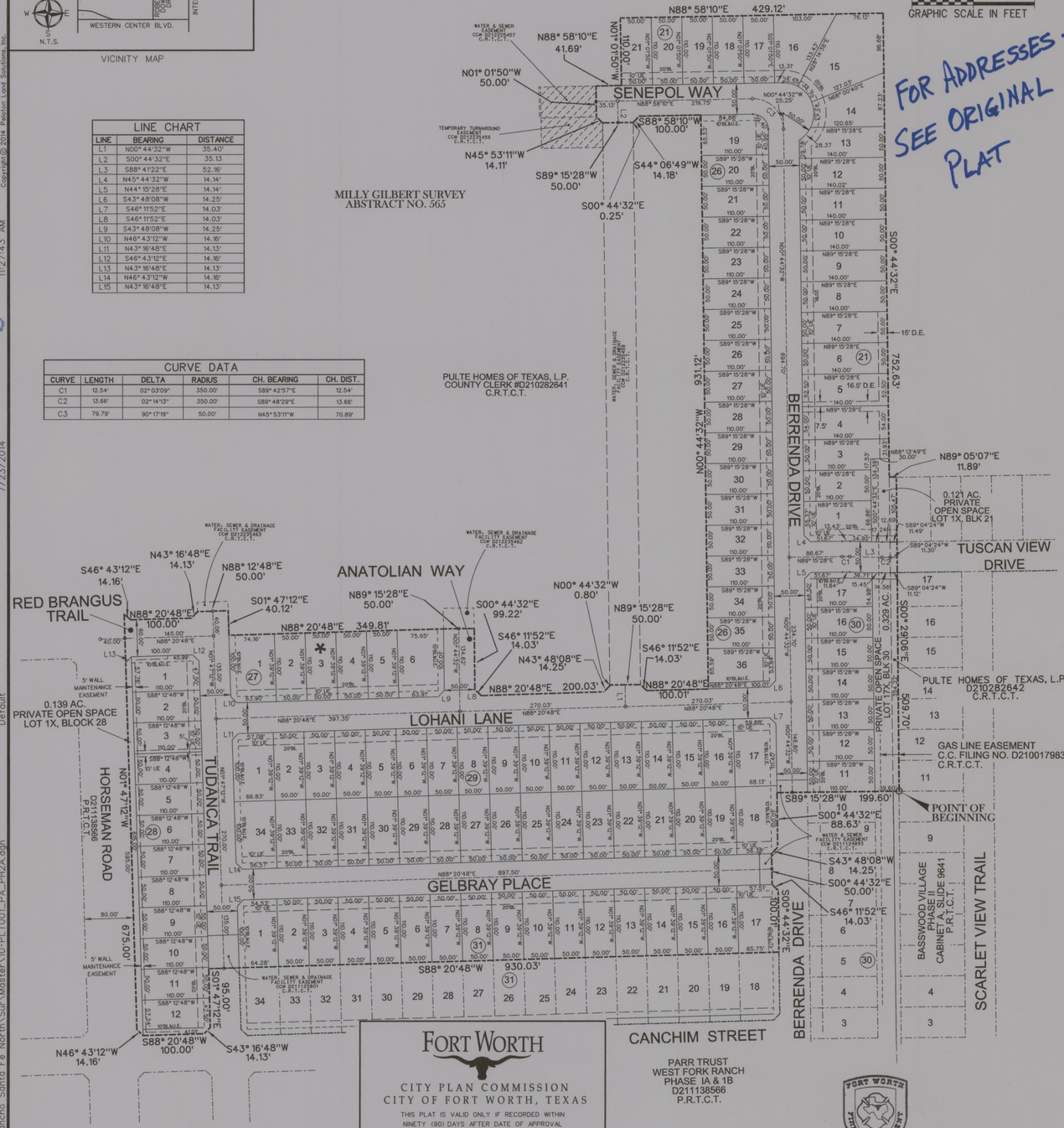
LOT TABULATION

BLOCK 21	22 LOTS	(1 OPEN SPACE)
BLOCK 28	18 LOTS	
BLOCK 27	6 LOTS	
BLOCK 28	13 LOTS	(1 OPEN SPACE)
BLOCK 29	34 LOTS	
BLOCK 30	8 LOTS	(1 OPEN SPACE)
BLOCK 31	17 LOTS	
TOTAL	118 LOTS	

LAND USE TABLE

LAND USE	NO. OF LOTS	ACRES
RESIDENTIAL LOTS	115	15.714
OPEN SPACE	3	0.589
STREETS	—	4.874
TOTAL	118	21.177

0 100 200
GRAPHIC SCALE IN FEET



LINE CHART

LINE	BEARING	DISTANCE
L1	N00° 44'32"W	35.40'
L2	S00° 44'32"E	35.13'
L3	S89° 15'28"W	52.16'
L4	N45° 44'32"W	14.14'
L5	N44° 15'28"E	14.14'
L6	S43° 48'08"W	14.25'
L7	S46° 11'52"E	14.03'
L8	S46° 11'52"E	14.03'
L9	S43° 48'08"W	14.25'
L10	N46° 43'12"W	14.16'
L11	N43° 16'48"E	14.13'
L12	S46° 43'12"E	14.16'
L13	N43° 16'48"E	14.13'
L14	N46° 43'12"W	14.16'
L15	N43° 16'48"E	14.13'

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	CH. BEARING	CH. DIST.
C1	12.54'	02° 03'09"	350.00'	S89° 42'57"E	12.54'
C2	13.66'	02° 14'13"	350.00'	S89° 48'29"E	13.66'
C3	79.79'	90° 17'19"	50.00'	N45° 53'11"W	70.89'

LEGEND

BL	BUILDING LINE
DE	DRAINAGE EASEMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT

FOR ADDRESSES — SEE ORIGINAL PLAT

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: 7/31/2014
By: _____ Chairman
By: _____ Secretary

PARR TRUST
WEST FORK RANCH PHASE 1A & 1B
D211138566
P.R.T.C.T.

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
4800 REGENT BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PHONE #: 972-304-2800

FORT WORTH FIRE DEPARTMENT
Lt. Rec 7-28-14

PP NO. 010-019
FP NO. 012-013

LEGAL DESCRIPTION

BEING a tract of land situated in the Milly Gilbert Survey, Abstract Number 565, Tarrant County, Texas, and being a portion of those tracts of land described by deed to Pulte Homes of Texas, L.P., as recorded in County Clerk's filing number D210282641 and D210282642, County Records, Tarrant County, Texas, and being more particularly described metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "Peloton" set for corner, said rod being the northeast corner of Parr Trust, as recorded in County Clerk's filing number D211138566, County Records, Tarrant County, Texas;

THENCE S 89° 15'28"W, 199.60 feet to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 88.63 feet to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 43° 48'08"W, 14.25 feet to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 50.01 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 46° 11'52"E, 14.03 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 100.01 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 88° 20'48"W, 930.03 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 01° 47'12"E, 95.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 43° 16'48"W, 14.13 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 88° 20'48"W, 100.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 46° 43'12"W, 14.16 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 01° 47'12"W, 675.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 46° 43'12"E, 14.16 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 20'48"E, 100.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 43° 16'48"E, 14.13 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 12'48"E, 50.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 01° 47'12"E, 40.12 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 20'48"E, 349.81 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 89° 15'28"E, 50.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 99.22 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 46° 11'52"E, 14.03 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 20'48"E, 200.03 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 43° 48'08"E, 14.25 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 00° 44'32"W, 0.80 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 89° 15'28"E, 50.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 46° 11'52"E, 14.03 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 20'48"E, 100.01 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 00° 44'32"W, 931.12 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 88° 58'10"W, 100.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 44° 06'49"W, 14.18 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 0.25 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 89° 15'28"W, 50.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 45° 53'11"W, 14.11 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 01° 01'50"W, 50.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 58'10"E, 41.69 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 01° 01'50"W, 110.00 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 88° 58'10"E, 429.12 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 44'32"E, 752.63 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE N 89° 05'07"E, 11.89 to a 5/8 inch iron rod with a yellow cap stamped "Peloton" set;

THENCE S 00° 29'06"E, 509.70 feet to the Point OF BEGINNING, and containing 922,484 square feet, or 21.177 acres of land more or less.

CORRECTION PLAT

Now Therefore, know all men by these presents:
That Pulte Homes of Texas, L.P. by and through its duly authorized officer, does hereby accept this plat designating the herein described tract as Lots 1-21 and Lot 1X,Block 21, Lots 19-36, Block 26, Lots 1-6, Block 27, Lots 1-12 and Lot 1X, Block 28, Lots 1-34, Block 29, Lots 11-17, and Lot 17X, Block 30, and Lots 1-17, Block 31,Parr Trust, An Addition to the City of Fort Worth, Tarrant County,Texas, and do hereby dedicate to the public use forever, the streets and easements shown thereon.

BY: Pulte Homes of Texas, L.P.
a Texas Limited Partnership
BY: Pulte Nevada I LLC
a Delaware Limited Liability Company
Its General Partner

By: _____
Clint Vincent, Division Vice President Land Development

State of Texas)

County of Tarrant)

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Clint Vincent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the 24th day of July, 2014

Notary Public, State of Texas _____

My Commission Expires: 3/2/18

Stacy Ann Jeanes
My Commission Expires
03/08/2018

NOTES:

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.

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 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.

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.

FLOOD PLAIN 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 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 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 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.

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 DRAINAGE, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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.

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.

RESIDENTIAL ACCESS
DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVE ONTO HORSEMAN ROAD IS PROHIBITED.

PRESSURE REDUCING VALVE
HOMEBUILDER TO INSTALL A PRESSURE REDUCING VALVE ON EACH WATER SERVICE AT TIME OF HOME OR IRRIGATION CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCE.

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

ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELOTON".

FLOODPLAIN
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0180K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFICATION

FP12-013

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN DECEMBER, 2012 AND THAT ALL CORNERS ARE AS SHOWN.

_____
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940

DATED: 7-23-14

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

"CORRECTION PLAT"
FOR THE PURPOSE OF ASSIGNING LOT 3, BLOCK 27 DESIGNATION
(denoted by an askerisk *)

A FINAL PLAT OF

LOTS 1-21, AND LOT 1X, BLOCK 21, LOTS 19-36, BLOCK 26, LOTS 1-6, BLOCK 27
LOTS 1-12 AND LOT 1X, BLOCK 28, LOTS 1-34 BLOCK 29, LOTS 11-17 AND LOT 17X, BLOCK 30
AND LOTS 1-17, BLOCK 31

PARR TRUST

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AND BEING A PORTION OF THE MILLY GILBERT SURVEY, ABSTRACT NUMBER 565,
TARRANT COUNTY, TEXAS

THIS DOCUMENT IS FILED IN COUNTY CLERK'S FILING NUMBER: D214167465 DATE: 8-4-14

WEST FORK RANCH PHASE 2A

Revisions:

Job #: 10-PLT001
Drawn By: TAB
Checked By:
Date: 12-2012

PELOTON LAND SOLUTIONS
6751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET
1 OF 1 SHEETS

TBPLS Firm Reg. No. 10177700
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7/23/2014 11:27:43 AM
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