



LOT TABULATION

BLOCK 1	1 LOT (1 PRIVATE STREET)
BLOCK 4	1 LOT (1 PRIVATE OPEN SPACE)
BLOCK 13	21 LOTS
BLOCK 14	17 LOTS (1 OPEN SPACE)
BLOCK 15	23 LOTS

TOTAL RESIDENTIAL 63 LOTS
 TOTAL OPEN SPACE 1 LOT
 TOTAL PRIVATE OPEN SPACE 1 LOT
 TOTAL PRIVATE STREET 1 LOT

63 LOTS

FP12-049

A FINAL PLAT
 OF
 LOT 14X, BLOCK 1,
 LOT 30X, BLOCK 4,
 LOTS 1-21, BLOCK 13,
 LOTS 1-16 & 22X, BLOCK 14
 & LOTS 1-23, BLOCK 15
SANTA FE ENCLAVE
 AN ADDITION TO
 THE CITY OF FORT WORTH
 SITUATED IN
 THE MILLY GILBERT SURVEY, ABSTRACT NO. 565 &
 THE HEIRS OF WILLIAM SMITH SURVEY, ABSTRACT NO. 1418,
 AND BEING A REPLAT OF A PORTION OF LOT 1R1, BLOCK 1,
 WESTERN TECHNICAL & MANAGEMENT CENTER, AS RECORDED
 IN VOLUME 388-143, PAGE 194, P.R.T.C.T.
 TARRANT COUNTY, TEXAS
39.979 ACRES / 63 LOTS
 PP-004-076
 FP-012-049

OWNER/DEVELOPER: D.R. HORTON-TEXAS, LTD.
 4500 MERCANTILE PLAZA DRIVE,
 SUITE 104
 FORT WORTH, TEXAS 76137
 (682) 647-3387

ENGINEER/SURVEYOR: **JACOBS**
 777 MAIN STREET, FT. WORTH, TX 76102
 PHONE 817-735-8000

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 84°23'32" E	44.12'	L37	S 08°19'41" E	96.42'
L2	S 50°21'37" E	14.08'	L38	S 04°34'05" E	97.24'
L3	N 84°23'32" E	50.00'	L39	S 75°43'46" E	92.91'
L4	N 39°38'22" E	14.20'	L40	S 43°49'59" E	170.57'
L5	S 50°21'37" E	14.08'	L41	S 54°38'11" E	78.99'
L6	N 84°23'32" E	50.00'	L42	S 69°50'39" E	269.50'
L7	N 39°38'22" E	14.20'	L43	S 69°42'22" E	259.58'
L8	S 50°56'30" E	14.22'	L44	S 55°15'00" E	124.53'
L9	N 83°43'31" E	50.00'	L45	S 60°26'39" E	22.21'
L10	N 06°16'29" W	47.91'	L46	S 60°15'11" E	251.83'
L11	N 83°43'31" E	156.93'	L47	S 78°49'31" E	69.06'
L12	S 13°01'52" E	25.15'	L48	S 53°49'45" E	180.34'
L13	S 06°50'27" E	44.82'	L49	S 67°02'46" E	129.98'
L14	S 01°49'54" W	140.57'	L50	S 55°24'19" E	94.93'
L15	S 20°41'05" E	133.79'	L51	S 68°25'37" E	32.95'
L16	S 43°18'18" E	73.37'	L52	S 57°14'52" E	53.09'
L17	S 16°46'42" E	131.21'	L53	S 55°17'03" E	10.19'
L18	S 20°23'15" E	129.85'	L54	S 20°00'41" W	213.91'
L19	S 06°16'29" E	201.01'	L55	N 69°59'19" W	35.00'
L20	N 21°09'59" W	107.72'	L56	N 20°00'41" E	213.91'
L21	S 83°43'31" W	154.78'	L57	N 66°55'47" W	7.59'
L22	N 40°01'29" W	11.95'	L58	S 79°11'10" W	83.27'
L23	N 46°58'10" W	20.60'	L59	S 51°51'11" E	35.10'
L24	N 05°06'47" W	156.36'	L60	S 68°48'25" W	40.69'
L25	N 05°06'47" W	103.96'	L61	N 51°51'11" W	52.17'
L26	N 44°03'36" E	77.79'	L62	N 44°42'26" W	106.91'
L27	N 84°23'32" E	101.09'	L63	N 70°28'00" E	49.72'
L28	S 77°53'24" E	60.58'	L64	S 44°42'26" E	33.23'
L29	N 56°10'24" E	76.83'	L65	N 40°44'03" E	60.65'
L30	S 65°00'41" W	14.14'	L66	N 70°28'00" E	30.25'
L31	S 15°43'27" E	75.56'	L67	S 40°44'03" W	88.11'
L32	S 43°01'15" E	79.18'	L68	N 44°42'26" E	38.63'
L33	S 68°16'58" E	79.05'	L69	N 79°11'10" E	89.59'
L34	N 24°59'18" W	14.14'	L70	S 66°55'47" E	7.59'
L35	S 51°42'03" E	43.17'	L71	S 72°06'00" E	109.68'
L36	S 24°46'05" E	31.64'	L72	S 20°23'15" E	57.33'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10°09'45"	1221.59'	N 75°04'08" W	216.39'	216.67'
C2	13°50'49"	275.00'	S 88°41'03" E	66.30'	66.46'
C3	90°00'00"	50.00'	S 38°43'31" W	70.71'	78.54'
C4	63°42'50"	125.00'	N 51°52'06" E	131.95'	139.00'
C5	90°00'00"	50.00'	S 65°00'41" W	70.71'	78.54'
C6	23°01'09"	250.00'	N 58°28'44" W	99.77'	100.44'
C7	41°51'23"	325.00'	N 28°02'29" W	232.18'	237.42'
C8	64°52'32"	125.00'	N 37°33'03" W	134.10'	141.54'
C9	114°10'33"	50.00'	S 77°05'57" W	83.95'	99.64'
C10	122°00'31"	50.00'	S 22°43'16" W	87.47'	106.47'
C11	5°22'39"	1087.09'	N 69°24'40" W	101.99'	102.03'
C12	18°56'09"	727.05'	N 35°09'14" W	239.19'	240.28'
C13	22°18'28"	662.19'	N 55°46'33" W	256.19'	257.82'
C14	33°53'03"	666.87'	N 83°52'18" W	388.66'	394.38'
C15	33°53'03"	711.87'	S 83°52'18" E	414.88'	420.99'
C16	22°18'28"	707.19'	S 55°46'33" E	273.60'	275.34'
C17	18°56'09"	772.05'	S 35°09'14" E	254.00'	255.16'
C18	5°22'39"	1042.09'	S 69°24'40" E	97.77'	97.80'

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: 3/18/2014
 By: *Charles R. Row* Chairman
 By: *Diana S. Smith* Secretary

LEGEND

- ◆ STREET NAME CHANGE
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- M.F.F. MINIMUM FINISHED FLOOR
- IRON ROD FOUND WITH CAP
- 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND
- 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET
- TEXAS HIGHWAY MONUMENT
- T.H.D. DEED RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

FILE NO: 100986

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

TO BE KNOWN AS:

LOT 14X, BLOCK 1, LOT 30X, BLOCK 4, LOTS 1-21, BLOCK 13, LOTS 1-16 & 22X, BLOCK 14, LOTS 1-23, BLOCK 15, & LOTS 1-4, BLOCK 16

SANTA FE ENCLAVE

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 31st DAY OF March, A.D. 2014.

D.R. HORTON-TEXAS, LTD.
By: D.R. HORTON, INC. - ITS AUTHORIZED AGENT
DON E. ALLEN
ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DON E. ALLEN, ASSISTANT SECRETARY OF D.R. HORTON-TEXAS, LTD., 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31st DAY OF March, A.D. 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: June 21, 2015



SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, 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 THE SUPERVISION IN MAY, 2011, AND THAT ALL CORNERS ARE AS SHOWN.

Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574



DATE: 3/1/14

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF March, A.D. 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 16, 2015



A
FINAL PLAT
OF
LOT 14X, BLOCK 1,
LOT 30X, BLOCK 4,
LOTS 1-21, BLOCK 13,
LOTS 1-16 & 22X, BLOCK 14
& LOTS 1-23, BLOCK 15

SANTA FE ENCLAVE

AN ADDITION TO
THE CITY OF FORT WORTH
SITUATED IN

THE MILLY GILBERT SURVEY, ABSTRACT NO. 565 &
THE HEIRS OF WILLIAM SMITH SURVEY, ABSTRACT NO. 1418,
AND BEING A REPLAT OF A PORTION OF LOT 1R1, BLOCK 1,
WESTERN TECHNICAL & MANAGEMENT CENTER, AS RECORDED
IN VOLUME 388-143, PAGE 194, P.R.T.C.T.
TARRANT COUNTY, TEXAS

39.979 ACRES / 63 LOTS
PP-004-076
FP-012-049

OWNER/DEVELOPER: D.R. HORTON-TEXAS, LTD.
4500 MERCANTILE PLAZA DRIVE,
SUITE 104
FORT WORTH, TEXAS 76137
(82) 647-3387

ENGINEER/SURVEYOR: JACOBS
777 MAIN STREET, FT WORTH, TX 76102
PHONE 817-735-6000

BEING A 39.979 ACRE TRACT OF LAND SITUATED IN THE HEIRS OF WILLIAM SMITH SURVEY, ABSTRACT NO. 1418 AND THE MILLY GILBERT SURVEY, ABSTRACT NO. 565, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO D.R. HORTON-TEXAS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D204386665, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TRANSYSTEMS" FOUND FOR A SOUTHERN CORNER OF SAID D.R. HORTON-TEXAS, LTD. TRACT, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 45 SECONDS, A RADIUS OF 1221.59 FEET, AND A LONG CHORD THAT BEARS NORTH 75 DEGREES 04 MINUTES 08 SECONDS WEST A DISTANCE OF 216.39 FEET;

THENCE, ALONG THE SOUTHWEST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES:
ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 216.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 62 DEGREES 22 MINUTES 43 SECONDS WEST, A DISTANCE OF 617.29 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "ESFA" FOUND FOR CORNER;
NORTH 65 DEGREES 26 MINUTES 46 SECONDS WEST, A DISTANCE OF 300.02 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRITCRAW" FOUND FOR CORNER;
NORTH 02 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 217.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 55 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 658.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
SOUTH 68 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 455.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 38 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 386.31 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;
NORTH 18 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 321.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SANTE FE ENCLAVE, PHASE I, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 10787, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 70 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SANTE FE ENCLAVE, PHASE I, A DISTANCE OF 462.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAN FERNANDO DRIVE (A 50' RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 50 MINUTES 49 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 88 DEGREES 41 MINUTES 03 SECONDS EAST A DISTANCE OF 66.30 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID SANTE FE ENCLAVE, PHASE I AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN FERNANDO DRIVE, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 66.46 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 84 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
SOUTH 50 DEGREES 21 MINUTES 37 SECONDS EAST, A DISTANCE OF 14.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 84 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 39 DEGREES 38 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 84 DEGREES 23 MINUTES 32 SECONDS EAST, PASSING AT A DISTANCE OF 110.00 FEET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR A SOUTHEAST CORNER OF SAID SANTE FE ENCLAVE, PHASE I AND THE SOUTHWEST CORNER OF SANTE FE ENCLAVE, PHASE IIA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D210298367, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE OF SAID SANTA FE ENCLAVE, PHASE IIA, IN ALL A TOTAL DISTANCE OF 220.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID SANTE FE ENCLAVE, PHASE IIA AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SAN FERNANDO DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 50 DEGREES 21 MINUTES 37 SECONDS EAST, A DISTANCE OF 14.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 84 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 39 DEGREES 38 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 84 DEGREES 23 MINUTES 32 SECONDS EAST, A DISTANCE OF 668.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
SOUTH 50 DEGREES 56 MINUTES 30 SECONDS EAST, A DISTANCE OF 14.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 83 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 06 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 47.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
NORTH 83 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 156.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR A SOUTHEAST CORNER OF SAID SANTE FE ENCLAVE, PHASE IIA, SAID POINT BEING ON THE EAST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID INTERSTATE HIGHWAY 35W ;

THENCE, ALONG THE EAST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 13 DEGREES 01 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.15 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 12 DEGREES 18 MINUTES 43 SECONDS EAST, A DISTANCE OF 195.19 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 06 DEGREES 50 MINUTES 27 SECONDS EAST, A DISTANCE OF 44.82 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 06 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF 190.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHEAST CORNER OF SANTA FE ENCLAVE, LOT 1X, BLOCK 12, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET B, SLIDE 2910, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 83 DEGREES 43 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1X, BLOCK 12, A DISTANCE OF 392.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1X, BLOCK 12;

THENCE, SOUTH 20 DEGREES 00 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1X, BLOCK 12, A DISTANCE OF 405.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1X, BLOCK 12;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 1X, BLOCK 12, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 57 DEGREES 53 MINUTES 35 SECONDS EAST, A DISTANCE OF 208.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;
SOUTH 76 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 403.24 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1X, BLOCK 12, SAID POINT BEING ON THE EAST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID INTERSTATE HIGHWAY 35W;

THENCE, ALONG THE EAST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 49 MINUTES 54 SECONDS WEST, A DISTANCE OF 140.57 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 20 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 133.79 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 43 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 73.37 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 16 DEGREES 46 MINUTES 42 SECONDS EAST, A DISTANCE OF 131.21 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 20 DEGREES 23 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.85 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND FOR CORNER;
SOUTH 18 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 180.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 39.979 ACRES OF LAND, MORE OR LESS.

NOTES

- 1. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES...
2. ANY PUBLIC FRANCHISED 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...
3. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE...
4. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS...
5. 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...
6. 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...
7. 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...
8. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS...
9. 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...
10. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED...
11. ALL RIGHTS-OF-WAY ARE 50' PRIVATE ACCESS, WATER, SEWER AND DRAINAGE EASEMENTS...
12. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES...
13. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT...
14. * DENOTES LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
15. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED...
16. PRESSURE REDUCING VALVES REQUIRED
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.
17. BASIS OF BEARING BEING THE MONUMENTED SOUTH LINE OF THE FINAL PLAT OF SANTA FE ENCLAVE, PHASE IIA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D210398367, PLAT RECORDS, TARRANT COUNTY, TEXAS.

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: 3/18/2014
By: [Signature] Chairman
By: [Signature] Secretary

SANTA FE ENCLAVE

FILE NO: 100986