

LOT TABULATION

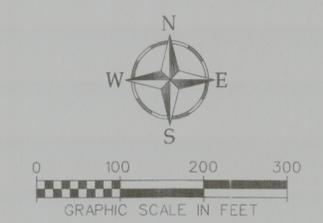
BLOCK 7	2 LOTS
BLOCK 9	14 LOTS
BLOCK 19	2 LOTS (1 PRIVATE OPEN SPACE)
TOTAL	18 LOTS

LAND USE TABLE

RESIDENTIAL	2.363 ACRES
RIGHT-OF-WAY	2.236 ACRES
PRIVATE OPEN SPACE	2.688 ACRES
TOTAL	7.287 ACRES

LEGEND

B.L.	BUILDING LINE
D.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
MFF	MINIMUM FINISH FLOOR
5/8" FND	5/8" IRON ROD FOUND
5/8" SET	5/8" IRON ROD SET



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	15° 47' 54"	250.00'	68.93'	S 82° 10' 57" E	68.71'
C2	15° 47' 54"	250.00'	68.93'	S 82° 10' 57" E	68.71'
C3	91° 08' 32"	50.00'	79.54'	N 44° 30' 37" W	71.41'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 44° 55' 06" E	14.14'
L2	N 38° 38' 21" W	15.64'

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

BEING A TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NUMBER 265, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON - TEXAS, LTD., AS RECORDED IN COUNTY CLERK'S FILING NUMBER D213216945, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID D.R. HORTON - TEXAS, LTD. TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., AS RECORDED IN VOLUME 13588, PAGE 183, SAID COUNTY RECORDS, AND BEING IN THE WEST LINE OF LOT 181, BLOCK 4, ALLIANCE GATEWAY SOUTH, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D208140924, SAID COUNTY RECORDS:

THENCE S 00° 49' 17" E, 267.08 FEET WITH THE COMMON EAST LINE OF SAID D.R. HORTON - TEXAS, LTD. TRACT AND THE WEST LINE OF SAID LOT 181, BLOCK 4 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 88° 56' 21" W, 120.78 FEET DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 01° 03' 39" W, 350.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE SOUTH LINE OF SAID D.R. HORTON - TEXAS, LTD. TRACT;

THENCE N 88° 56' 21" W, 50.00 FEET WITH SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 01° 03' 39" E, 124.70 FEET DEPARTING SAID SOUTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 44° 30' 37" W, 14.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89° 55' 07" W, 657.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID D.R. HORTON - TEXAS, LTD. TRACT;

THENCE N 00° 04' 53" W, 50.00 FEET WITH SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89° 55' 07" E, 658.45 FEET DEPARTING SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 45° 29' 23" E, 14.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 01° 03' 39" E, 100.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89° 55' 07" W, 370.64 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET

THENCE N 84° 49' 30" W, 251.06 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 89° 55' 07" W, 105.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE EAST LINE OF ROLLING MEADOWS EAST, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D214016998, SAID COUNTY RECORDS;

THENCE WITH SAID EAST LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 00° 04' 53" W, 123.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 44° 55' 07" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89° 55' 06" E, 14.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00° 04' 54" W, 160.75 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE COMMON NORTH LINE OF SAID D.R. HORTON - TEXAS, LTD. TRACT AND THE SOUTH LINE OF AFOREMENTIONED AIL INVESTMENT, L.P. TRACT;

THENCE N 89° 47' 01" E, 869.87 FEET WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 317,417 SQUARE FEET OR 7.287 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT D.R. HORTON-TEXAS, LTD., L.P. BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ACCEPT THIS PLAT DESIGNATING THE HEREN DESCRIBED TRACT AS LOTS 15-16, BLOCK 7, LOTS 15-28, BLOCK 9 AND LOTS 37 AND 38X, BLOCK 19, ROLLING MEADOWS EAST, 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: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC. A DELAWARE CORPORATION ITS AUTHORIZED AGENT

By: *Don E. Allen*
DON E. ALLEN
ASSISTANT SECRETARY

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 DON E. ALLEN, 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 MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF NOVEMBER, 2014

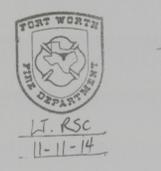
Notary Public, State of Texas
SANDY TRENTON
MY COMMISSION EXPIRES: 10-31-15

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: *11/13/14*

By: *Charles R. Ruff* Chairman
By: *Dennis S. ...* Secretary



CERTIFICATION
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 MAY 2014, AND THAT ALL CORNERS ARE AS SHOWN.



OWNER \ DEVELOPER
D.R. HORTON-TEXAS, LTD
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131-2802

FP 013-038
PP 011-028

A FINAL PLAT OF
ROLLING MEADOWS EAST

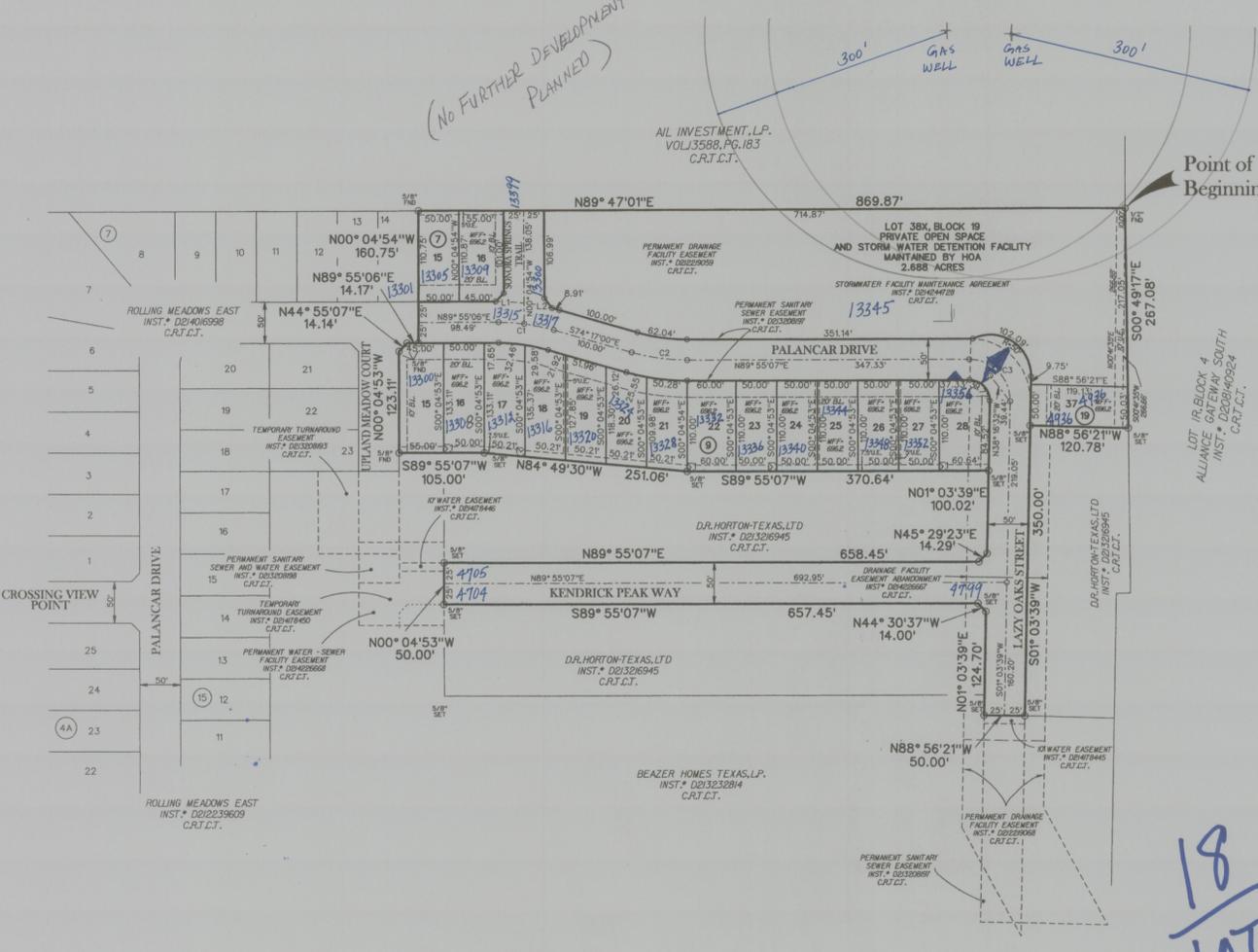
LOTS 15 & 16, BLOCK 7; LOTS 15-28, BLOCK 9;
AND LOTS 37; & 38X, BLOCK 19;

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT
NUMBER 265, TARRANT COUNTY, TEXAS

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D214249260, DATE: 11/14/14

PREPARED DATE: MAY 2013

Phase 3A
7.287 Acres



*Jose Chirino Survey
Abstract No. 265*

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 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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 1 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(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 UNOBTAINED 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. A DETENTION POND MAINTENANCE AGREEMENT SHALL BE EXECUTED FOR THE EXISTING DETENTION POND.

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.

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 48349C000K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRIVATE (PRV'S) REQUIRED
PRIVATE PRV'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

PELOTON LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3356

Job #: CEN11002
Revisions: Boundary Revised 05-09-14

Drawn By: D. FREEMON
Checked By: T. BRIDGES
Date: 05-17-13

SHEET OF SHEETS