

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 44°14'23" W	14.14'
L2	N 45°45'37" E	14.14'
L3	N 45°01'45" E	14.14'
L4	N 44°58'15" W	14.14'
L5	S 45°01'45" W	14.14'
L6	S 44°58'15" E	14.14'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	89°12'38"	50.00'	77.85'	S 45°21'56" E	70.22'
C2	90°00'00"	50.00'	78.54'	S 44°58'15" E	70.71'

LAND USE TABLE

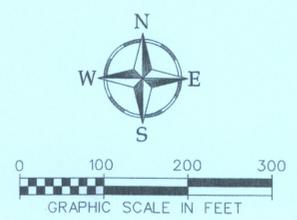
RESIDENTIAL	STREETS	114 LOTS	15,894 ACRES
TOTAL		19,864 ACRES	

LOT TABULATION

BLOCK 70	10 LOTS
BLOCK 71	39 LOTS
BLOCK 72	26 LOTS
BLOCK 73	18 LOTS
BLOCK 74	21 LOTS
TOTAL	114 LOTS

LEGEND

B.L.	= BUILDING LINE
IRF	= IRON ROD FOUND



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS D.R. HORTON-TEXAS, LTD. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD., AS RECORDED IN INSTRUMENT NUMBER D213046124, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 70, PARR TRUST, SANTA FE RANCH, PHASE 2B, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213046124, SAID COUNTY RECORDS, BEING IN THE WEST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO BANK ONE TRUST COMPANY, N.A., TRUSTEE OF THE MARTHA SUE PARR TRUST, AS RECORDED IN INSTRUMENT NUMBER D205192817, SAID COUNTY RECORDS:

THENCE WITH THE SOUTH LINE OF SAID PHASE 2B THE FOLLOWING BEARINGS AND DISTANCES:
N 89°14'23"E, 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°45'37"E, 1.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°14'23"E, 160.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°58'15"E, 116.92 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°07'45"W, 3.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 89°58'15"E, 160.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST LINE OF PARR TRUST, SANTA FE RANCH, PHASE 2A, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213046124, SAID COUNTY RECORDS;

THENCE S 00°07'45"W, 331.50 FEET DEPARTING SAID SOUTH LINE WITH THE WEST LINE OF SAID PHASE 2A TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE S 89°58'15"E, 652.96 FEET WITH THE SOUTH LINE OF SAID PHASE 2A TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE WEST LINE OF PARR TRUST, SANTA FE RANCH, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D212040041, SAID COUNTY RECORDS;

THENCE WITH THE WEST LINE OF SAID PHASE 1 THE FOLLOWING BEARINGS AND DISTANCES:
S 00°07'45"W, 400.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°58'15"W, 10.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°07'45"W, 175.01 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE COMMON SOUTH LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, AND THE NORTH LINE OF WESTERN MEADOWS ADDITION, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN VOLUME 388-201, PAGE 91, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°16'15"W, 1187.65 FEET WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, BEING THE SOUTHWEST CORNER OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE SOUTHEAST CORNER OF FOREMENTIONED BANK ONE TRUST COMPANY, N.A., TRUSTEE OF THE MARTHA SUE PARR TRUST TRACT;

THENCE N 00°45'37"W, 892.99 FEET WITH THE COMMON WEST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT AND THE EAST LINE OF SAID BANK ONE TRUST COMPANY, N.A., TRUSTEE OF THE MARTHA SUE PARR TRUST TRACT TO THE POINT OF BEGINNING AND CONTAINING 965,270 SQUARE FEET OR 19,864 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 HEREIN DESCRIBED TRACT AS LOTS 16-25, BLOCK 70, LOTS 2-40, BLOCK 71, LOTS 1-25, AND 26A, BLOCK 72, LOTS 1-9, AND 12-20, BLOCK 73, AND LOTS 20-40, BLOCK 74, 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: D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED PARTNERSHIP

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

BY: 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 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 THE 25th DAY OF Nov. 2014

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 10-31-15



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 OCTOBER 2014, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940
DATED: 11-24-14



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: 12/5/2014
By: Charles R. Reed, Chairman
By: Dana S. Bynum, Secretary



FP NO. 014-007
PP NO. 010-019

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D2124264341 DATE: 12/05/2014

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

114 LOTS

A FINAL PLAT OF
LOTS 16-25, BLOCK 70; LOTS 2-40, BLOCK 71;
LOTS 1-25, AND 26A, BLOCK 72;
LOTS 1-9, AND 12-20, BLOCK 73; AND LOTS 20-40, BLOCK 74.

PARR TRUST

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602,
TARRANT COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 2014

FPI4-007

PELOTON
LAND SOLUTIONS

5751 KROEGER DR. STE. 166 (KELLER, TX 76241) 817-562-3360

SHEET 1 OF 1 SHEETS

A FINAL PLAT OF
LOTS 16-25, BLOCK 70; LOTS 2-40, BLOCK 71; LOTS 1-25, AND 26A, BLOCK 72;
LOTS 1-9, AND 12-20, BLOCK 73; AND LOTS 20-40, BLOCK 74.

PARR TRUST

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, TARRANT COUNTY, TEXAS

Revisions:

Job #:	Drawn By:	Checked By:	Date:
10-DRH001.5	D. FREEMON	T. BRIDGES	01-08-14

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 CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

UTILITY EASEMENTS
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 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 IS 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO OBTAIN APPROVAL, SATISFACTORY ENGINEERING STUDIES AND / OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAN. WHERE CONSTRUCTION IS PERMITTED, INCLUDING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE 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 TRAVELLED BY OR ADJACENT TO THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

THE LANDOWNERS 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.

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.

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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0180K, DATED SEPTEMBER 25, 2009.

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.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

10-4-3-29-AM

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