



OWNERS CERTIFICATE

WHEREAS D.R. HORTON-TEXAS, LTD., IS THE SOLE OWNER OF A 23.892 ACRE TRACT OF LAND SITUATED IN THE G. HERRERA SURVEY, ABSTRACT NO. 2027, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND, CONVEYED TO D.R. HORTON-TEXAS, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. D204363298, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 23.892 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LAND RESERVE OF TEXAS, INC., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. D204248117, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THE COMMON SOUTHEAST CORNER OF THE HALLMARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET 388/39, PAGE 80, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SYCAMORE SCHOOL ROAD, A 64 FOOT RIGHT-OF-WAY;

THENCE, NORTH 00 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID LAND RESERVE OF TEXAS, INC. TRACT, AND THE COMMON EAST LINE OF SAID HALLMARK ADDITION, A DISTANCE OF 690.75 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE POINT OF BEGINNING. SAID POINT BEING THE NORTHWEST CORNER OF SAID LAND RESERVE OF TEXAS, INC. TRACT;

THENCE, NORTH 00 DEGREES 33 MINUTES 38 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID HALLMARK ADDITION, AND ALONG THE WEST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, A DISTANCE OF 1298.48 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE SOUTHWEST CORNER OF WINCHESTER PARK, PHASE I, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, PAGE 10705, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 18 MINUTES 51 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WINCHESTER PARK, PHASE 1, A DISTANCE OF A DISTANCE OF 818.12 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WINCHESTER PARK, PHASE I, SAID POINT BEING ON THE WEST LINE OF THE MISSOURI, KANSAS & TEXAS RAILROAD, A 200 FOOT RIGHT-OF-WAY;

THENCE, SOUTH 05 DEGREES 38 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, AND THE COMMON WEST RIGHT-OF-WAY LINE OF SAID MISSOURI, KANSAS & TEXAS RAILROAD, A DISTANCE OF 1049.97 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO PRIVILEGE PROPERTIES, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. D208233629, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 42 MINUTES 13 SECONDS, A RADIUS OF 583.04 FEET, AND A LONG CHORD THAT BEARS SOUTH 23 DEGREES 59 MINUTES 37 SECONDS WEST A DISTANCE OF 367.14 FEET;

THENCE, ALONG THE WEST LINE OF SAID PRIVILEGE PROPERTIES, LTD. TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 373.49 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 42 DEGREES 20 MINUTES 44 SECONDS WEST, A DISTANCE OF 113.85 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43 DEGREES 08 MINUTES 31 SECONDS, A RADIUS OF 552.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 20 DEGREES 46 MINUTES 28 SECONDS WEST A DISTANCE OF 405.89 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 415.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 00 DEGREES 47 MINUTES 47 SECONDS EAST, A DISTANCE OF 151.15 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PRIVILEGE PROPERTIES, LTD. TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID SYCAMORE SCHOOL ROAD, FROM WHICH AN "X" CUT FOUND IN CONCRETE BEARS NORTH 89 DEGREES 17 MINUTES 50 SECONDS EAST, A DISTANCE OF 119.30 FEET;

THENCE, SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID D.R. HORTON-TEXAS, LTD. TRACT, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID SYCAMORE SCHOOL ROAD, A DISTANCE OF 96.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF AFORESAID LAND RESERVE OF TEXAS, INC. TRACT;

THENCE, ALONG THE EAST LINE OF SAID LAND RESERVE OF TEXAS, INC. TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 151.10 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43 DEGREES 08 MINUTES 31 SECONDS, A RADIUS OF 648.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 46 MINUTES 28 SECONDS EAST A DISTANCE OF 476.48 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 487.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 42 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 113.85 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 47 MINUTES 44 SECONDS, A RADIUS OF 487.04 FEET, AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 26 MINUTES 51 SECONDS EAST A DISTANCE OF 15.26 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 15.26 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LAND RESERVE OF TEXAS, INC. TRACT;

THENCE, SOUTH 89 DEGREES 24 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND RESERVE OF TEXAS, INC. TRACT, A DISTANCE OF 492.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.892 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. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
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 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.
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. (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.
4. 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 SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.
5. 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.
6. 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.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
8. 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.
9. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
10. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0315K, DATED SEPTEMBER 25, 2009.
11. 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.
12. 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.
13. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).
14. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO HEMPHILL STREET IS PROHIBITED.
15. P.R.V.'s REQUIRED. PRIVATE P.R.V.'s WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I..
16. IMPROVEMENTS TO 1/2 HEMPHILL STREET ADJACENT TO THE SITE WILL BE REQUIRED TO PROVIDE A SECOND POINT OF ACCESS TO THE DEVELOPMENT. IMPROVEMENTS SHALL INCLUDE ALL IMPROVEMENTS REQUIRED FOR 1/2 OF THE STREET, INCLUDING BUT NOT LIMITED TO CURB, GUTTER, SIDEWALKS, STREET LIGHTS AND PAVEMENT.

SURVEYOR'S CERTIFICATE

I, ELLIOTT PAT BUSBY, 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 OCTOBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

Signature of Elliott Pat Busby
ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561
DATE: 1-22-2015



TO BE KNOWN AS:

LOTS 45-77, BLOCK 6, LOTS 1-20, 20X, 21-41, BLOCK 8, LOTS 1-13, BLOCK 9, & LOTS 1-29, BLOCK 10

WINCHESTER PARK

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 26th DAY OF January, A.D. 2015.

D.R. HORTON-TEXAS, LTD.
By: D.R. HORTON, Inc. - ITS AUTHORIZED AGENT

Signature of Randy Horton
BY: RANDY HORTON
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 RANDY HORTON, 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 26th DAY OF January, A.D. 2015.

Signature of Notary Shavon L. Sanderson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-21-15



FILED IN

INSTRUMENT NUMBER D215025873 DATE 2/6/2015

A
FINAL PLAT
OF

LOTS 45-72, BLOCK 6
LOTS 1-20, 20X, 21-41, BLOCK 8,
LOTS 1-13, BLOCK 9,
& LOTS 1-29, BLOCK 10

WINCHESTER PARK

AN ADDITION TO
THE CITY OF FORT WORTH
SITUATED IN
G. HERRERA SURVEY, ABSTRACT NO. 2027
TARRANT COUNTY, TEXAS

23.892 ACRES / 111 LOTS
1 COMMON AREA

OWNER/DEVELOPER: DR HORTON-TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131
PHONE (817) 230-0800

ENGINEER/SURVEYOR: JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447