

- NOTES**
- 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 1 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.
 - ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY UTILITY, FENCE, TREE, SHRUB, OR 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 THIS 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.
 - 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.
 - 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. THESE CONSTRUCTIONS 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.
 - THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVELING 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 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: STORM WATER MANAGEMENT, EMERGENCY ACCESS, EASEMENTS, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT; AND OTHER UTILITIES. THE CITY OF FORT WORTH SHALL NOT BE HELD 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.
 - 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 ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.
 - NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
 - ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JACOBS" UNLESS OTHERWISE NOTED.
 - SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0086K, DATED SEPTEMBER 25, 2009.
 - 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 1 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
 - 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.
 - BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984) AND THE ON THE GROUND CONTROL LINE IS THE MONUMENTED WEST LINE OF SAID 15.016 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON-TEXAS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D2014237553, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
 - DIRECT ACCESS FROM SINGLE/DUPLICATION RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.
 - INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.
 - ALL LOTS ENDING WITH AN "X" ARE PRIVATE HOA/DEVELOPER OPEN SPACES AND PUBLIC DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

WHEREAS D.R. HORTON-TEXAS, LTD. IS THE SOLE OWNER OF A 15.016 ACRE TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NO. 285, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF A 15.016 ACRE TRACT OF LAND CONVEYED TO D.R. HORTON-TEXAS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D2014237553, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 15.016 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DALLAS CORS ARP (PID-DF8984) AND THE ON THE GROUND CONTROL LINE IS THE MONUMENTED WEST LINE OF SAID 15.016 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "LBS 394" FOUND FOR THE NORTHWEST CORNER OF SAID 15.016 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, BLOCK 18 OF TIMBERLAND, PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 10591, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4042, ALSO KNOWN AS "KELLER-HASLET ROAD";

THENCE, SOUTH 89 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID 15.016 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLER-HASLET ROAD, A DISTANCE OF 566.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.016 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO COY BEAUCHAMP, AS RECORDED IN COUNTY CLERK'S FILE NO. D206229036, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID 15.016 ACRE TRACT AND THE WEST LINE OF SAID COY BEAUCHAMP TRACT, A DISTANCE OF 1151.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHWEST CORNER OF SAID 15.016 ACRE TRACT, AND A COMMON INTERIOR ELL CORNER OF SAID TIMBERLAND, PHASE 1B; THENCE, NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID 15.016 ACRE TRACT AND THE EAST LINE OF SAID TIMBERLAND, PHASE 1B, PASSING AT A DISTANCE OF 65.71 FEET A NORTHEAST CORNER OF SAID TIMBERLAND, PHASE 1B AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO COY BEAUCHAMP, AS RECORDED IN CABINET A, SLIDE 11168, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 52 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 15.016 ACRE TRACT AND THE NORTH LINE OF SAID TIMBERLAND, PHASE 1B, A DISTANCE OF 566.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TW BARROW 1994" FOUND FOR THE SOUTHWEST CORNER OF SAID 15.016 ACRE TRACT, AND A COMMON INTERIOR ELL CORNER OF SAID TIMBERLAND, PHASE 1B; THENCE, NORTH 00 DEGREES 06 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID 15.016 ACRE TRACT AND THE EAST LINE OF SAID TIMBERLAND, PHASE 1B, PASSING AT A DISTANCE OF 65.71 FEET A NORTHEAST CORNER OF SAID TIMBERLAND, PHASE 1B AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO COY BEAUCHAMP, AS RECORDED IN CABINET A, SLIDE 11168, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONTAINING A CALCULATED AREA OF 15.016 ACRES OF LAND.

TO BE KNOWN AS:
 LOTS 1X, 1-18, 18X, 19-43, 43X, BLOCK 1
 & LOTS 1-20, BLOCK 2,
 & LOTS 1-16, BLOCK 3

HUNTINGTON ESTATES

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 20th DAY OF July, A.D. 2016.

D.R. HORTON - TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP

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

BY: MARK 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 MARK ALLEN, ASSISTANT SECRETARY OF D.R. HORTON, INC., 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 20th DAY OF July, A.D. 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-21-19

SHAVON L. SANDERSON
 ID # 12815473-9
 My Comm. Exp. June 21, 2019

SURVEYORS CERTIFICATE

I, ELLIOTT PAT BUSBY, OF JACOBS ENGINEERING GROUP INC., A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JACOBS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED, THE MONUMENTS OR MARKS SET, FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF July, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 16, 2019

SUSAN BARONE
 MY COMMISSION EXPIRES
 May 16, 2019

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 ELLIOTT PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF July, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 16, 2019

SUSAN BARONE
 MY COMMISSION EXPIRES
 May 16, 2019

DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

TRACT 1
 5.00 ACRES
 THE SATHRE FAMILY IRREVOCABLE TRUST
 VOLUME 15825, PAGE 233
 O.P.R.T.C.T.

15' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

15' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

83 ADDRESSES

FPIA-043

FILED IN
 INSTRUMENT NUMBER D216192945 DATE 8-23-16

A
 FINAL PLAT
 OF
 LOTS 1X, 1-18, 18X, 19-43, 43X, BLOCK 1
 LOTS 1X, 1-20, BLOCK 2,
 & LOTS 1-16, BLOCK 3

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

HUNTINGTON ESTATES
 AN ADDITION TO
 THE CITY OF FORT WORTH
 SITUATED IN
 JOSE CHIRINO SURVEY, ABSTRACT NO. 265
 TARRANT COUNTY, TEXAS
 15.016 ACRES / 79 RESIDENTIAL LOTS
 4 PRIVATE OPEN SPACES

FP-014-043

JULY 2016 SHEET 1 OF 1

LINE	BEARING	DISTANCE
L1	N00°06'20"E	145.58'
L2	S00°06'20"W	105.84'
L3	S44°53'40"E	17.68'
L4	S45°06'20"W	17.68'
L5	N45°17'17"E	14.10'
L6	S44°42'43"E	14.19'
L7	S45°06'20"W	14.14'
L8	N45°17'17"E	14.10'
L9	N45°06'20"E	14.14'
L10	S45°06'20"W	14.14'
L11	S45°06'20"W	14.14'
L12	N45°17'17"E	14.10'
L13	N45°17'17"E	14.10'
L14	S44°42'43"E	14.19'
L15	S04°03'25"W	50.12'
L16	S07°47'48"W	100.90'

LOT TABULATION

BLOCK 1	43 LOTS (RESIDENTIAL)	3 PRIVATE OPEN SPACES
BLOCK 2	20 LOTS (RESIDENTIAL)	1 PRIVATE OPEN SPACE
BLOCK 3	16 LOTS (RESIDENTIAL)	
TOTAL	79 LOTS (RESIDENTIAL)	4 PRIVATE OPEN SPACES

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: 8/19/2016

By: Donald R. Bowen Chairman
 By: Daniel Bughoff Secretary

LEGEND

BL BUILDING LINE
 UE UTILITY EASEMENT
 CIRF CAPPED IRON ROD FOUND
 CIRS 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET

IRF (CM) CONTROLLING MONUMENT
 ROW RIGHT-OF-WAY
 MIN FP MINIMUM FINISHED PAD ELEVATION

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 STREET NAME CHANGE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11°27'30"	300.00'	N05°50'05"E	59.90'	80.00'
C2	11°27'30"	300.00'	N05°50'05"E	59.90'	80.00'
C3	15°22'25"	300.00'	S07°47'32"W	80.26'	80.50'
C4	15°22'25"	300.00'	S07°47'32"W	80.26'	80.50'

I:\SLO\WFXM54000\WFXM5401\700 CADD\713 SURVEY\713.6 MAPPING\PLAT CHECK\WFXM5401PA01.DWG 7/20/2016 1:13 PM