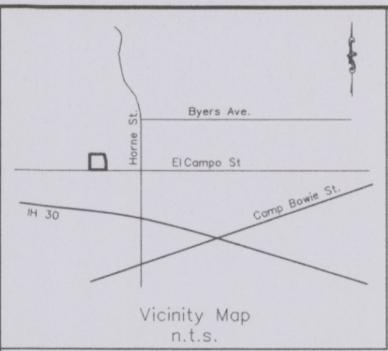


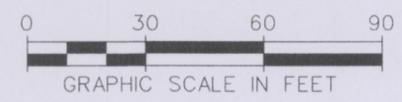
10-14-14 AM 1/21/2015



LAND USE TABLE	
RESIDENTIAL	0.368 ACRES
TOTAL	0.368 ACRES

LOT TABULATION			
BLOCK 55	LOT 29R1	0.172 ACRES	
BLOCK 55	LOT 29R2	0.196 ACRES	
TOTAL	2 LOTS	0.368 ACRES	

LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET



J.A. Bowers Survey Abstract No. 87

**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 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.

**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 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.

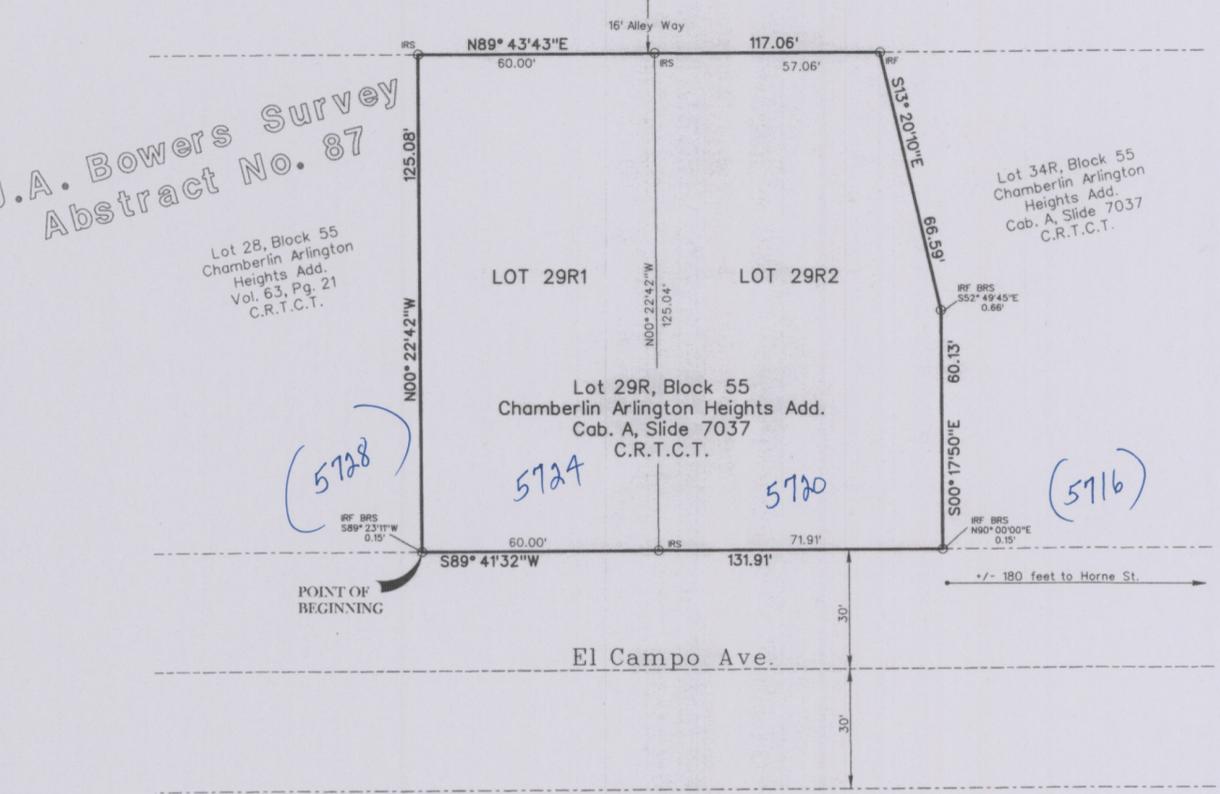
**FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE**  
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. 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-PLAIN 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.



Charles E. & Marcia B. Jacobs Inst. # D200198418 C.R.T.C.T.

Teal Assets, LLC Inst. # D214127407 C.R.T.C.T.

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON-TEXAS, LTD., IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE J. A. BOWERS SURVEY, ABSTRACT NUMBER 87, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, DESCRIBED AS LOT 29R, BLOCK 55, CHAMBERLIN ARLINGTON HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 7037, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29R, THE SOUTHEAST CORNER OF LOT 28, BLOCK 55 OF SAID CHAMBERLIN ARLINGTON HEIGHTS ADDITION, RECORDED IN VOLUME 63, PAGE 21, SAID COUNTY RECORDS, BEING IN THE NORTH RIGHT-OF-WAY LINE OF EL CAMPO AVENUE, FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5693 BEARS S 89°23'11"E, 0.15 FEET;

THENCE N 00°22'42" W, 125.08 FEET DEPARTING SAID NORTH RIGHT-OF-WAY LINE, WITH THE COMMON EAST LINE OF SAID LOT 28, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED PELOTON SET, THE NORTHWEST CORNER OF SAID LOT 29R, BEING THE NORTHWEST CORNER OF SAID LOT 34R, BLOCK 55, CHAMBERLIN ARLINGTON HEIGHTS ADDITION, RECORDED IN CABINET A, SLIDE 7037;

THENCE S 13°20'10" E, 66.59 FEET, DEPARTING SAID SOUTH RIGHT OF WAY LINE, WITH THE WEST LINE OF SAID LOT 34R, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 52°49'45" E, 0.66 FEET;

THENCE S 00°17'50" E, 60.13 FEET, CONTINUING WITH SAID WEST LINE TO THE SOUTHEAST CORNER OF SAID LOT 29R, THE SOUTHWEST CORNER OF SAID LOT 34R, RETURNING TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF EL CAMPO AVENUE, FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5693 BEARS N 90°00'00" E, 0.15 FEET;

THENCE S 89°41'32" W, 131.91 FEET WITH SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING AND CONTAINING 16,018 SQUARE FEET OR 0.368 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

LOT 29R1, AND LOT 29R2  
"CHAMBERLIN ARLINGTON HEIGHTS ADDITION"

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

EXECUTED THIS THE 21 DAY OF JANUARY, A.D., 2015

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

BY: D.R. HORTON, INC.,  
A DELAWARE CORPORATION  
ITS AUTHORIZED AGENT  
*Randy Horton*  
RANDY HORTON  
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 RANDY HORTON, 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 21st DAY OF JANUARY, 2015

*Judy M. Sneider*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 2/20/16

**JUDY M. SNEDEKER**  
MY COMMISSION EXPIRES  
February 20, 2016



LT. RSC 1-22-15

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

**NOTES CONTINUED:**

**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 48439C0285K, DATED SEPTEMBER 25, 2009.

**PARKWAY PERMITS**  
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

**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.

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

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, NORTH CENTRAL ZONE 4202.

**CERTIFICATION**

I, TODD BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2014, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

*Todd Bridges*  
TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940  
DATED: 1-21-15



FS 014-165

A FINAL PLAT OF  
**Lots 29R1 and 29R2, Block 55**  
**Chamberlin Arlington Heights Addition**

Situated in the J. A. Bowers Survey, Abstract Number 87, City of Fort Worth, Tarrant County, Texas, Being a replat of Lot 29R, Block 55, Chamberlin Arlington Heights Addition recorded in Cabinet A, Slide 7037, being a replat of Lots 29 - 34, Block 55 Chamberlin Arlington Heights Addition recorded in Volume 63, Page 21, County Records, Tarrant County Texas,

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D215015193, DATE 01/23/2015

**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: January 23, 2015

By: *Stephen R. Roof* Chairman  
By: *Mary Elliott* Secretary

DRH14006  
JOB #: DRH14006  
DRAWN BY: A. JOHNSON  
CHECKED BY: T. BRIDGES  
DATE: 8-13-14  
REVISIONS: 1

**PELOTON**  
LAND SOLUTIONS

5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350