

LOCATION MAP  
MAPSCO MAP GRID: 0292  
NOT TO SCALE

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 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.
- 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.
- 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 APPROPRIATE.) 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.
- 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 INCURRED BY 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 APPROVED 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 PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0230R, 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 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.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT 12-18 IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- ALL STREETS ARE TO BE "PRIVATE STREET, EMERGENCY ACCESS EASEMENTS AND PUBLIC SEWER & WATER EASEMENT". ALL PRIVATE STREETS SHALL BE MAINTAINED BY HOA.
- DIRECT ACCESS FROM SINGLE / DUPLEX RESIDENTIAL DRIVES ONTO RAY WHITE OR PARK VISTA IS PROHIBITED.
- PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

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

Being a 1.120 acre tract of land situated in the J.L. Hansbrough Survey, Abstract No. 747, in Tarrant County, Texas; And being a portion of that tract of land described in a Deed to D.R. HORTON - TEXAS, LTD. as recorded in INSTRUMENT NUMBER D214048856, of the Deed records of Tarrant County, Texas, and being a portion of that certain tract of land described in a Deed to ALL INVESTMENT, LP, as recorded in County Clerk's Filing, No. D213033053 of said County Records, also being a part of the Sanctuary at Bear Creek an Addition to the City of Fort Worth, Texas, according to the Plat Recorded by Instrument No. D214264349, and being more particularly described by metes and bounds as follows:

BEGINNING AT A FOUND 5/8" IRON ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RAY WHITE ROAD, AT THE SOUTHEAST CORNER OF SAID D.R. HORTON TRACT;

THENCE N 89°14'13" W ALONG THE NORTH RIGHT-OF-WAY LINE OF RAY WHITE ROAD A DISTANCE OF 395.17' TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE N 00°41'29" E DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF RAY WHITE ROAD A DISTANCE OF 25.00', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER LOCATED AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK;

THENCE S 44°15'56" E ALONG THE SOUTH LINE OF LOT 14, BLOCK 2, A DISTANCE OF 21.23', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 89°14'13" E ALONG THE SOUTH LINE OF BLOCK 2, A DISTANCE OF 185.00' TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK, TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE N 00°41'29" E ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 116.34', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF TORTOLA LANE (A 50.00' R.O.W.) AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF TORTOLA LANE, WITH A DELTA ANGLE OF 162°56'25", AN ARC LENGTH OF 142.19', WITH A RADIUS OF 50.00', AND WHOSE CHORD BEARS N 35°20'09" E A DISTANCE OF 98.89', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED ON THE EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL (A 50.00' R.O.W.) FOR A CORNER;

THENCE N 00°33'41" W ALONG THE EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL A DISTANCE OF 79.02', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHWEST CORNER OF LOT 6 BLOCK 2 OF SAID SANCTUARY AT BEAR CREEK, FOR A CORNER;

THENCE N 89°26'19" E DEPARTING SAID EAST RIGHT-OF-WAY LINE OF BARBUDA TRAIL, AND ALONG THE NORTH LINE OF SAID LOT 6 BLOCK 2, A DISTANCE OF 23.97', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 2, FOR A CORNER;

THENCE N 00°26'37" W ALONG THE EAST LINE OF BLOCK 2, OF SAID SANCTUARY AT BEAR CREEK A DISTANCE OF 235.00', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, LOCATED AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, FOR A CORNER;

THENCE N 89°33'23" E A DISTANCE OF 5.00', TO A POINT;

THENCE S 00°26'37" E A DISTANCE OF 524.94', TO THE POINT OF BEGINNING, HAVING AN AREA OF 1.120 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW FORT WORTH SURVEYING CAPS UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.
- NO FEMA FLOODPLAIN EXISTS THAT WOULD AFFECT THIS REPLAT.

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS THAT CHERYL KAY STREET, DOES HEREBY GRANT THIS PLAT AS:

SANCTUARY AT BEAR CREEK;  
REVISED LOTS 6R, 7R, 9R, 10R & 14XR BLK 2;

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

WITNESS MY HAND ON THIS 16th DAY OF November, 2015  
Cheryl Kay Street

OWNER: CHERYL KAY STREET  
BY: \_\_\_\_\_  
CHERYL KAY STREET

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHERYL KAY STREET 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF November, A.D. 2015

Katie Sabin  
TARRANT COUNTY, TEXAS  
NOTARY PUBLIC

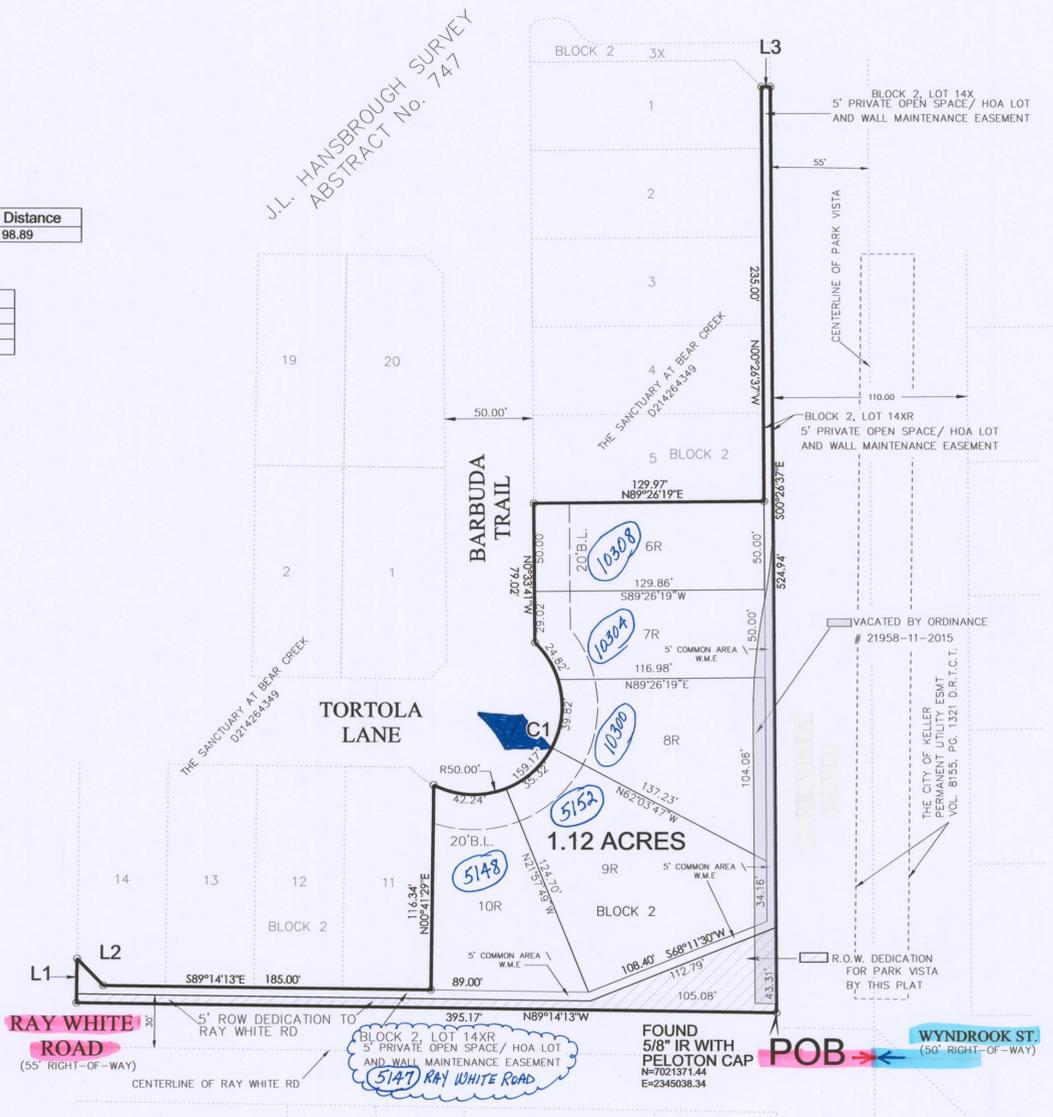


CURVE TABLE

Curve	Delta	Radius	Length	Direction	Distance
C1	162° 56' 26"	50.00	142.19	N 35° 20' 9" E	98.89

LINE TABLE

Line	Direction	Distance
L1	N 0° 41' 29" E	25.00
L2	S 44° 15' 56" E	21.23
L3	N 89° 33' 23" E	5.00



J.L. HANSBROUGH SURVEY  
ABSTRACT NO. 747

JOHN EDMONDS SURVEY  
ABSTRACT NO. 457

FS15-161

NOTES:

- ALL PRIVATE STREETS ARE BUILT TO CITY OF FORT WORTH PUBLIC WORKS STANDARDS.
- ALL NON-RESIDENTIAL LOTS ARE HOA LOTS, HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTAINING ALL HOA LOTS.
- IN ACCORDANCE WITH THE CITY OF FORT WORTH DEVELOPER'S AGREEMENT, WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FORT WORTH, BUT THE DEVELOPER WILL BE RESPONSIBLE FOR ALL THE EXTENSIONS OF THOSE FACILITIES.

THIS PLAT FILED IN INSTRUMENT NO. D215262000

DATE: 11/20/2015

COURTHOUSE-FILED COPY  
HAS ALL THE PROPER  
SIGNATURES

FORT WORTH

CITY PLAN COMMISSION  
CITY OF FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

PAPE-DAWSON ENGINEERS

500 WEST 7TH ST | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668  
SUITE 350  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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

FINAL PLAT  
OF  
THE SANCTUARY AT BEAR CREEK  
LOT 6R-10R, AND 14XR, BLOCK 2

BEING A REPLAT OF LOTS 6-10 AND 14XR, BLOCK 2, THE SANCTUARY AT BEAR CREEK, AS RECORDED IN D214264349 AND RIGHT-OF-WAY OF PARK VISTA VACATED BY ORDINANCE #21958-11-2015 TARRANT COUNTY, TEXAS BEING 1.12 ACRES SITUATED IN THE J.L. HANSBROUGH SURVEY, ABSTRACT NO. 747 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE  
I, CHRISTOPHER KINNY BRADLEY, 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 NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

Christopher Kinny Bradley  
DATE: 11-17-15

FIRM NO. 100784-00  
REG. NO. 100784-00  
107 E. COLLEGE AVE.  
ALVARADO, TEXAS, 76009  
817-790-5500



DATE OF PREPARATION: 1-3-2014  
DATE OF REVISION: 11-2-2015

PP-13-029  
FP-14-001  
REPLAT: FS-15-161  
11.19.2015

FORT WORTH SURVEYING  
107 E. COLLEGE AVE.  
ALVARADO TEXAS, 76009  
817-790-5500  
FIRM NO. 100784-00