

LOT TABULATION

BLOCK 1	1 LOT
RESIDENTIAL	1 LOT
PRIVATE OPEN SPACE	0 LOTS
TOTAL	1 LOT

LAND USE TABLE

RESIDENTIAL	57.826 ACRES
PRIVATE OPEN SPACE	0.000 ACRES
RIGHT-OF-WAY	0.656 ACRES
TOTAL	57.170 ACRES

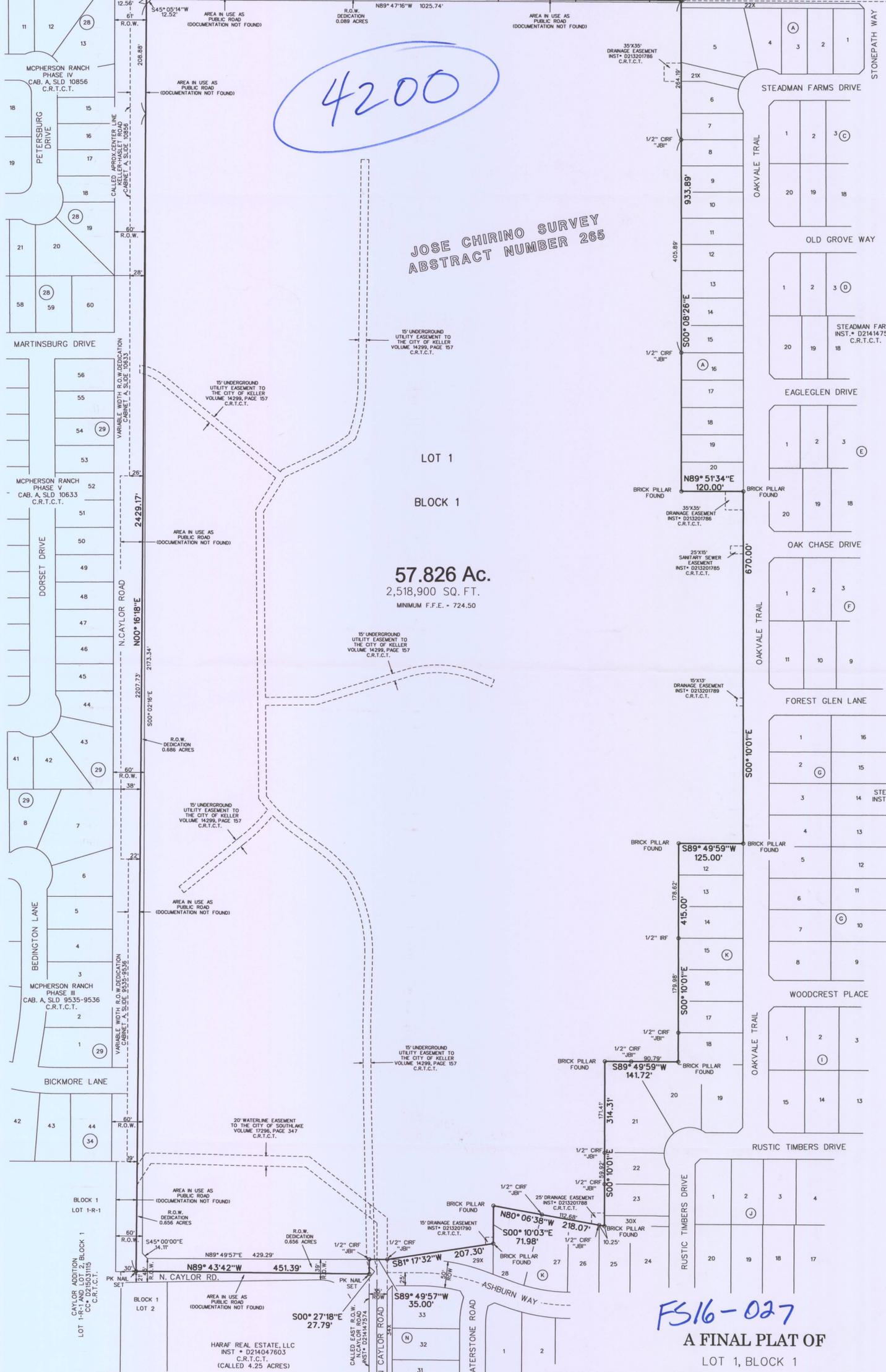
LEGEND

- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- C.R.T.C.T. - COUNTY RECORDS, TARRANT COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- F.F.E. - FINISH FLOOR ELEVATION

4200

JOSE CHIRINO SURVEY
ABSTRACT NUMBER 265

LOT 1
BLOCK 1
57.826 Ac.
2,518,900 SQ. FT.
MINIMUM F.F.E. - 724.50



1-550-8129



FS16-027

A FINAL PLAT OF
LOT 1, BLOCK 1

Christ's Haven for Children
SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NUMBER 265,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D21690100 DATE: 08/19/2016

CASE NO. FS-016-027

DATE OF PREPARATION: AUGUST 2016

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

Job #:	CHC15001	Revisions:
Drawn By:	A. JOHNSON	
Checked By:	T. GOSSETT	
Date:	08-03-16	

DESCRIPTION:

BEING A 57.826 ACRE TRACT OF LAND SITUATED IN THE JOSE CHIRINO SURVEY, ABSTRACT NUMBER 265, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND CALLED "TRACT II-FIRST TRACT" AND ALL OF A TRACT OF LAND CALLED "TRACT II-SECOND TRACT" DESCRIBED IN DEED TO CHRIST'S HAVEN FOR CHILDREN, RECORDED IN VOLUME 5356, PAGE 676 (INSTRUMENT NUMBER D172135010) OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO CHRIST'S HAVEN FOR CHILDREN, RECORDED IN VOLUME 7895, PAGE 1027 (INSTRUMENT NUMBER D184357558) D.R.T.C.T. SAID 57.826 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID "TRACT II-FIRST TRACT", BEING AT THE SOUTHEAST INTERSECTION OF THE SOUTH MARGIN OF KELLER HASLET ROAD (IN USE AS A PUBLIC ROAD-NO DOCUMENTATION FOUND), AND THE EAST MARGIN OF N. CAYLOR ROAD (IN USE AS A PUBLIC ROAD-NO DOCUMENTATION FOUND);

THENCE S 89° 47' 20" E, 1034.54 FEET, WITH THE NORTH LINE OF SAID "TRACT II-FIRST TRACT" TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF STEADMAN FARMS, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN DOCUMENT NUMBER D214147574 OF THE COUNTY RECORDS OF TARRANT COUNTY, TEXAS (C.R.T.C.T.);

THENCE WITH THE WEST LINE OF SAID STEADMAN FARMS THE FOLLOWING COURSES AND DISTANCES:

S 00° 08' 26" E, AT 264.19 FEET, A 1/2" IRON ROD WITH CAP STAMPED "JBI" FOUND AT THE SOUTHWEST CORNER OF LOT 7 AND THE COMMON NORTHWEST CORNER OF LOT 8, BLOCK A OF SAID STEADMAN FARMS, AT 670.08 FEET A 1/2" IRON ROD WITH CAP STAMPED "JBI" FOUND AT THE SOUTHWEST CORNER OF LOT 15 AND THE COMMON NORTHWEST CORNER OF LOT 16, BLOCK A OF SAID STEADMAN FARMS, CONTINUING A TOTAL DISTANCE OF 933.89 FEET TO A BRICK PILLAR FOUND AT THE SOUTHWEST CORNER OF LOT 20, BLOCK A, OF SAID STEADMAN FARMS;

N 89° 51' 34" E, 120.00 FEET WITH THE SOUTH LINE OF SAID LOT 20 TO A BRICK PILLAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 20 AND IN THE WEST RIGHT-OF-WAY LINE OF OAKVALE TRAIL, (A 50 FOOT RIGHT-OF-WAY) RECORDED IN DOCUMENT NUMBER 214147574 C.R.T.C.T.;

S 00° 10' 01" E, 670.00 FEET, WITH SAID WEST RIGHT-OF-WAY LINE, TO A BRICK PILLAR FOUND AT THE NORTHEAST CORNER OF LOT 12, BLOCK K OF SAID STEADMAN FARMS;

S 89° 49' 59" W, 125.00 FEET, WITH THE NORTH LINE OF SAID LOT 12, TO A BRICK PILLAR FOUND, AT THE NORTHWEST CORNER OF SAID LOT 12;

S 00° 10' 01" E, AT 178.62 FEET A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 14, BLOCK K AND THE COMMON NORTHWEST CORNER OF LOT 15, BLOCK K OF SAID STEADMAN FARMS, AT 358.60 FEET A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "JBI" AT THE SOUTHWEST CORNER OF LOT 17, BLOCK K AND THE COMMON NORTHWEST CORNER OF LOT 18, BLOCK K OF SAID STEADMAN FARMS AND CONTINUING A TOTAL DISTANCE OF 415.00 FEET, TO A BRICK PILLAR FOUND AT AN ANGLE POINT IN THE NORTH LINE OF LOT 20, BLOCK K OF SAID STEADMAN FARMS;

S 89° 49' 59" W, AT 90.79 FEET A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "JBI" AT THE NORTHWEST CORNER OF SAID LOT 20 AND THE COMMON NORTHEAST CORNER OF LOT 21, BLOCK K OF SAID STEADMAN FARMS AND CONTINUING A TOTAL OF 141.72 FEET, TO A BRICK PILLAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 21;

S 00° 10' 01" E, AT 171.41 FEET A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "JBI" AT THE SOUTHWEST CORNER OF SAID LOT 21 AND THE COMMON NORTHWEST CORNER OF LOT 22, BLOCK K OF SAID STEADMAN FARMS AND CONTINUING A TOTAL DISTANCE OF 314.31 FEET, TO A BRICK PILLAR FOUND, AT THE SOUTHWEST CORNER OF LOT 30X, BLOCK K OF SAID STEADMAN FARMS;

N 80° 06' 38" W, 218.07 FEET, TO A BRICK PILLAR FOUND AT THE NORTHWEST CORNER OF LOT 28, BLOCK K OF SAID STEADMAN FARMS;

S 00° 10' 03" E, 71.98 FEET, TO A BRICK PILLAR FOUND AT THE NORTHEAST CORNER OF LOT 29X, BLOCK K OF SAID STEADMAN FARMS;

S 81° 17' 32" W, 207.30 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE WEST CORNER OF SAID LOT 29X, AND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ASHBURN WAY (A CALLED 50 FOOT RIGHT-OF-WAY) OF SAID STEADMAN FARMS AND THE EAST RIGHT-OF-WAY LINE OF N. CAYLOR (A CALLED 35 FOOT RIGHT-OF-WAY) OF SAID STEADMAN FARMS;

S 89° 49' 57" W, 35.00 FEET, TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND, IN THE WEST LINE OF SAID N. CAYLOR ROAD AND THE COMMON EAST LINE OF SAID "TRACT II-SECOND TRACT";

S 00° 27' 18" E, 27.79 FEET WITH SAID COMMON LINE TO A PK NAIL SET AT THE SOUTHWEST CORNER OF SAID "TRACT II-SECOND TRACT";

THENCE N 89° 43' 42" W, 451.39 FEET, LEAVING THE WEST LINE OF SAID STEADMAN FARMS WITH THE SOUTH LINE OF SAID "TRACT II-SECOND TRACT", ALONG N. CAYLOR ROAD (IN USE AS A PUBLIC ROAD-NO DOCUMENTATION FOUND) TO A PK NAIL SET AT THE SOUTHWEST CORNER OF SAID "TRACT II-SECOND TRACT";

THENCE N 00° 16' 18" E, 2429.17 FEET WITH THE WEST LINE OF SAID "TRACT II-SECOND TRACT" AND SAID "TRACT II-FIRST TRACT" RESPECTIVELY AND ALONG THE EAST MARGIN OF SAID N. CAYLOR ROAD TO THE POINT OF BEGINNING AND CONTAINING 57.826 ACRES OR 2,518,900 SQUARE FEET OF LAND MORE OR LESS.

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 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 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 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 WILL BE 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 REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS 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 FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD 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 DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS 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 DRAINAGE-WAYS 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 DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

MAINTENANCE AGREEMENT THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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 48439C0060K 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.

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

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

TO BE KNOWN AS:

LOT 1 BLOCK 1 CHRIST'S HAVEN FOR CHILDREN

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 DAY OF 08/19/16, A.D., 2016

BY [Signature]

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 [Signature] 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 19 DAY OF August, 2016

[Signature] NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: June 19, 2018



CERTIFICATION

I, TED A. GOSSETT, 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 MARCH 2016 AND THAT ALL CORNERS ARE AS SHOWN.

Ted A. Gossett Registered Professional Land Surveyor A. Gossett Texas Registration Number 5991 08-03-2016



Plat Approval Date: 8/12/2016 By: Ronald R. Bowen Chairman By: Dana Ruffloff Secretary

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D216190100 DATE: 08/19/2016

A FINAL PLAT OF LOT 1, BLOCK 1 Christ's Haven for Children SITUATED IN THE J. CHIRINO SURVEY, ABSTRACT NUMBER 265, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS DATE OF PREPARATION: MARCH 2016

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

Table with 3 columns: Job #, Drawn By, Checked By, Date. Job #: CHC15001, Drawn By: A. JOHNSON, Checked By: T. GOSSETT, Date: 08-03-16