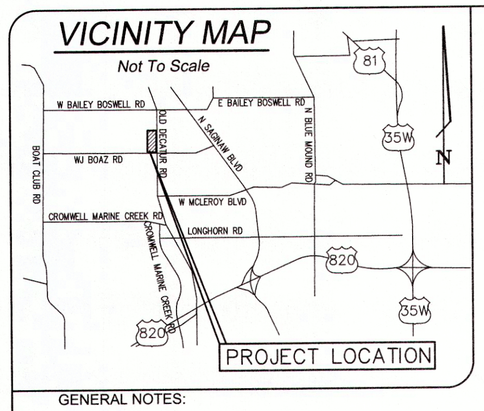
VICINITY MAP

Not To Scale



tnp

0 100 200

SCALE IN FEET
1"=100'

LEGEND
IRF-IRON ROD FOUND
CIRF-CAPPED IRON ROD FOUND
(C.M.)- CONTROL MONUMENT
VOL.-VOLUME
PG.-PAGE
DED.-DEDICATION
CAB.-CABINET
INST.-INSTRUMENT
NO.-NUMBER
BL-BUILDING LINE
UE-UTILITY EASEMENT
DE-DRAINAGE EASEMENT
D.R.T.C.T.-DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.-PLAT RECORDS TARRANT COUNTY, TEXAS
✻ = PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE AND DRAINAGE EASEMENT

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS NOT IN A FLOODPLAIN ACCORDING TO MAP NO. 48439C0160K, DATED SEPTEMBER 25, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BY GRAPHIC SCALE THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
5. THE QUARTER HORSE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF ALL PRIVATE COMMON AREA SITES/LOTS AND FACILITIES SHOWN ON PLAT.
6. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
7. ALL OPEN SPACES ARE TO BE OWNED AND MAINTAINED BY THE HOA/DEVELOPER.

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.

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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Parkway Permit

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.

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.

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.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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".

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.

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.

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 areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners 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.

Flood Plain/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 these phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without 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(ies) wishing to construct within the floodplain. where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the 100-year flood elevation.

P.R.V. Required

Private P.R.V.'s will be required, water pressure exceeds 80 p.s.i.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Quarter Horse LP., is the owner of a tract of land situated in the I. and G. N. R.R. Company Survey Abstract No. 834 in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land to Quarter Horse LP recorded in Instrument Number D218025883, of the Official Public Records, Tarrant County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with cap stamped "DI SCIULLO AND TERRY, INC" found for the most northerly northwest, corner of Quarter Horse Estates, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 7319 of the Plat Records of Tarrant County, Texas, said point also lying on the south line of Lot 1, Block 1 Bryson Elementary School Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 12545 of the Plat Records of Tarrant County, Texas;

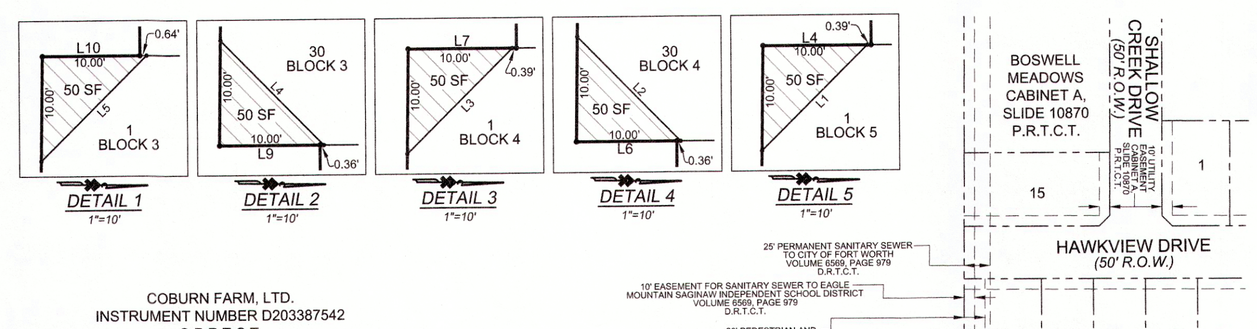
THENCE departing the south line of said Bryson Elementary School Addition and along said Quarter Horse Estates the following courses and distances;

South 00 degrees 35 minutes 55 seconds West, a distance of 99.71 feet (Plat 100.00 feet) to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 89 degrees 27 minutes 03 seconds West, a distance of 6.43 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 00 degrees 40 minutes 32 seconds East, a distance of 1718.16 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 89 degrees 49 minutes 11 seconds West, a distance of 100.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 00 degrees 40 minutes 32 seconds West, a distance of 10.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 89 degrees 19 minutes 28 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 00 degrees 40 minutes 32 seconds East, a distance of 9.64 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 89 degrees 49 minutes 11 seconds West, a distance of 200.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 00 degrees 40 minutes 32 seconds West, a distance of 10.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 89 degrees 19 minutes 28 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 00 degrees 40 minutes 32 seconds East, a distance of 9.64 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 89 degrees 49 minutes 11 seconds West, a distance of 200.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
North 00 degrees 40 minutes 32 seconds West, a distance of 9.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 89 degrees 19 minutes 28 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;
South 00 degrees 40 minutes 32 seconds East, a distance of 4.14 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 89 degrees 19 minutes 28 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped ""DI SCIULLO AND TERRY, INC" found for the most westerly northwest corner of said Quarter Horse Estates, said point also lying on the east line of a tract of land to Coburn Farm, Ltd. as recorded in Instrument Number D203387542 of the Official Public Records of Tarrant County, Texas same being the west line of said Quarter Horse LP tract;

THENCE North 00 degrees 41 minutes 45 seconds West along the common line of said Coburn Farm tract and said Quarter Horse LP tract passing a 1 inch iron rod found for the southeast corner of Boswell Meadows, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 10870 of the Plat Records of Tarrant County, Texas, same being the northeast corner of said Coburn Farm tract at a distance of 1800.44 feet and continuing along the common line of said Quarter Horse LP tract and said Boswell Meadows, a total distance of 1819.58 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Quarter Horse LP tract and the southwest corner of previously mentioned Bryson Elementary School Addition;

THENCE South 89 degrees 27 minutes 49 seconds East along the common line of said Bryson Elementary School Addition and said Quarter Horse LP tract, a distance of 759.45 feet to the POINT OF BEGINNING containing 1,364,666 square Feet, or 31.328 acres of land.



SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS UNDER MY HAND THIS THE 17th DAY OF SEPTEMBER, 2019.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS REGISTERED BRIAN J. MADDOX 5430 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS :
COUNTY OF COLLIN :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF September, 2019.

Anna Pukanala Purpura
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ANNA PUKANALA PURPURA Notary Public STATE OF TEXAS Notary ID # 12464326-0 My Comm. Exp. August 31, 2022

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT QUARTER HORSE LP, does hereby adopt this plat as:

QUARTER HORSE ESTATES

LOTS 4-10, BLOCK 2, LOTS 1-30, BLOCK 3, LOTS 1-30, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-23, BLOCK 6, LOTS 1-32, BLOCK 7, LOTS 1-32, BLOCK 8, LOTS 1-15 & 31, BLOCK 9, LOTS 1-15, BLOCK 10,

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the 17th day of September 2019.

Quarter Horse LP, a Texas limited partnership
By: QTR General LLC, a Texas limited liability company,
Its General Partner

By: Robert Betancur, Vice President

STATE OF TEXAS :
COUNTY OF Tarrant :

Before me, the undersigned authority, on this day did personally appear Robert Betancur, Representative of Quarter Horse LP, known to me to be the person whose name is subscribed to the above and 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 the 17th day of September, 2019.

Notary Public in and for the State of Texas

My Commission expires 2/28/2021

B HOPPER Notary ID # 129972031 My Commission Expires February 28, 2021

FORT WORTH FIRE DEPARTMENT
J. McGah 09-25-2019

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°35'55" W	99.71
L2	N 89°27'03" W	6.43
L3	N 89°49'11" W	100.01
L4	N 00°40'32" W	10.39
L5	S 89°19'28" W	50.00
L6	S 00°40'32" E	9.64
L7	N 00°40'32" W	10.39
L8	S 89°19'28" W	50.00
L9	S 00°40'32" E	9.64
L10	N 00°40'32" W	9.36
L11	S 89°19'28" W	50.00
L12	S 00°40'32" E	4.14
L13	S 89°19'28" W	100.00

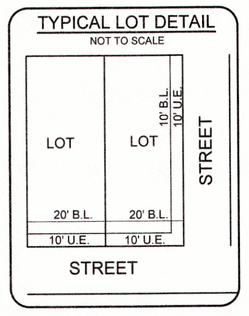
CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°50'43" W	27.85'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°14'51" W	14.25'
L2	S 44°44'57" W	14.04'
L3	N 45°16'00" W	14.24'
L4	S 44°45'09" W	14.04'
L5	N 45°14'51" W	14.24'
L6	N 45°40'32" W	14.15'
L7	S 44°19'28" W	14.15'
L8	S 44°20'35" W	14.13'
L9	N 45°41'50" W	14.13'
L10	N 45°40'33" W	14.15'
L11	S 44°19'25" W	14.15'
L12	S 44°19'28" W	14.14'
L13	N 45°40'36" W	14.14'
L14	N 45°40'32" W	14.14'
L15	N 44°19'28" E	14.14'
L16	S 44°19'28" W	14.14'
L17	N 45°40'33" W	14.14'
L18	N 44°56'01" E	13.99'
L19	N 45°03'57" W	14.29'
L20	S 44°56'31" W	13.99'
L21	N 45°03'30" W	14.30'
L22	N 63°26'11" W	58.35'
L23	N 89°27'49" W	45.62'
L24	N 26°06'07" W	57.90'
L25	N 00°38'12" E	39.89'
L26	S 45°38'16" E	14.16'
L27	S 44°17'01" W	14.16'

CENTERLINE CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.29'	5000.00'	0°22'53"	S 89°39'16" E	33.29'
C2	79.60'	50.00'	91°12'43"	S 44°55'49" W	71.45'

LOT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	10.58'	50.00'	12°07'34"	N 31°31'44" W	10.56'
C2	48.18'	50.00'	55°12'53"	N 02°08'30" E	46.34'
C3	40.21'	50.00'	46°04'36"	N 52°47'19" E	39.13'
C4	45.01'	50.00'	51°34'45"	S 78°23'00" E	43.51'
C5	39.80'	25.00'	91°12'22"	N 44°55'39" E	35.73'

TYPICAL LOT DETAIL
NOT TO SCALE



LAND USE SUMMARY	
198 RESIDENTIAL LOTS	23.71 ACRES
2 PRIVATE HOA/DEVELOPER OPEN SPACE	0.31 ACRES
RIGHT-OF-WAY	7.31 ACRES
TOTAL: 200 LOTS	31.33 ACRES

THIS PLAT FILED IN C.C. #D 219221530 DATE: 09/23/19

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: Sept. 27, 2019
By: Donald R. Boren Chairman
By: Mary Elliott Secretary

FINAL PLAT OF
QUARTER HORSE ESTATES

LOTS 4-10, BLOCK 2; LOTS 1-30, BLOCK 3; LOTS 1-30, BLOCK 4; LOTS 1-15, BLOCK 5; LOTS 1-23, BLOCK 6; LOTS 1-32, BLOCK 7; LOTS 1-32, BLOCK 8; LOTS 1-15 & 31, BLOCK 9; LOTS 1-15, BLOCK 10
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS,
SITUATED IN THE
I AND G.N. R.R. COMPANY SURVEY,
ABSTRACT NO. 834,
CONTAINING 1,364,666 SQUARE FEET
31.328 ACRES TOTAL

ENGINEER/SURVEYOR:
tnp teague nall & perkins
5237 N. Riverside Drive Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
TBPLS Registration No. 10194381

OWNER:
QUARTER HORSE LP
218 West Wall Street
Grapevine, Texas 76051

June 21, 2019 | PP-17-077 | FP-18-028 | 1"=100' | Sheet 1 of 1