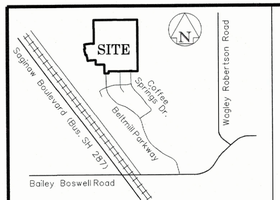

VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	DIST.
L1	S00° 07' 11"E	52.38'
L2	S00° 07' 11"E	52.38'
L3	N44° 52' 49"W	14.14'
L4	S45° 07' 11"W	14.14'
L5	S44° 52' 49"E	14.14'
L6	N45° 07' 11"E	14.14'
L7	S45° 07' 11"W	14.14'
L8	S44° 52' 49"E	14.14'
L9	N45° 07' 11"E	14.14'
L10	S45° 07' 11"W	14.14'
L11	S44° 52' 49"E	14.14'
L12	S45° 07' 11"W	14.14'
L13	N45° 07' 11"E	14.14'
L14	N44° 52' 49"W	14.14'
L15	S44° 52' 49"E	14.14'
L16	N45° 07' 11"E	14.14'
L17	N20° 07' 10"E	23.21'
L18	S19° 52' 50"E	23.21'
L19	S44° 52' 49"E	14.14'
L20	N45° 07' 11"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	90° 00' 00"	50.00'	78.54'	N44° 52' 49"W	70.71'
C2	90° 00' 00"	50.00'	78.54'	N44° 52' 49"W	70.71'
C3	13° 14' 35"	1090.00'	251.93'	S83° 29' 53"W	251.37'
C4	11° 29' 54"	800.00'	160.55'	S84° 22' 14"W	160.28'

Lot Tabulation	-
Block 1	20 Lots (2 Private Open Spaces)
Block 2	35 Lots (1 Private Open Space)
Block 4	15 Lots
Block 5	13 Lots
Block 6	18 Lots
Block 7	32 Lots
Block 8	32 Lots
Block 9	11 Lots
Residential	173 Lots
Private Open Space	3 Lots
Total	176 Lots

Land Use	
Residential	25.129 Acres
Private Open Space	6.795 Acres
Right-of-way	8.709 Acres
Total	40.633 Acres

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
MFF	MINIMUM FINISH FLOOR
WME	WALL MAINTENANCE EASEMENT

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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I 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.

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. IA 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 FROM 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 FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

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 WAY. 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.

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 ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES/RECREATION AREAS, LANDSCAPE 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, 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".

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 48439C0045L AND 48439C065L, BOTH DATED MARCH 21, 2019.

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

OIL OR GAS WELL PROXIMITY
PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE.THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE SUCH BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.

LOTS AND NON-ESSENTIAL BUILDINGS WITHIN THIS SUBDIVISION MAY BE ADVERSELY IMPACTED BY OPERATIONS ASSOCIATED WITH DRILLING, PRODUCTION, MAINTENANCE, RE-WORKING, TESTING OR FRACTURE STIMULATION OF A WELL.

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.

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 A TRACT OF LAND SITUATED IN THE B. THOMAS SURVEY, ABSTRACT NUMBER 1497, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT (REMAINDER) TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD RECORDED IN INSTRUMENT NUMBER D220334094, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD WITH NO CAP, FOUND AT THE NORTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO STONE CREEK BUSINESS PARK, LLC., RECORDED IN INSTRUMENT NUMBER D216260788, COUNTY RECORDS, SAID BEING IN THE WEST TERMINUS OF HERITAGE TRACE PARKWAY (A 125 FOOT RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D200020234 AND D213147274, SAID COUNTY RECORDS;

THENCE S 00°14'47"E, WITH THE EAST LINE OF SAID REMAINDER TRACT AND SAID TERMINUS, AT 65.00 FEET THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DUVALL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D213147274, SAID COUNTY RECORDS, CONTINUING WITH SAID EAST LINE AND THE WEST LINE OF SAID LOT 1, BLOCK 1, AT 1005.88 FEET THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING THE NORTHWEST CORNER OF LOT 1X, BLOCK 30, CEDARBROOK PHASE 5, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D224030862, SAID COUNTY RECORDS, CONTINUING WITH THE EAST LINE AND THE WEST LINE OF SAID CEDARBROOK PHASE 5, IN ALL 1420.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, BEING THE NORTHEAST CORNER OF BELTMILL PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D224026856, SAID COUNTY RECORDS;

THENCE DEPARTING SAID WEST LINE WITH THE SOUTH LINE OF SAID REMAINDER TRACT AND THE NORTH LINE OF SAID PHASE 2 THE FOLLOWING BEARINGS AND DISTANCES:

N 89°52'50"W, 158.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 44°52'49"W, 14.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 89°52'49"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
S 00°07'11"W, 6.58 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 89°52'49"W, 290.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
S 00°07'11"W, 5.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 89°52'49"W, 300.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
S 00°07'11"W, 59.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 89°52'49"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE NORTHWEST CORNER OF SAID PHASE 2;

THENCE N 00°07'11"E, 245.00 FEET, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID REMAINDER TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 89°52'49"W, 200.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 00°07'11"E, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET;

THENCE N 89°52'49"W, AT 39.39 FEET, AN ELL CORNER IN THE SOUTH LINE OF SAID REMAINDER TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD., RECORDED IN INSTRUMENT NUMBER D224023131, SAID COUNTY RECORDS, CONTINUING WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID D.R. HORTON-TEXAS TRACT (D224023131), IN ALL 105.43 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 155.53 FEET, THROUGH A CENTRAL ANGLE OF 11°29'54", HAVING A RADIUS OF 775.00 FEET, THE LONG CHORD WHICH BEARS S 84°22'14"W, 155.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID REMAINDER TRACT THE FOLLOWING COURSES AND DISTANCES:

N 11°22'43"W, 170.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
S 77°44'57"W, 28.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON";
N 13°07'24"W, 170.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 27.27 FEET, THROUGH A CENTRAL ANGLE OF 01°24'05", HAVING A RADIUS OF 115.00 FEET, THE LONG CHORD WHICH BEARS N 77°34'39"E, 27.27 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 11°43'19"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 78°41'20"E, 17.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 79°57'03"E, 36.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 81°06'22"E, 13.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 82°22'05"E, 41.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 83°35'23"E, 8.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 84°46'43"E, 45.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 87°06'44"E, 54.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
S 85°06'32"E, 53.23 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 00°07'11"E, 415.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 89°52'49"W, 9.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 00°07'11"E, 238.31 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET IN THE NORTH LINE OF SAID REMAINDER TRACT, BEING THE SOUTH LINE OF AFOREMENTIONED STONE CREEK BUSINESS PARK TRACT;

THENCE N 89°44'15"E, 1218.64 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 1,769,988 SQUARE FEET OR 40.633 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:

CEDARBROOK

LOTS 1-18, 1X, 2X, BLOCK 1; LOTS 1-34, 1X, BLOCK 2; LOTS 24-38, BLOCK 4;
LOTS 12-24, BLOCK 5; LOTS 1-18, BLOCK 6; LOTS 1-16, 33-48, BLOCK 7;
LOTS 1-16, 33-48, BLOCK 8; AND LOTS 22-32, BLOCK 9.

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON.

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

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

BY: _____
JUSTIN BOSWORTH
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 JUSTIN BOSWORTH, 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 10TH DAY OF APRIL, 2024

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES JAN. 3RD 2028

DARREL CARTMEL
Notary ID #134698709
My Commission Expires
January 3, 2028

FP-24-021

8 Block Ranges

176 Total Addresses

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: April 15, 2024

By: _____ Chairman

By: _____ Secretary

CERTIFICATION

I, TODD A. 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 APRIL, 2024 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 4-5-24

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS
REGISTERED
TODD A. BRIDGES
4940
PROFESSIONAL
LAND SURVEYOR

Owners \ Developer

D.R. Horton-Texas, LTD.
6751 North Freeway
Fort Worth, Texas 76131
Ph.# 817-230-0800

This Plat Filed in Instrument Number D224064297 Date 04/16/2024

PP-20-022
FP-24-021

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
04/15/2024 03:35 PM

D224064297
PLAT
Pages: 2
Fees: $69.00

MARY LOUISE NICHOLSON
COUNTY CLERK

EF D. Hood 4/11/2024

A Final Plat of

Lots 1-18, 1X, 2X, Block 1; Lots 1-34, 1X, Block 2; Lots 24-38, Block 4;
Lots 12-24, Block 5; Lots 1-18, Block 6; Lots 1-16, 33-48 Block 7;
Lots 1-16, 33-48, Block 8; and Lots 22-32, Block 9.

Cedarbrook

Situated in the B. Thomas Survey, Abstract Number 1497,
City of Fort Worth, Tarrant County, Texas.

Date of Preparation: July 2022

Phase 3
40.633 Acres

Ref. Job No.

Peloton Job No. DRH20005

Revisions:			
Job #:	DRH20005		
Drawn By:	D. Freemon	Checked By:	T. Bridges
Date:	07-08-22		

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 1 OF 1 SHEETS

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TBPELS - LS FIRM REG. NO. 10177700

4/4/2024 2:53:13 PM

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$MODEL_NAME$