

CALLED 2.790 ACRES
GORDON S. THANISCH
INST. NO. D20922799
D.R.T.C.T.

CALLED 2.690 ACRES
WALTER O. ROBERTS
VOL. 6655, PG. 242
D.R.T.C.T.

CALLED 2.688 ACRES
SUSAN LYNN TURNAGE
VOL. 8091, PG. 1894
D.R.T.C.T.

CALLED 2.685 ACRES
STEVEN EDWARD NEVU
INST. NO. D204211520
D.R.T.C.T.

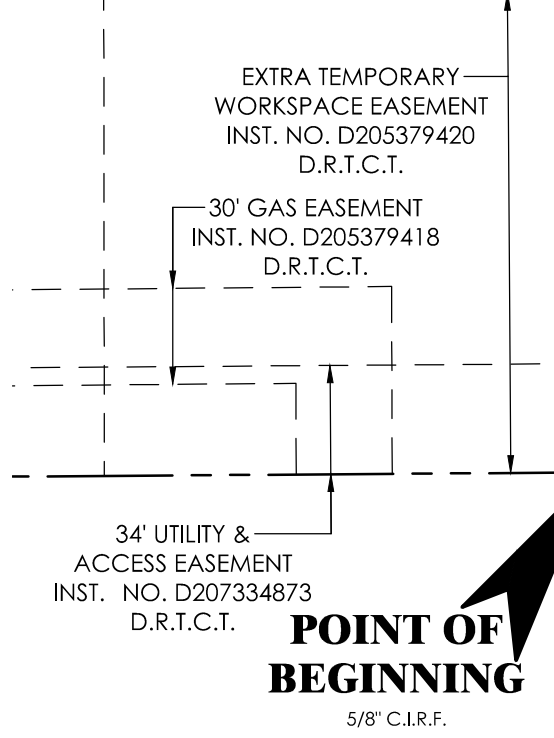
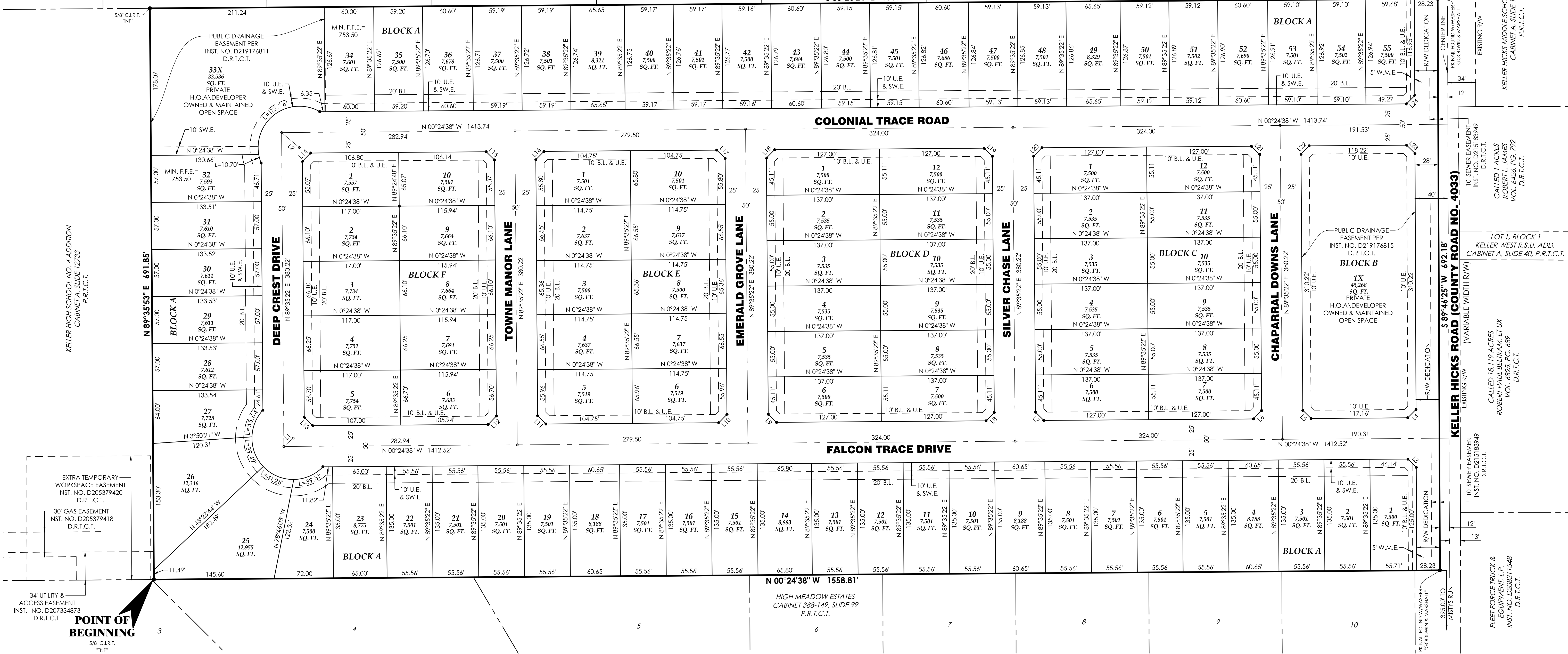
CALLED 2.683 ACRES
CHESTER M. GADOLA
INST. NO. D209165159
D.R.T.C.T.

CALLED 2.681 ACRES
TED L. KEINER
VOL. 2974, PG. 639
D.R.T.C.T.

CALLED 2.679 ACRES
DONOVAN CECIL CHEEK
VOL. 6460, PG. 263
D.R.T.C.T.

JANET D. WALKER
VOL. 7156, PG. 2267
D.R.T.C.T.

CALLED 1.551 ACRES
TRINITY SELF STORAGE, LLC
INST. NO. D215047587
D.R.T.C.T.

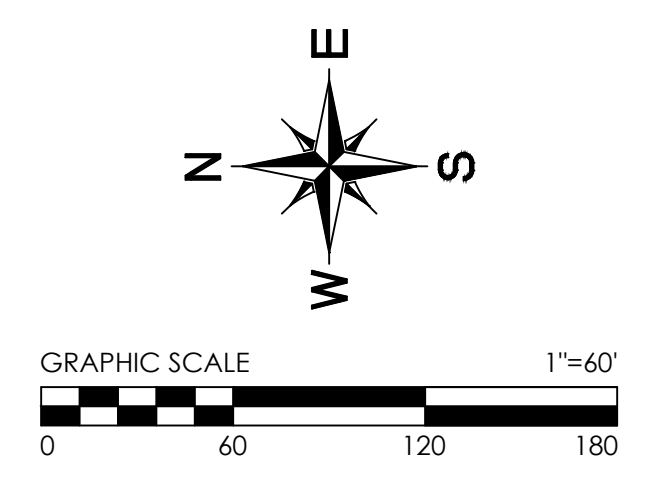


LINE #	BEARING	DISTANCE
L1	S41°25'11"E	15.24
L2	N40°04'11"E	28.27
L3	S44°40'54"W	14.12
L4	N45°19'06"W	14.16
L5	N44°35'22"E	14.14
L6	N45°24'38"W	14.14
L7	N44°35'22"E	14.14
L8	N45°24'38"W	14.14
L9	N44°35'22"E	14.14
L10	S45°24'38"E	14.14
L11	S44°35'22"W	14.14
L12	S45°24'38"E	14.14
L13	S44°35'22"W	14.14
L14	N45°24'38"W	14.14
L15	N44°35'22"E	14.14

LINE #	BEARING	DISTANCE
L16	N45°24'38"W	14.14
L17	N44°35'22"E	14.14
L18	S45°24'38"E	14.14
L19	S44°35'22"W	14.14
L20	S45°24'38"E	14.14
L21	S44°35'22"W	14.14
L22	S45°24'38"E	14.14
L23	S44°40'54"W	14.12
L24	N45°19'06"W	14.16

LEGEND

- BOUNDARY CORNER
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- W.M.E. WALL MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- MIN. F.F.E. MINIMUM FINISH FLOOR ELEVATION
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- I.R.F. IRON ROD FOUND
- C.I.R.F. CAPPED IRON ROD FOUND
- C.I.R.S. CAPPED IRON ROD SET (GOODWIN & MARSHALL)
- BOUNDARY LINE
- - - ADJONER LINE
- - - EASEMENT LINE
- CENTERLINE



OWNER/DEVELOPER:
B BLOOMFIELD HOMES
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPB REGISTRATION # F-2944
TPLS # 10021700

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 2/12/2020 7:34 AM

FINAL PLAT
OF
LOTS 1-32, 33X, 34-55, BLOCK A; LOT 1X, BLOCK B; LOTS 1-12, BLOCK C; LOTS 1-12, BLOCK D; LOTS 1-10, BLOCK E; LOTS 1-10, BLOCK F PHEASANT CROSSING
BEING
24.781 ACRES
SITUATED IN THE
FRANCISCO CUELLA SURVEY, ABSTRACT No. 266
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
98 RESIDENTIAL LOTS, 2 NON-RESIDENTIAL LOTS
Date: February 2020

VICINITY MAP
N.T.S.

FINAL PLAT CASE No. FP-19-007
REFERENCE CASE No. PP-18-055

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, BLOOMFIELD HOMES, LP, as owner of that certain lot, tract, or parcel of land, situated in a portion of the Francisco Cuella Survey, Abstract No. 266, Tarrant County, Texas, being all of that certain called 24.781 acre tract described in a deed to Bloomfield Homes, LP recorded in Instrument No. D218198353 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "TNP" for the Northwest corner of said 24.781 acre tract, and the Southwest corner of Keller High School No. 4 Addition recorded in Cabinet A, Slide 12733 of the Plat Records of Tarrant County, Texas, from which a 5/8" capped iron rod found stamped "TNP" for the most westerly Northwest corner of said Keller High School No. 4 Addition bears North 00 deg. 24 min. 38 sec. West - 1264.08 feet;

THENCE North 89 deg. 35 min. 53 sec. East along the North line of said 24.781 acre tract and the South line of said Keller High School No. 4 Addition, a distance of 691.85 feet to a 5/8" capped iron rod found stamped "TNP" for the Northeast corner of said 24.781 acre tract and the Southeast corner of said Keller High School No. 4 Addition, from which a 1/2" iron rod found for the Southwest corner of a called 2.92 acre tract described in a deed to Carol O. Funk recorded in Instrument No. D213165747 (DRTCT) and the Northwest corner of a called 2.945 acre tract described in a deed to Sandra Spalding recorded in Instrument No. D216067310 (DRTCT) bears North 00 deg. 25 min. 21 sec. West - 1136.27 feet;

THENCE South 0 deg. 25 min. 21 sec. East along the East line of said 24.781 acre tract, at 1541.74 feet pass a 1/2" capped iron rod found stamped "ARTHUR" for reference and continue a total distance of 1,560.94 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said 24.781 acre tract and being in the approximate centerline of Keller Hicks Road (variable width right-of-way);

THENCE South 89 deg. 46 min. 25 sec. West along the South line of said 24.781 acre tract and said centerline, a distance of 692.18 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southwest corner of said 24.781 acre tract;

THENCE North 0 deg. 24 min. 38 sec. West departing said centerline and continue along the West line of said 24.781 acre tract, at 20.29 feet pass a 5/8" iron rod found for reference and continue a total distance of 1,558.81 feet to the POINT OF BEGINNING, containing 1,079,452 square feet or 24.781 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BLOOMFIELD HOMES, L.P., acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of LOTS 1-32, 33X, 34-55, BLOCK A, 1X, BLOCK B, 1-12, BLOCK C, 1-12, BLOCK D, 1-10, BLOCK E, 1-10, BLOCK F, and does hereby dedicate to the public use forever the streets and easements shown hereon.

Witness our hand, this the ____ day of _____, 2020.

BLOOMFIELD HOMES, L.P.
a Texas limited partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas corporation, General Partner

By: Donald J. Dykstra, President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Donald J. Dykstra, President of BLOOMFIELD PROPERTIES, INC., the General Partner of BLOOMFIELD HOMES, L.P., 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.

Given under my hand and seal of office this the ____ day of _____, 2019.

Notary Public, State of Texas

My commission expires: _____

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 of any time of procuring the permission of anyone.

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 current 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.

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, 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, 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.

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 easements of any type.

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 on Schedule I of the impact fee ordinance in effect as of the date of this 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.

PRIVATE PRV'S REQUIRED

Private Pressure Reducing Valves will be required, water pressure exceeds 80 P.S.I.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

Driveway access from an adjacent Urban local Residential, Limited Local Residential, Cul-de-sac, Loop or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a.) Rear entry access shall be provided from an abutting side or rear alley or
b.) A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

NOTES

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0060K, map revised September 25, 2009, a portion of the subject property appears to lie in ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain).
4. Lots 33X, Block A; and Lot 1X, Block B are private HOA/Developer owned and maintained open space lots.
5. Compliance with Ordinance #18615-05-2009 regarding Urban Forestry is required.
6. Direct access from single/duplex residential drives onto Keller Hicks Road are prohibited.
7. 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.

SURVEYOR'S CERTIFICATE

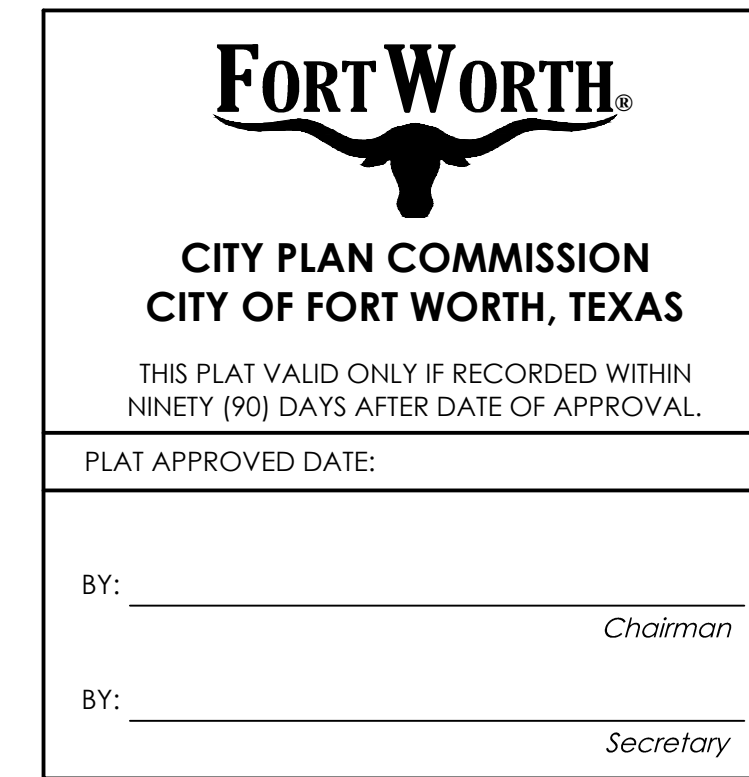
This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground September 2018
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

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OWNER/DEVELOPER:

BLOOMFIELD HOMES
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572



LAND USE TABLE
Development Yield
Gross Site Area 24.781 Acres
Total Number Lots 100
Residential Lots Area 17.359 Acres
Number Residential Lots 98
Number Single Family Detached 98
Number Dwelling Units 98
Non-Residential Lots Area 1.809 Acres
Number Non-Residential Lots 2
Private Open Space Lots Area 1.809 Acres
Number Non-Residential Lots 2
Right-of-Way Area 5.613 Acres
No Public Parks Proposed

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