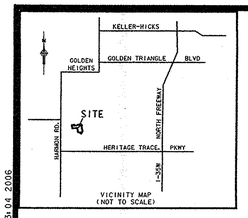
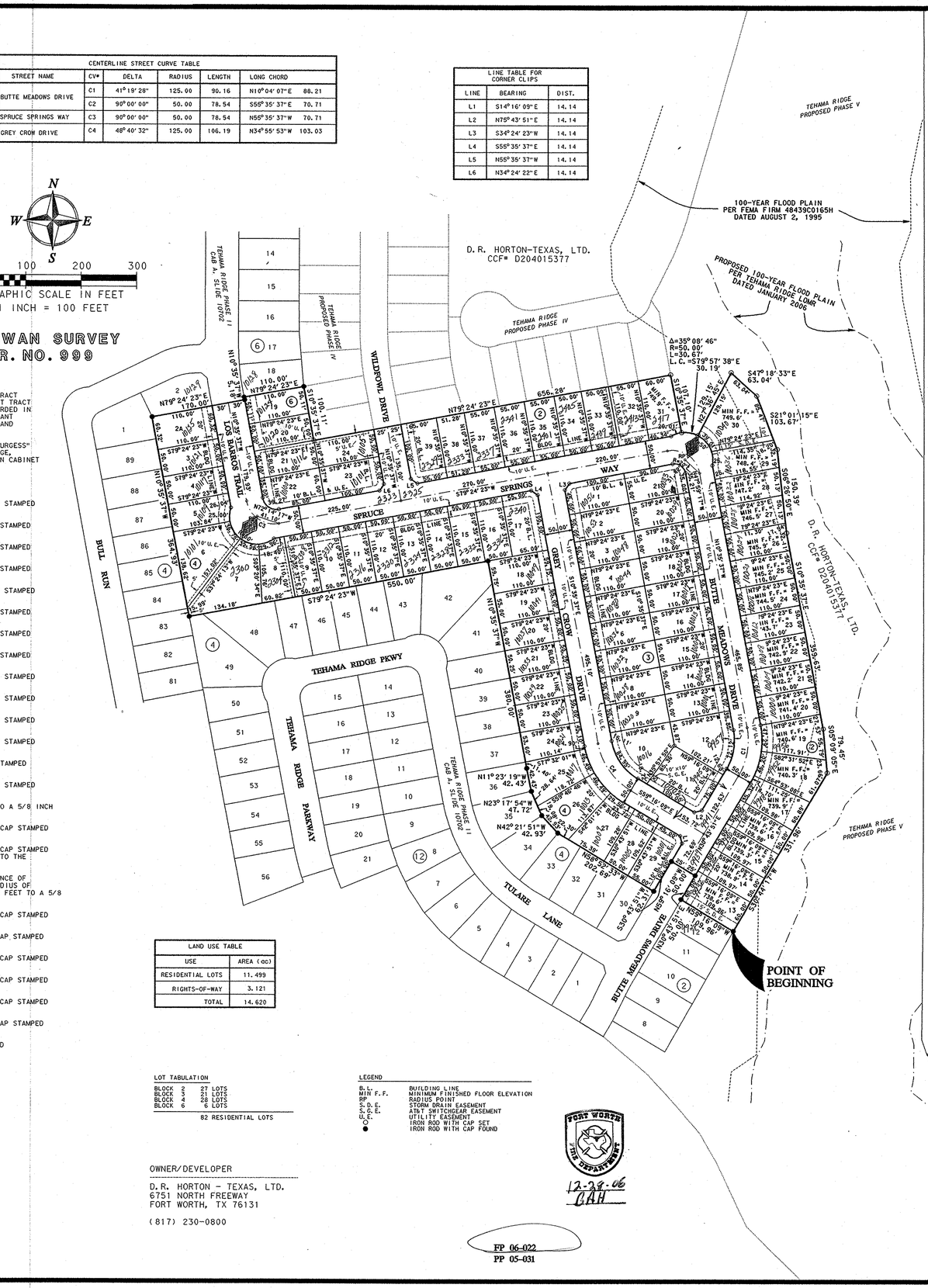


CENTERLINE STREET CURVE TABLE					
STREET NAME	CV#	DELTA	RADIUS	LENGTH	LONG CHORD
BUTTE MEADOWS DRIVE	C1	41°19'28"	125.00	90.16	N10°04'07"E 88.21
	C2	90°00'00"	50.00	78.54	S55°35'37"E 70.71
SPRUCE SPRINGS WAY	C3	90°00'00"	50.00	78.54	N55°35'37"W 70.71
GREY CROW DRIVE	C4	46°40'32"	125.00	106.19	N34°55'53"W 103.03

LINE TABLE FOR CORNER CLIPS		
LINE	BEARING	DIST.
L1	S14°16'09"E	14.14
L2	N75°43'51"E	14.14
L3	S34°24'23"W	14.14
L4	S55°35'37"E	14.14
L5	N55°35'37"W	14.14
L6	N34°24'22"E	14.14



LAND USE TABLE	
USE	AREA (ac)
RESIDENTIAL LOTS	11.499
RIGHTS-OF-WAY	3.121
TOTAL	14.620

LOT TABULATION

BLOCK	2	27 LOTS
BLOCK	3	21 LOTS
BLOCK	4	28 LOTS
BLOCK	6	6 LOTS

82 RESIDENTIAL LOTS

LEGEND

B.L.	BUILDING LINE
MIN F.F.	MINIMUM FINISHED FLOOR ELEVATION
RP	RADIUS POINT
S.D.E.	STORM DRAIN EASEMENT
S.C.E.	AT&T SWITCHGEAR EASEMENT
U.E.	UTILITY EASEMENT
○	IRON ROD WITH CAP SET
●	IRON ROD WITH CAP FOUND

OWNER/DEVELOPER

D.R. HORTON - TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TX 76131

(817) 230-0800

FP 06-022
PP 05-031

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W. MCCOWAN SURVEY, ABSTRACT NUMBER 999, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD. AND RECORDED IN COUNTY CLERK'S FILING NUMBER D204015377, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND FOR THE NORTHEAST CORNER OF LOT 12, BLOCK 2, TEHAMA RIDGE, PHASE II, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN CABINET A, SLIDE 10702, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID TEHAMA RIDGE, PHASE II THE FOLLOWING BEARINGS AND DISTANCES:

N 59°16'09"W, 109.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 30°43'51"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 59°16'09"W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

S 30°43'51"W, 62.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 58°52'33"W, 202.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 42°21'51"W, 42.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 23°17'54"W, 47.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 11°23'19"W, 42.43 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 10°35'37"E, 380.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

S 79°24'23"W, 550.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 10°35'37"W, 364.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 79°24'23"E, 170.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 10°35'37"W, 5.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

N 79°24'23"E, 110.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" FOUND;

THENCE S 10°35'37"E, 100.11 FEET, DEPARTING SAID EAST LINE, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 79°24'23"E, 656.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 10°35'37"E, 107.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.67 FEET, THROUGH A CENTRAL ANGLE OF 35°08'46", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD OF WHICH BEARS S 79°57'38"E, 30.19 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 27°36'45"E, 129.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 47°18'33"E, 63.04 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 21°01'15"E, 103.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 06°26'50"E, 150.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 10°35'37"E, 359.63 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 05°09'05"E, 79.45 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE S 30°44'17"W, 331.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.620 ACRES OF LAND, MORE OR LESS.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL
Plat Approval Date: 12-29-06
By: _____ Chairman
By: _____ Secretary

NOTES

1. 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 I 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.

2. 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.

3. 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 ADEQUATE.) 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.

4. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

5. 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

6. 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 ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

7. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

8. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED PUBLIC STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.

9. ALL PERIMETER PLAT CORNERS ARE 5/8 INCH IRON RODS WITH CAP STAMPED "CARTER & BURGESS" FOUND, UNLESS OTHERWISE NOTED.

10. ALL CORNERS SET SHALL BE 5/8 INCH IRON RODS WITH CAP STAMPED "CARTER & BURGESS".

CERTIFICATION

I, QUOI QUOC CAO, 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 DECEMBER, 2006, AND THAT ALL CORNERS ARE AS SHOWN.

STATE OF TEXAS
REGISTERED
QUOI QUOC CAO
4620
PROFESSIONAL
LAND SURVEYOR

Quoi Q. Cao
QUOI QUOC CAO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4620
DATED: 12-18-2006

THIS PLAT FILED IN CABINET A SLIDE 11627 DATE: 12/29/06

A FINAL PLAT OF

LOTS 13-39, BLOCK 2; LOTS 1-21, BLOCK 3;
LOTS 2A, 3-29, BLOCK 4; AND LOTS 19-24, BLOCK 6

TEHAMA RIDGE

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE W. McCOWAN SURVEY, ABSTRACT NUMBER 999, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: DECEMBER 18, 2006

PHASE IIIA

REVISIONS				
PROJECT NO.	013544.040 1.0452			
DRAWN BY	J. ECHT			
APPROVED BY	Q. CAO			
DATE	12-18-2006			

Carter :: Burgess
Consultants in Planning, Engineering, Architecture, Construction Management, Related Services
CARTER & BURGESS, INC.
777 MAIN STREET
FORT WORTH, TX 76102
(817) 735-0000

SHEET
OF SHEETS

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