



### VICINITY MAP N.T.S.

DESCRIPTION  
BEING A TRACT OF LAND SITUATED IN THE WILLIAM HUFF SURVEY, ABSTRACT NUMBER 649, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO D.R. HORTON-TEXAS, LTD., RECORDED IN INSTRUMENT NUMBER D219227742, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH PLASTIC CAP STAMPED "CARTER & BURGESS"; FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID D.R. HORTON TRACT AND THE NORTHEAST CORNER OF LOT 7, BLOCK A, VILLAGES OF WOODLAND SPRINGS, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 7785, SAID COUNTY RECORDS, AND BEING IN THE WEST LINE OF A TEXAS POWER AND LIGHT COMPANY OF DALLAS EASEMENT AND RIGHT-OF-WAY, AS RECORDED IN VOLUME 6166, PAGE 67, SAID COUNTY RECORDS;

THENCE N 89° 45'54"E, 100.00 FEET, OVER AND ACROSS SAID TEXAS POWER AND LIGHT EASEMENT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND IN THE EAST LINE OF SAID EASEMENT AND AN "EL" IRON IN THE NORTH LINE OF SAID D.R. HORTON TRACT;

THENCE N 00° 09'54"W, 110.00 FEET, WITH THE EAST LINE OF SAID TEXAS POWER AND LIGHT EASEMENT AND THE NORTH LINE OF SAID D.R. HORTON TRACT, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID D.R. HORTON TRACT AND THE SOUTHWEST CORNER OF THE NEWTON ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN CABINET A, SLIDE 1571, SAID COUNTY RECORDS;

THENCE N 89° 44'19"E, 924.55 FEET, WITH SAID NORTH LINE, AND THE SOUTH LINE OF SAID NEWTON ADDITION, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

THENCE OVER AND ACROSS SAID D.R. HORTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00° 15'41"E, 73.71 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 55'09"W, 10.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 02° 13'44"E, 50.08 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 15'42"E, 407.65 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 89° 44'18"W, 121.76 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

N 44° 25'30"W, 4.89 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 95.56 FEET, THROUGH A CENTRAL ANGLE OF 109° 30'33"; HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 79° 40'24"W, 81.67 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 65° 04'43"W, 52.16 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 13° 14'22"W, 82.75 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 08° 48'30"E, 92.27 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 36° 01'51"E, 53.20 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 68° 54'23"E, 42.12 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 15'42"E, 12.54 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

N 89° 44'18"E, 55.27 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 15'42"E, 50.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 45° 15'42"E, 14.14 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 15'42"E, 50.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 89° 44'18"W, 40.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 00° 15'42"E, 60.00 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET;

S 89° 44'18"W, 862.97 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON"; SET IN THE WEST LINE OF SAID D.R. HORTON TRACT AND THE EAST RIGHT-OF-WAY LINE OF LAUREN WAY (A 1/4 COTTONWOOD WAY) FROM WHICH A PK. NAL FOUND AT THE SOUTHWEST CORNER OF SAID D.R. HORTON TRACT AND BEARS S 00° 09'46"W, 40.00 FEET, AND BEING IN THE APPROXIMATE CENTERLINE OF KELLER HICKS ROAD;

THENCE N 00° 09'46"W, 946.33 FEET, WITH SAID WEST LINE, TO THE POINT OF BEGINNING AND CONTAINING 986,492 SQUARE FEET OR 22.647 ACRES OF LAND MORE OR LESS.

TO BE KNOWN AS:  
KELLER-HICKS  
LOTS 1-40, 1X, 11X, 27X, 36X, BLOCK 1; LOTS 1-26, BLOCK 2;  
AND LOTS 1-8, 21-32, 25X, 32X, BLOCK 3.

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 29<sup>th</sup> DAY OF August, 2023

Ruth Resendez  
NOTARY PUBLIC, STATE OF TEXAS  
Comm. Expires 11-01-2026  
Notary ID 131781375

MY COMMISSION EXPIRES 11-1-24

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: 9/1/2023

By: Donald B. Brown  
Chairman  
9/1/2023  
Secretary

By: J. Jeff  
9/1/2023  
Secretary

PP-19-029  
FP-22-173

TBPLS - LS FIRM REG. NO. 10177700

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Ref. Job No.

DATE:

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER:

Detail 1 - Private Drainage Easement Dimensions

J. CHIRINO SURVEY  
A-265

Detail 2 - Flooding Easement Dimensions

Detail 3 - Flooding Easement Dimensions

Owner \ Developer

D.R. HORTON-TEXAS, LTD.  
6751 NORTHERN FREEWAY  
FORT WORTH, TEXAS 76131  
(817) 230-0800

Surveyor \ Engineer

PELTON LAND SOLUTIONS,  
A WESTWOOD COMPANY  
9800 HILLWOOD PARKWAY, STE. 250  
FORT WORTH, TEXAS 76177  
(817) 562-3350

Plat Approval Date: 9/1/2023

By: Todd A. Bridges  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

By: Ruth Resendez  
NOTARY PUBLIC, STATE OF TEXAS  
Comm. Expires 11-01-2026  
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