

VICINITY MAP NOT TO SCALE

Land use table		
GROSS SITE AREA	47.897 ACRES	
NET SITE AREA	47.068 ACRES	
ROW DEDICATION	0.829 ACRES	
LOT USE TYPE	RESIDENTIAL	

ELECTRIC SERVICE PROVIDER				OR AND
WATER SOURCE	CITY	OF	FORT	WORTH
SEWER SOURCE	CITY	OF	FORT	WORTH
COUNTY			TA	ARRANT

IRF IRS	IRON ROD FOUND IRON ROD SET
(CM) XF "WER" D.R.T.C.T. P.R.T.C.T. O.P.R.T.C.T. L1 C1	CONTROLLING MONUMENT "X"-CUT FOUND WER & ASSOC INC DEED RECORDS, TARRANT COUNTY, TEXAS PLAT RECORDS, TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS LINE IDENTIFIED IN LINE TABLE CURVE IDENTIFIED IN CURVE TABLE
*	UNNAMED 26' EMERGENCY ACCESS FIRE LANE EASEMENT



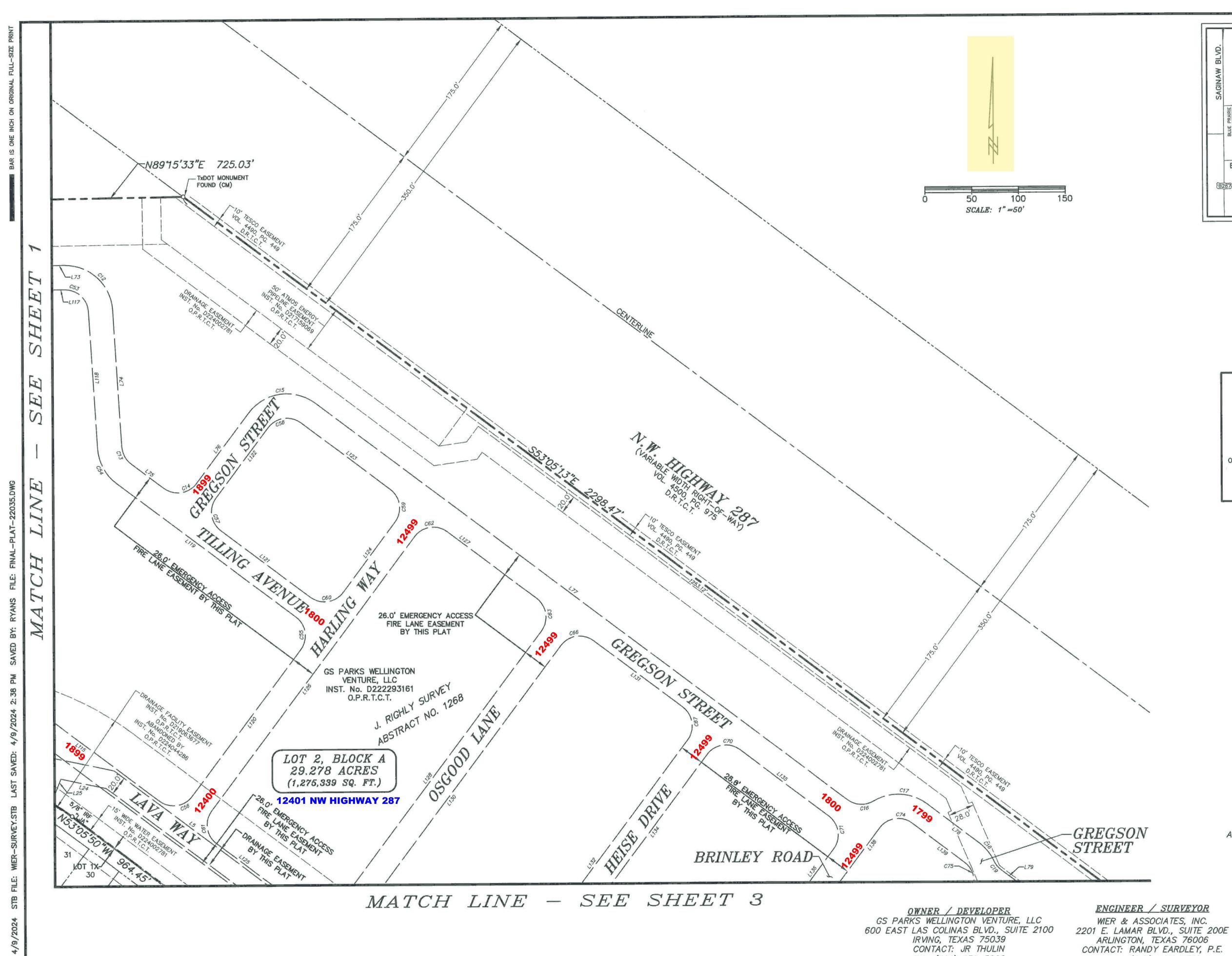
FINAL PLAT OF WELLINGTON LOTS 1 AND 2, BLOCK A

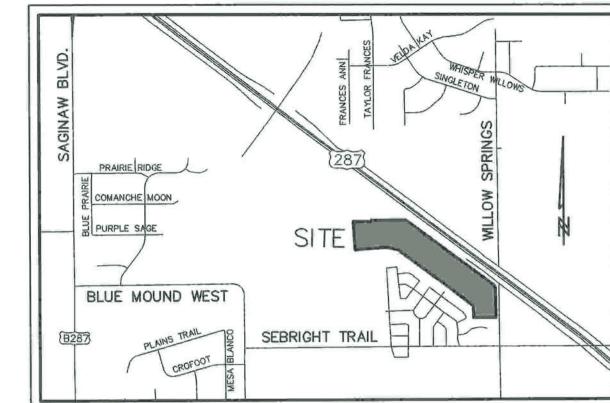
A 47.897 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE J. RIGHLY SURVEY, ABSTRACT No. 1268, TARRANT COUNTY, TEXAS TWO MULTI-FAMILY LOTS CASE NUMBER: FP-23-157

> WA WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LANAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 6

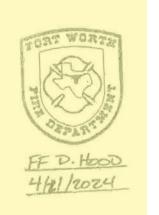




VICINITY MAP NOT TO SCALE

LEGEND

IRON ROD FOUND IRON ROD SET CONTROLLING MONUMENT "X"-CUT FOUND WER & ASSOC INC D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS LINE IDENTIFIED IN LINE TABLE CURVE IDENTIFIED IN CURVE TABLE UNNAMED 26' EMERGENCY ACCESS FIRE LANE EASEMENT



FINAL PLAT OF WELLINGTON LOTS 1 AND 2, BLOCK A

A 47.897 ACRE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SITUATED IN THE J. RIGHLY SURVEY, ABSTRACT No. 1268, TARRANT COUNTY, TEXAS TWO MULTI-FAMILY LOTS CASE NUMBER: FP-23-157

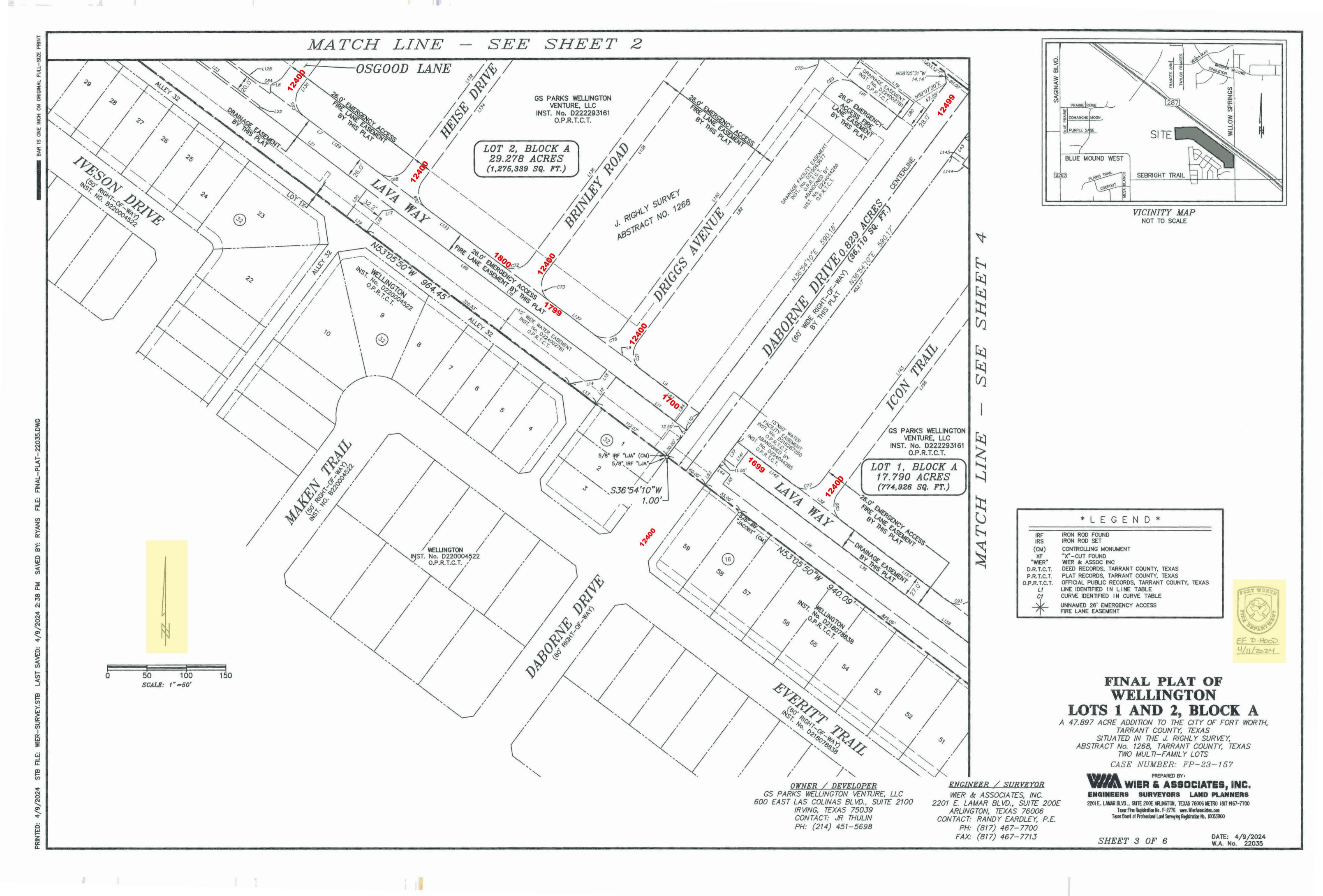
> WIA WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
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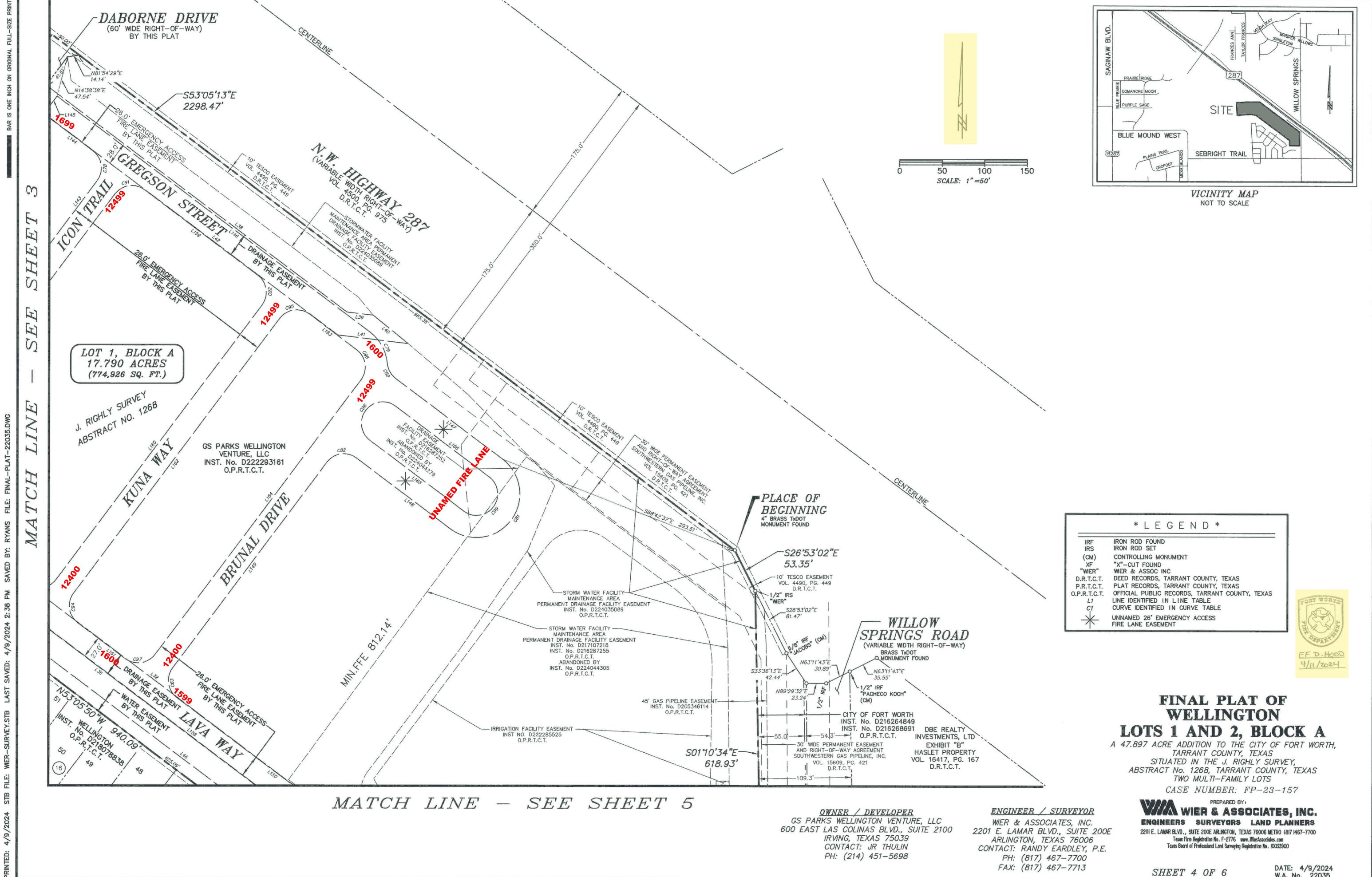
SHEET 2 OF 6

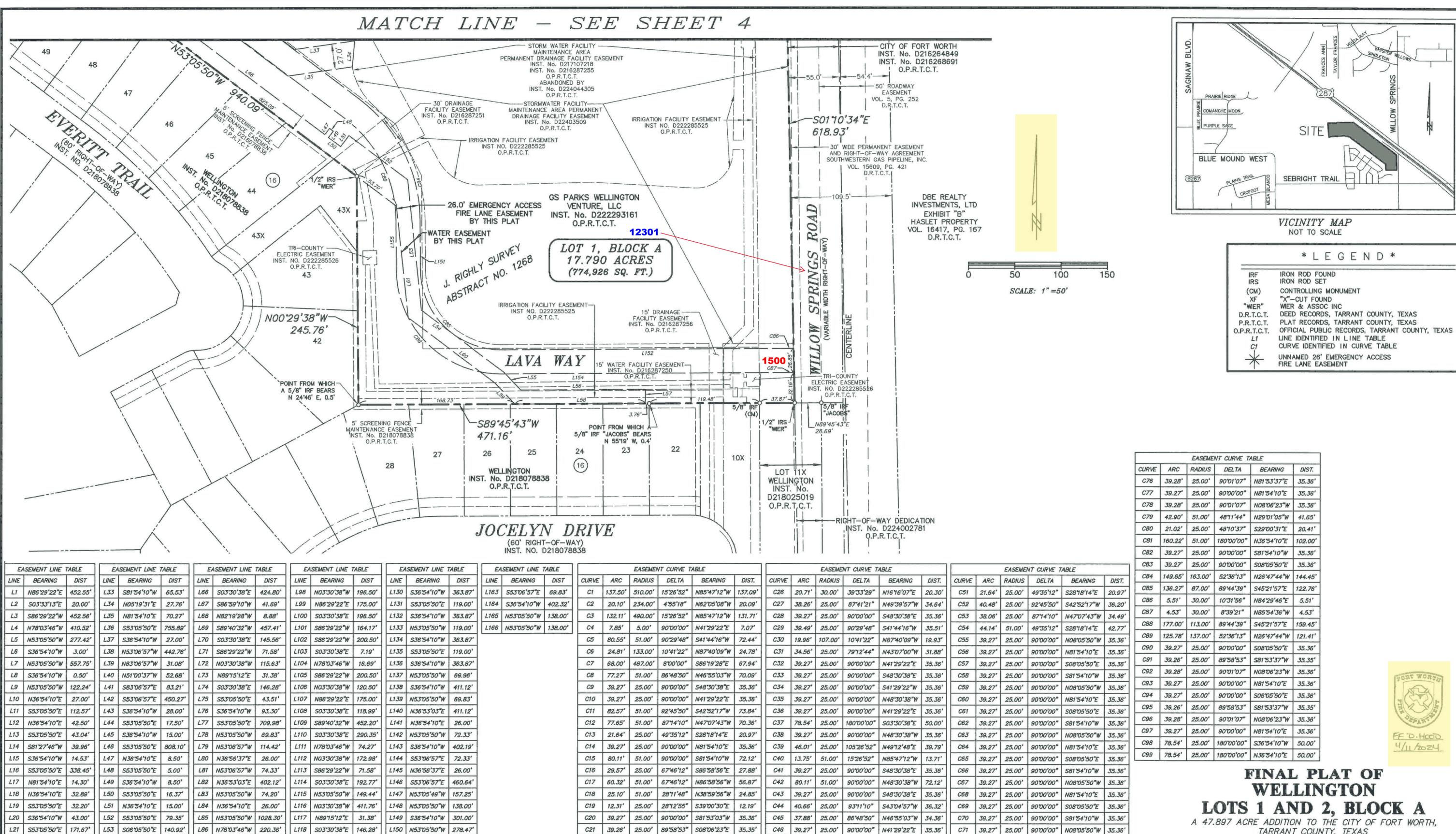
ARLINGTON, TEXAS 76006 CONTACT: RANDY EARDLEY, P.E.

PH: (817) 467-7700 FAX: (817) 467-7713

PH: (214) 451-5698







25.00' 24'57'56"

25.00' 15'26'52"

N65'34'48"W 10.81'

N85°47'12"W 6.72'

S41°29'22"W | 35.36'

30.00' | 39°20'49" | S23°11'03"E | 20.20'

C47

C48

C49

32.53' 25.00'

39.27' 25.00' 90'00'00"

39.27' 25.00' 90'00'00"

74"33"08"

C50 | 46.01' | 25.00' | 105'26'52" | N49'12'48"E | 39.79' |

S40'47'12"E 30.28'

S41"29'22"W 35.36'

N48'30'38"W 35,36'

OWNER / DEVELOPER

GS PARKS WELLINGTON VENTURE. LLC

600 EAST LAS COLINAS BLVD., SUITE 2100

IRVING. TEXAS 75039

CONTACT: JR THULIN

PH: (214) 451-5698

C72

C73

C74

39.27' 25.00' 90'00'00"

39.27' 25.00' 9000'00"

39.27' 25.00' 90'00'00"

C75 | 39.26' | 25.00' | 89°58'53" | N08°06'23"W | 35.35

N81"54'10"E 35.36

S08'05'50"E 35.36

S81°54'10"W 35.36

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC

2201 E. LAMAR BLVD., SUITE 200E

ARLINGTON, TEXAS 76006

CONTACT: RANDY EARDLEY, P.E.

FAX: (817) 467-7713

PH: (817) 467-7700

S53°05'50"E 111.32'

S43°29'37"E 26.58'

N89'45'43"E 134.83'

S0074'16"E | 15.00'

L58 | S89°45'43"W | 141.31'

L59 N43'29'37"W 31.81'

L60 N53'05'50"W 116.58'

L61 N06'05'50"W 120.41'

L63 N36°54'11"E 30.00'

L64 N03'30'38"W 26.00'

L65 | S86"29'22"W | 3.46'

3.00'

L30 | S86*29'22"W | 506.94'

L32 N53'05'50"W 744.70'

L87 S86"29'22"W

L88 N03'30'38"W

L89 N86"29"22"E

L90 N03'30'38"W

L91 | S86"29'22"W

L92 S86"29'22"W

L94 N86°59'10"E

L95 | S82°22'53"E

L96 | S03°30'38"E

L97 S86"29'22"W

L93 N03'30'38"W 404.80'

293,91

8.98

39.67

249.98

69.27

41.69

12.45

400.45

L119 | S53'05'50"E | 238.84'

L120 S36'54'10"W 194.57'

L121 | S53°05'50"E | 119.33'

L122 | S36'54'10"W | 93.30'

L123 | S53°05'50°E | 119.33'

L124 S36'54'10"W 93.30'

L125 N53'05'50"W 119.00'

L126 S36'54'10"W 363.87'

L127 | S53'05'50"E | 119.00'

L128 S36'54'10"W 363.87'

175.00' | L129 | N53'05'50"W | 119.00'

L152 S89'45'44"W 310.36'

L154 S89'45'44"W 311.77'

L157 N53°05'50"W 166.50'

L158 S36°54'10"W 402.22"

L159 S53'06'57"E 166.50'

L160 S36 54'10"W 402.27'

L161 N53°05'50"W 69.83'

L162 S36'54'10"W 402.30'

WELLINGTON

LOTS 1 AND 2, BLOCK A A 47.897 ACRE ADDITION TO THE CITY OF FORT WORTH,

TARRANT COUNTY, TEXAS SITUATED IN THE J. RIGHLY SURVEY, ABSTRACT No. 1268, TARRANT COUNTY, TEXAS TWO MULTI-FAMILY LOTS CASE NUMBER: FP-23-157

Ma wier & associates, inc.

ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817 1467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 5 OF 6

DATE: 4/9/2024 W.A. No. 22035

FF D. HOOD

4/11/2024

BEGINNING AT A 4" BRASS TXDOT MONUMENT FOUND BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF N.W. HIGHWAY 287 (A VARIABLE WIDTH RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY LINE OF WILLOW SPRINGS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 26°53'02" E, ALONG SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 53.35

FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE
SOUTH END OF SAID CORNER CLIP AND THE NORTHWEST CORNER OF A TRACT OF LAND
DESCRIBED IN A DEED TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT No.
D216264849, O.P.R.T.C.T., AND CORRECTED IN INSTRUMENT No. D216268691, O.P.R.T.C.T.,
FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" BEARS S 26°53'02"
E, 81.47 FEET;

THENCE S 01"10'34" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILLOW SPRINGS ROAD AND THE WEST LINE OF SAID CITY OF FORT WORTH TRACT, A DISTANCE OF 618.93 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF LOT 11X, BLOCK 16, WELLINGTON, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D218025019, O.P.R.T.C.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID CITY OF FORT WORTH TRACT AND THE SOUTHEAST CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT;

THENCE S 89°45'43" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WILLOW SPRINGS ROAD, ALONG THE SOUTH LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND THE NORTH LINE OF SAID LOT 11X, AT A DISTANCE OF 37.87 FEET, PASSING A 5/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 11X AND THE NORTHEAST CORNER OF LOT 10X, BLOCK 16, WELLINGTON, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D218078838, O.P.R.T.C.T., CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 16, AT A DISTANCE OF 157.35 FEET, PASSING A POINT FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" BEARS N 55"19' W, 0.4 FEET, SAID POINT BEING THE NORTHWEST CORNER OF LOT 22 OF SAID BLOCK 16 AND THE NORTHEAST CORNER OF LOT 23 OF SAID BLOCK 16, CONTINUING ALONG A NORTH LINE OF SAID BLOCK 16, IN ALL A TOTAL DISTANCE OF 471.16 FEET TO A POINT FROM WHICH A 5/8" IRON ROD FOUND BEARS N 24°46' E, 0.5 FEET, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF LOT 28 OF SAID BLOCK 16 AND THE MOST EASTERLY SOUTHEAST CORNER OF LOT 42 OF SAID BLOCK 16;

THENCE N 00"29'38" W, ALONG A WEST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND AN EAST LINE OF SAID BLOCK 16, A DISTANCE OF 245.76 FEET TO A POINT BEING AN ELL CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT AND THE NORTHEAST CORNER OF LOT 43X OF SAID BLOCK 16;

THENCE N 53°05'50" W, ALONG A SOUTHWEST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND A NORTHEAST LINE OF SAID BLOCK 16, AT A DISTANCE OF 825.09 FEET, PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" BEING THE NORTHWEST CORNER OF LOT 58 OF SAID BLOCK 16 AND THE NORTHEAST CORNER OF LOT 59 OF SAID BLOCK 16, CONTINUING IN ALL A TOTAL DISTANCE OF 940.09 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA" BEING THE NORTH CORNER OF THE RIGHT—OF—WAY OF DABONE DRIVE (A 60' WIDE RIGHT—OF—WAY);

THENCE S 36°54'10" W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID DABORNE DRIVE AND A SOUTHWEST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT, A DISTANCE OF 1.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA" BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 32, WELLINGTON, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D220004522, O.P.R.T.C.T.;

THENCE N 53°05'50" W, ALONG A SOUTHWEST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND THE NORTHEAST LINE OF SAID LOT 1, BLOCK 32, WELLINGTON ADDITION, AT A DISTANCE OF 112.00 FEET, PASSING THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1X OF SAID BLOCK 32, CONTINUING IN ALL A TOTAL DISTANCE OF 964.45 FEET TO A 5/8" IRON ROD FOUND WITH A STAMPED "LJA", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH AN "X" CUT FOUND BEARS S 36°53'28" W. 9.00 FEET:

THENCE NORTHWESTERLY, AN ARC LENGTH OF 101.96 FEET ALONG THE NORTHEAST LINE OF SAID LOT 1X, THE SOUTHWEST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 234.00 FEET, A DELTA ANGLE OF 24*57'59", AND A CHORD BEARING OF N 65*34'48" W, 101.16 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA":

THENCE N 78°03'46" W, ALONG THE NORTHEAST LINE OF SAID LOT 1X, A DISTANCE OF 188.02 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA";

CITYPLANCOMMISSION
CITYOF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: V 12 10 M

BY:

CHAIRMAN
SECRETARY

THENCE S 86*29'22" W, ALONG THE NORTH LINE OF SAID LOT 1X, AT A DISTANCE OF 33.88

FEET, PASSING THE NORTHEAST CORNER OF LOT 40 OF SAID BLOCK 32 AND THE

NORTHWEST CORNER OF SAID LOT 1X, AT A DISTANCE OF 145.88 FEET, PASSING A 5/8"

IRON ROD FOUND WITH A CAP STAMPED "LJA" BEING THE NORTHWEST CORNER OF SAID

LOT 40 AND THE NORTHEAST CORNER OF PENSON STREET (A 50' WIDE RIGHT—OF—WAY),

CONTINUING ALONG THE NORTH RIGHT—OF—WAY LINE OF SAID PENSON STREET, AT A

DISTANCE OF 484.95 FEET, PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA"

BEING THE NORTHEAST CORNER OF LOT 42 OF SAID BLOCK 32 AND THE NORTHWEST

CORNER OF THE RIGHT—OF—WAY OF HULSON TRAIL (A 50' WIDE RIGHT—OF—WAY),

CONTINUING ALONG THE NORTH LINE OF SAID LOT 42, AT A DISTANCE OF 613.88 FEET,

PASSING A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LJA" BEING THE NORTHWEST

CORNER OF SAID LOT 42 AND THE NORTHEAST CORNER OF LOT 2X OF SAID BLOCK 32,

CONTINUING ALONG THE NORTH LINE OF SAID LOT 2X, IN ALL A TOTAL DISTANCE OF 615.88

FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 2X;

THENCE S 03"30'38" E, ALONG THE WEST LINE OF SAID LOT 2X, A DISTANCE OF 12.72 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN A SOUTH LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND AN EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO KNOX STREET PARTNERS No. 13, LTD., RECORDED IN INSTRUMENT No. D215257356. O.P.R.T.C.T.:

THENCE S 89*40'32" W, DEPARTING THE WEST LINE OF SAID LOT 2X, ALONG A SOUTH LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND AN EAST LINE OF SAID KNOX STREET PARTNERS No. 13 TRACT, A DISTANCE OF 49.49 FEET TO A 5/8" IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT AND AN ELL CORNER OF SAID KNOX STREET PARTNERS No. 13 TRACT;

THENCE N 03°33'13" W, ALONG THE WEST LINE OF SAID GS PARKS WELLINGTON VENTURE
TRACT AND AN EAST LINE OF SAID KNOX STREET PARTNERS No. 13 TRACT, A DISTANCE OF
600.95 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" IN THE SOUTH
LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO REGAL CENTER, LLC, RECORDED IN
INSTRUMENT No. D214265456, O.P.R.T.C.T., SAID IRON ROD BEING THE NORTHWEST CORNER
OF SAID GS PARKS WELLINGTON VENTURE TRACT AND THE MOST NORTHERLY NORTHEAST
CORNER OF SAID KNOX STREET PARTNERS No. 13 TRACT;

THENCE ALONG THE NORTH LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT AND THE SOUTH LINE OF SAID REGAL CENTER TRACT AS FOLLOWS:

(1) N 89°40'32" E, A DISTANCE OF 357.56 FEET TO A 5/8" IRON ROD FOUND;

(2) N 40°55'33" E, A DISTANCE OF 25.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC":

(3) N 89"15'33" E, A DISTANCE OF 725.03 FEET TO A 4" BRASS TXDOT MONUMENT FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID N.W. HIGHWAY 287, SAID MONUMENT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS SIGN PROPERTY IN EXHIBIT "E" IN A DEED TO DBE REALTY INVESTMENTS, LTD. RECORDED IN VOLUME 16417, PAGE 167, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND THE NORTH CORNER OF SAID GS PARKS WELLINGTON VENTURE TRACT;

THENCE S 53°05'13" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID N.W. HIGHWAY 287 AND THE NORTHEAST LINE OF SAID GS PARKS WELLINGTON VENTURE TRACT, A DISTANCE OF 2298.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 47.897 ACRES (2,086,375 SQUARE FEET) OF LAND, MORE OR LESS.

* DEDICATION STATEMENT *

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT GS PARKS WELLINGTON VENTURE, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS WELLINGTON LOTS 1 AND 2. BLOCK A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON.

FOR:
SIGNATURE:

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF VICE PRESIDENT, REAL ESTATE OPERATIONS AND THAT HE/SHE EXECUTED THE SAME AS THE ACT OF SAID TEXAS HEALTH RESOURCES FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8-15-2000

AMY VIRDEN
My Notary ID # 129922379
Expires August 15, 2028

DATE __

THIS PLAT RECORDED IN DOCUMENT NUMBER _

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 BUILDING 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.

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.

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". SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE
STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.

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 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.

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.

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, 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 TIME 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.

PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24—INCHES TO A HEIGHT OF 11—FEET ABOVE THE TOP OF CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

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.

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, WILL 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 FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN / DRAINAGE 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 STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM 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 FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

OWNER / DEVELOPER

GS PARKS WELLINGTON VENTURE, LLC

600 EAST LAS COLINAS BLVD., SUITE 2100

IRVING, TEXAS 75039

CONTACT: JR THULIN

PH: (214) 451-5698

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0035L, MAP REVISED MARCH 21, 2019, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY ALLTERRA CENTRAL, INC.

4. 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.

5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. DIRECT ACCESS TO THE HWY-287 FRONTAGE ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

SURVEYOR'S STATEMENT

THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

GREGG A.E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798

GREGG A. E. MADSEN
5798
SURV

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED <u>GREGG A.E. MADSEN</u>, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ______ DAY OF ______ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-15-2006

EXAS

AMY VIRDEN
My Notary ID # 129922379
Expires August 15, 2026



ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.

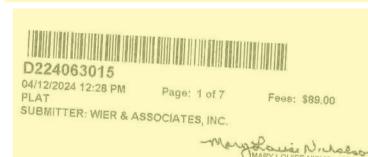
ARLINGTON, TEXAS 76006

CONTACT: RANDY EARDLEY, P.E.

FAX: (817) 467-7713

PH: (817) 467-7700

2201 E. LAMAR BLVD., SUITE 200E





FINAL PLAT OF WELLINGTON LOTS 1 AND 2, BLOCK A

A 47.897 ACRE ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
SITUATED IN THE J. RIGHLY SURVEY,
ABSTRACT No. 1268, TARRANT COUNTY, TEXAS
TWO MULTI-FAMILY LOTS

CASE NUMBER: FP-23-157

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 6 OF 6