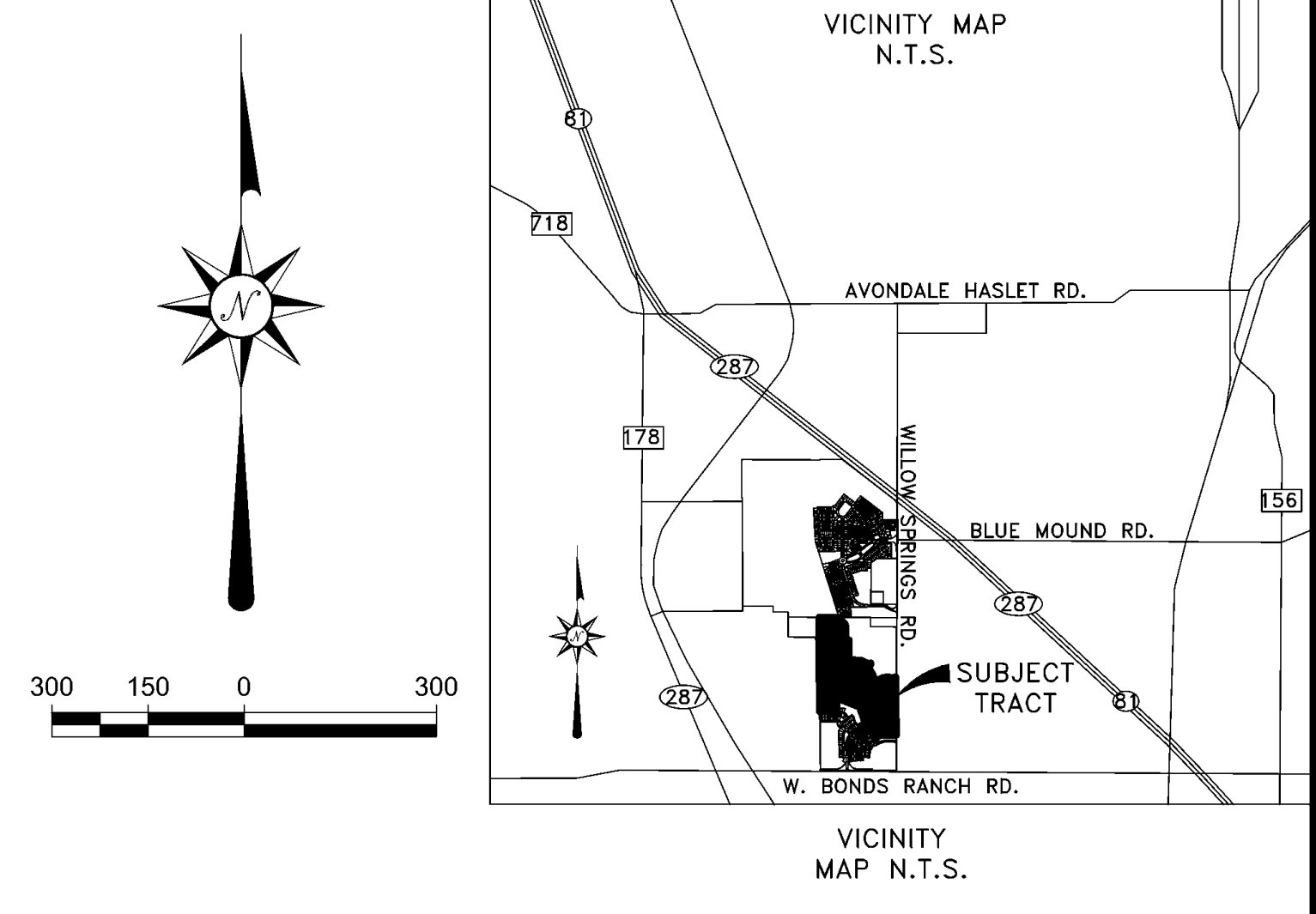
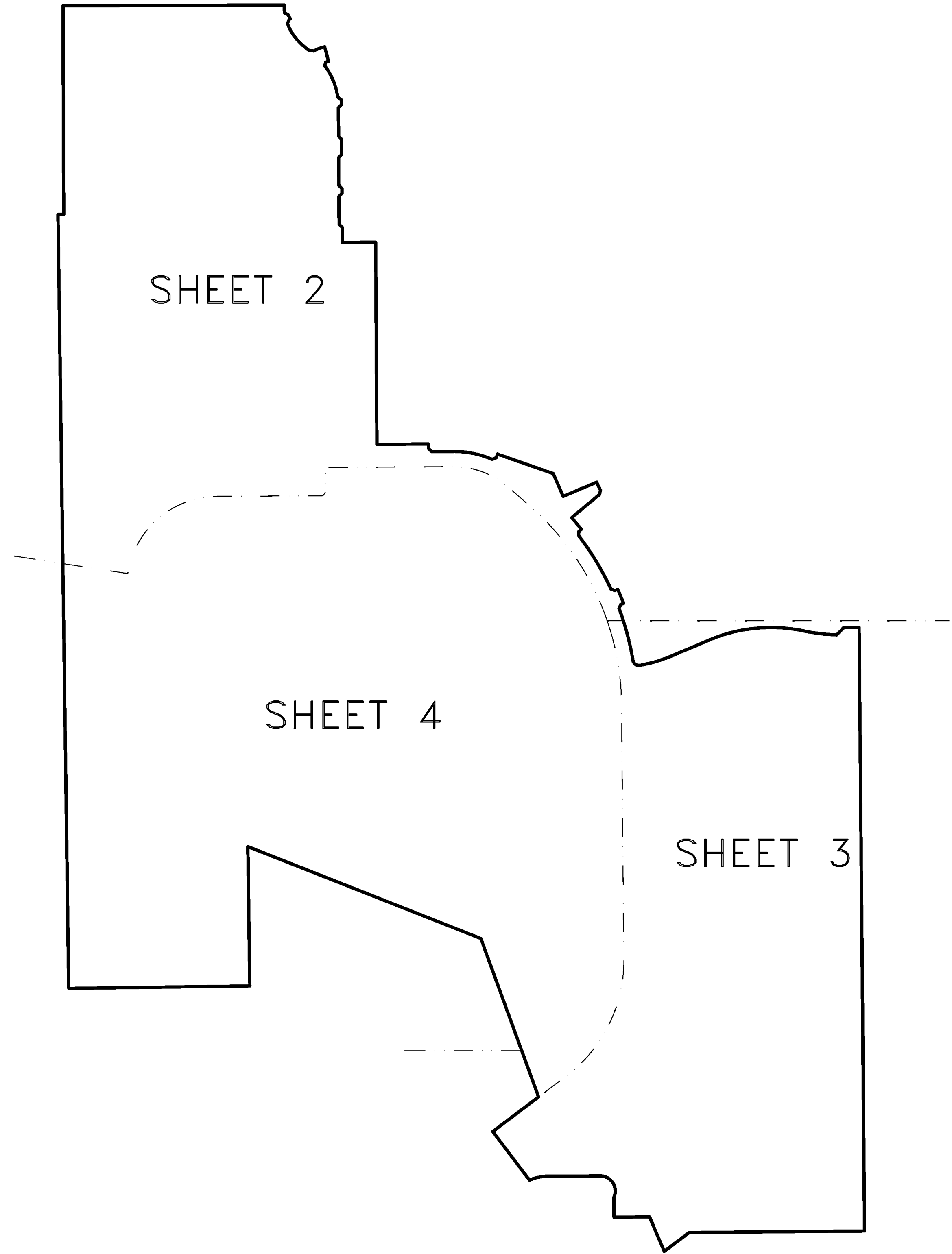


# KEY MAP



WELLINGTON, AREA 3 NORTH, PHASE 1A

INSTRUMENT NUMBER \_\_\_\_\_ FILED IN \_\_\_\_\_ DATE \_\_\_\_\_

A  
**FINAL PLAT**  
 OF  
 LOTS 1-26 & 1X, BLOCK E; LOTS 1-11 & 1X, BLOCK F;  
 LOT 1X, BLOCK H; LOTS 1-24 & 1X, BLOCK L;  
 LOTS 1-12 & 1X-2X, BLOCK M; LOTS 1X-2X, BLOCK P;  
 LOTS 1-26 & 1X, BLOCK Q; LOTS 1-11 & 1X, BLOCK R;  
 LOTS 1-22, BLOCK S; LOTS 1-14, BLOCK T;  
 LOTS 15-62 & 1X, BLOCK AB

**WELLINGTON**  
 OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1110 &  
 THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1111  
 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 139.763 ACRES  
 194 RESIDENTIAL LOTS  
 11 PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER: HPC WELLINGTON NANCE  
 DEVELOPMENT CORPORATION  
 3001 KNOX ST., STE 405  
 DALLAS, TEXAS 75205  
 PHONE: (214) 445-2200

Date: JULY 2024 JOB NO. 0011N



6060 North Central Expressway Phone 469.621.0710  
 Suite 400  
 Dallas, Texas 75206 T.B.P.L.S. Firm No. 10194465



*Cap. David S. Johnson*  
 Aug 20, 2024

**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: \_\_\_\_\_

By: Donald Roren Aug 19, 2024  
Donald Roren Aug 19, 2024 17:42 CDT  
 Chairman

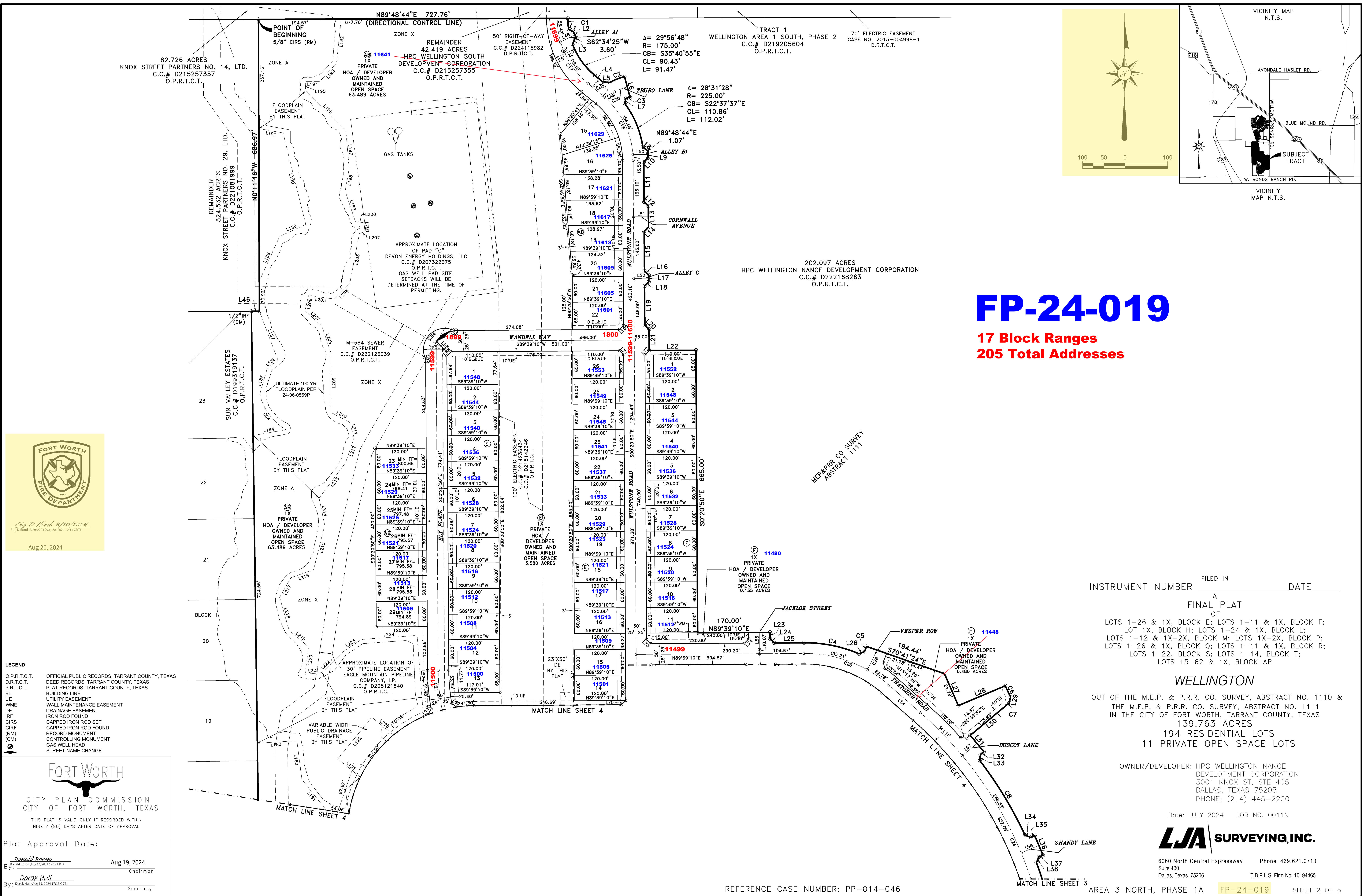
By: Derek Hull  
Derek Hull Aug 19, 2024 17:43 CDT  
 Secretary

REFERENCE CASE NUMBER: PP-014-046

AREA 3 NORTH, PHASE 1A FP-24-019 SHEET 1 OF 6

S:\17-LAND\0011\200 SURVEY\284 Mapping\NANCE\PLAT CHECK\ASIN-Ph1A\0011\NPA04-ASIN-Ph1A.dwg 8/19/2024

WELLINGTON, AREA 3 NORTH, PHASE 1A



# FP-24-019

17 Block Ranges  
205 Total Addresses

INSTRUMENT NUMBER \_\_\_\_\_ FILED IN \_\_\_\_\_ DATE \_\_\_\_\_  
A

FINAL PLAT  
OF  
LOTS 1-26 & 1X, BLOCK E; LOTS 1-11 & 1X, BLOCK F;  
LOT 1X, BLOCK H; LOTS 1-24 & 1X, BLOCK L;  
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LOTS 1-26 & 1X, BLOCK Q; LOTS 1-11 & 1X, BLOCK R;  
LOTS 1-22, BLOCK S; LOTS 1-14, BLOCK T;  
LOTS 15-62 & 1X, BLOCK AB

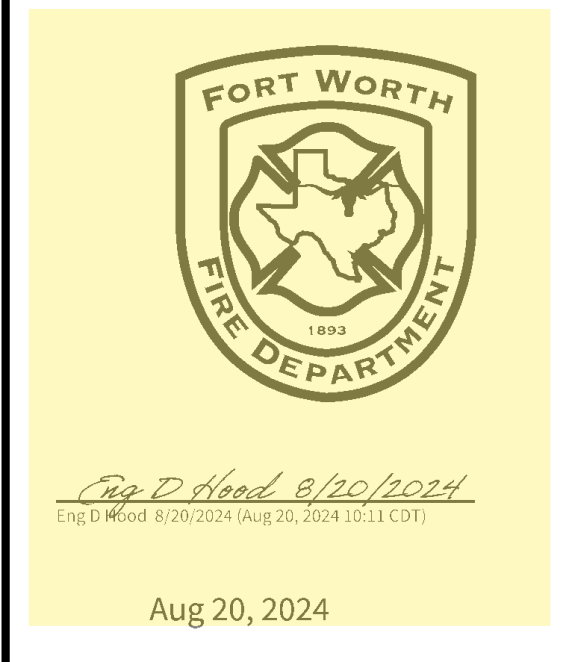
**WELLINGTON**  
OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1110 &  
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OWNER/DEVELOPER: HPC WELLINGTON NANCE  
DEVELOPMENT CORPORATION  
3001 KNOX ST., STE 405  
DALLAS, TEXAS 75205  
PHONE: (214) 445-2200

Date: JULY 2024 JOB NO. 0011N



6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 T.B.P.L.S. Firm No. 10194465



- LEGEND**
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - BL BUILDING LINE
  - UE UTILITY EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - DE DRAINAGE EASEMENT
  - IRF IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - GIRF CAPPED IRON ROD FOUND
  - IRM RECORD MONUMENT
  - CM CONTROLLING MONUMENT
  - GH GAS WELL HEAD
  - SN STREET NAME CHANGE

**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

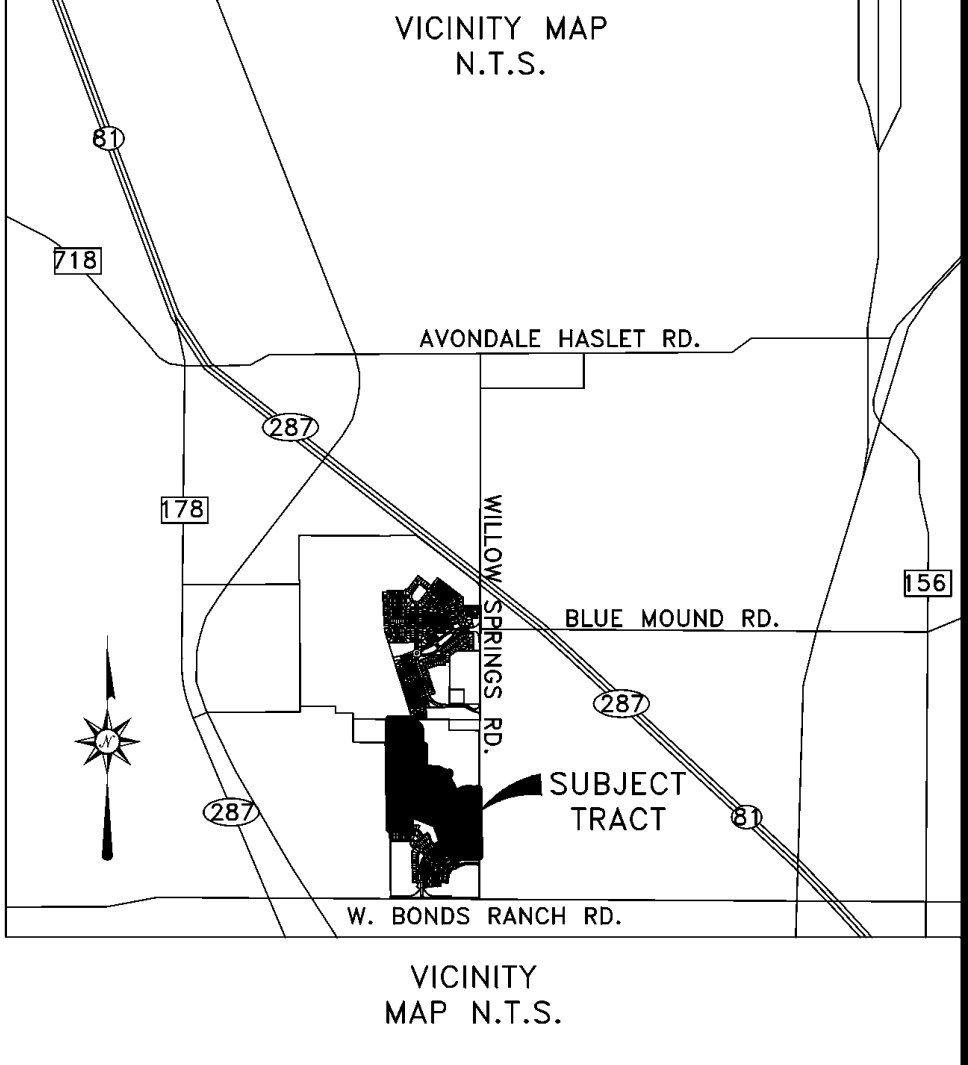
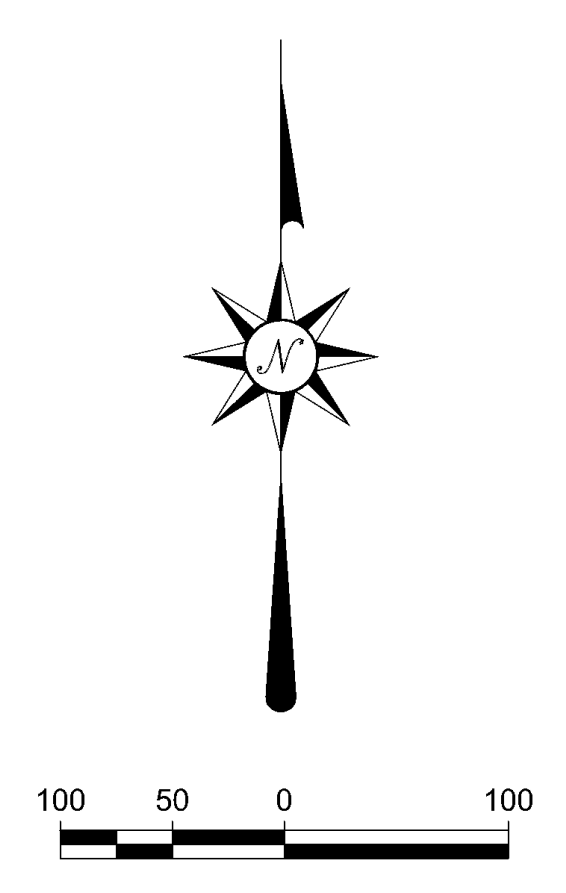
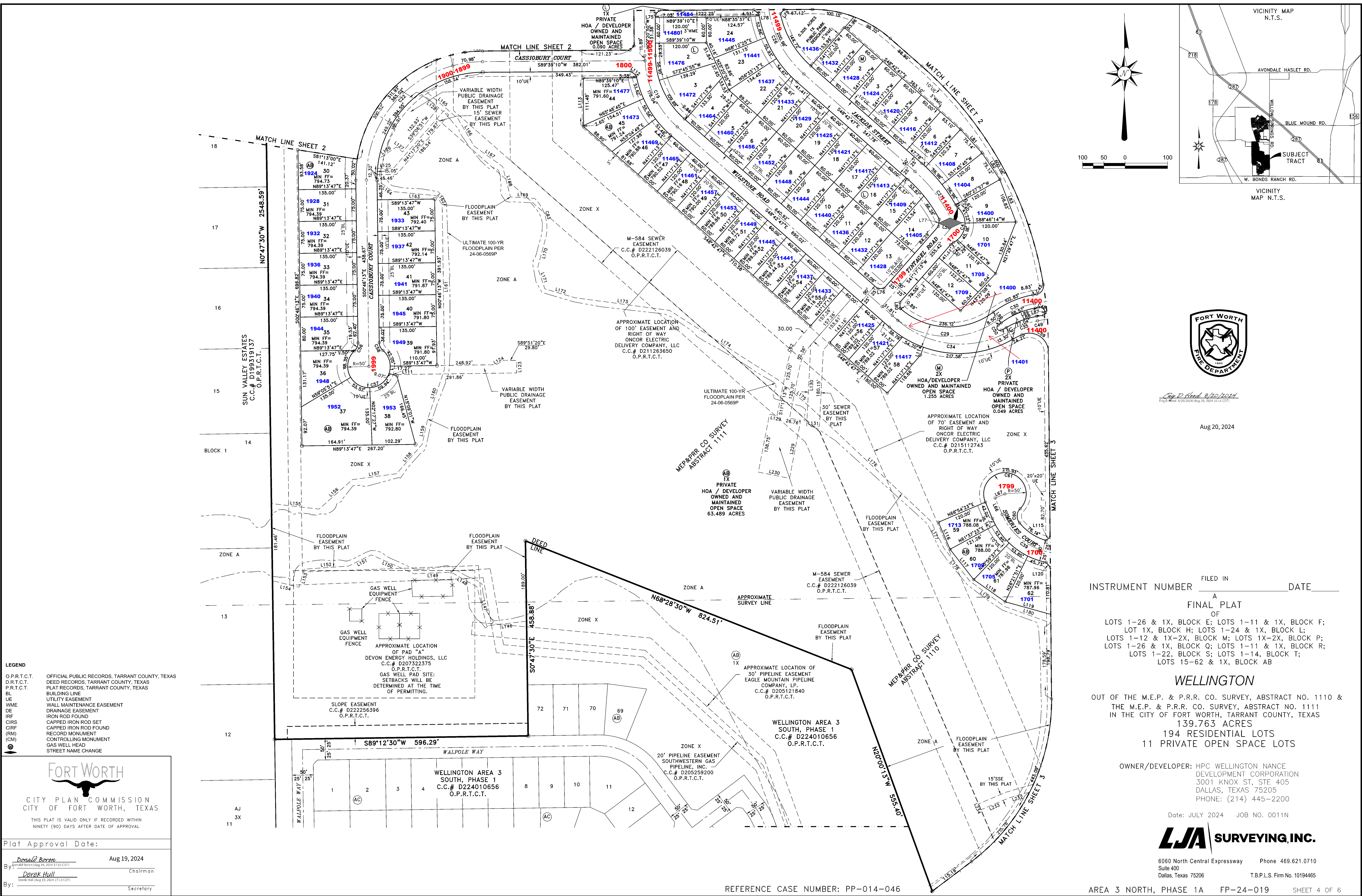
Plat Approval Date: \_\_\_\_\_  
By: Donald P. Boran August 19, 2024  
Chairman  
By: Derek Hull  
Secretary

REFERENCE CASE NUMBER: PP-014-046

AREA 3 NORTH, PHASE 1A FP-24-019 SHEET 2 OF 6



WELLINGTON, AREA 3 NORTH, PHASE 1A



Aug 20, 2024

INSTRUMENT NUMBER \_\_\_\_\_ FILED IN \_\_\_\_\_ DATE \_\_\_\_\_

A  
FINAL PLAT  
OF  
LOTS 1-26 & 1X, BLOCK E; LOTS 1-11 & 1X, BLOCK F;  
LOT 1X, BLOCK H; LOTS 1-24 & 1X, BLOCK L;  
LOTS 1-12 & 1X-2X, BLOCK M; LOTS 1X-2X, BLOCK P;  
LOTS 1-26 & 1X, BLOCK Q; LOTS 1-11 & 1X, BLOCK R;  
LOTS 1-22, BLOCK S; LOTS 1-14, BLOCK T;  
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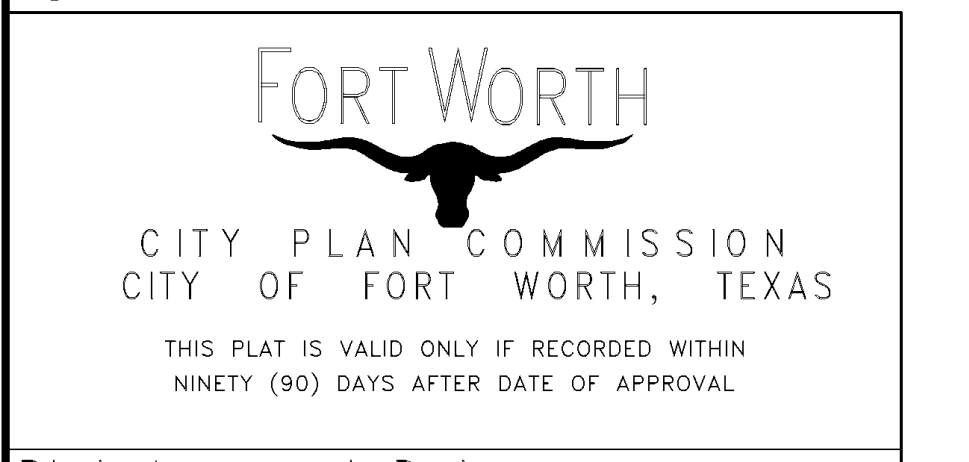
OWNER/DEVELOPER: HPC WELLINGTON NANCE  
DEVELOPMENT CORPORATION  
3001 KNOX ST., STE 405  
DALLAS, TEXAS 75205  
PHONE: (214) 445-2200

Date: JULY 2024 JOB NO. 0011N



6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 T.B.P.L.S. Firm No. 10194465

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  - CRF CAPPED IRON ROD FOUND
  - RM RECORD MONUMENT
  - CM CONTROLLING MONUMENT
  - GW GAS WELL HEAD
  - SS STREET NAME CHANGE



Plat Approval Date: \_\_\_\_\_  
By: Derek Hull Aug 19, 2024 Chairman  
By: \_\_\_\_\_ Secretary

REFERENCE CASE NUMBER: PP-014-046

AREA 3 NORTH, PHASE 1A FP-24-019 SHEET 4 OF 6

WELLINGTON, AREA 3 NORTH, PHASE 1A

Table with columns: LOT, BLOCK, ACRES, SF. Contains lot area and square foot data for lots 1 through 62.

Table with columns: LINE, BEARING, DISTANCE. Contains survey line data for lines L1 through L156.

Table with columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains curve data for curves C1 through C66.

INSTRUMENT NUMBER FILED IN DATE

FINAL PLAT OF LOTS 1-26 & 1X, BLOCK E; LOTS 1-11 & 1X, BLOCK F; LOT 1X, BLOCK H; LOTS 1-24 & 1X, BLOCK L; LOTS 1-12 & 1X-2X, BLOCK M; LOTS 1X-2X, BLOCK P; LOTS 1-26 & 1X, BLOCK Q; LOTS 1-11 & 1X, BLOCK R; LOTS 1-22, BLOCK S; LOTS 1-14, BLOCK T; LOTS 15-62 & 1X, BLOCK AB

WELLINGTON

OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1110 & THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1111 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 139.763 ACRES 194 RESIDENTIAL LOTS 11 PRIVATE OPEN SPACE LOTS

OWNER/DEVELOPER: HPC WELLINGTON NANCE DEVELOPMENT CORPORATION 3001 KNOX ST., STE 405 DALLAS, TEXAS 75205 PHONE: (214) 445-2200

Date: JULY 2024 JOB NO. 0011N



6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

REFERENCE CASE NUMBER: PP-014-046

AREA 3 NORTH, PHASE 1A FP-24-019 SHEET 5 OF 6

S:\N7-AND\0011200 SURVEY\200 SURVEY\200 SURVEY\NANCE\PLAT CHECK\NANCE-PLAN-1A\0011N\NANCE-PLAN-1A.dwg 8/19/2024

Fort Worth City Plan Commission logo and text: CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL



Cap. D. Hood 8/19/2024

Aug 20, 2024

Plat Approval Date: By: [Signature] Aug 19, 2024 Chairman By: [Signature] Secretary

STATE OF TEXAS ( ) COUNTY OF TARRANT ( )

OWNER'S CERTIFICATE

WHEREAS HPC WELLINGTON NANCE DEVELOPMENT CORPORATION, IS THE SOLE OWNER OF A 139.763 ACRE TRACT OF LAND SITUATED IN THE ME & PRR CO. SURVEY, ABSTRACT NO. 1110 AND THE ME & PRR CO. SURVEY, ABSTRACT NO. 1111, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF A 202.097 ACRE TRACT OF LAND CONVEYED TO HPC WELLINGTON NANCE DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D222168263, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 139.763 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (ICRS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 253, 2004 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 202.097 ACRE TRACT, SAID POINT BEING IN THE SOUTH LINE OF AN 82.728 ACRE TRACT OF LAND CONVEYED TO KNOX STREET PARTNERS NO. 14, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D215257387, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID 202.097 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 82.728 ACRE TRACT, THE SOUTH LINE OF THE REMAINDER OF A 42.419 ACRE TRACT OF LAND CONVEYED TO HPC WELLINGTON NANCE DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D215257385, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, A DISTANCE OF 727.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 34 MINUTES 51 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 04 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.18 FEET;

THENCE, OVER AND ACROSS SAID 202.097 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 26.21 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 63 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 11.90 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 27 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 62 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 3.60 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 15.13 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 56 MINUTES 48 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 40 MINUTES 55 SECONDS EAST, A DISTANCE OF 90.43 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 91.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 16.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 68 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 37.81 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 14 DEGREES 55 MINUTES 15 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 06 SECONDS, A RADIUS OF 125.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 47 MINUTES 12 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 15 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 11.99 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 31 MINUTES 28 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 37 MINUTES 37 SECONDS EAST, A DISTANCE OF 110.86 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 112.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 38 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.97 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, A DISTANCE OF 1.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 16.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE OF 14.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 93.55 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 16.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 92.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 665.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 20 MINUTES 50 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 69.87 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 23 MINUTES 21 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 78 DEGREES 39 MINUTES 09 SECONDS EAST, A DISTANCE OF 131.75 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 132.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 29 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 58 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.12 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 13.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 70 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 194.44 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 84.79 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 24 MINUTES 29 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 35 MINUTES 51 SECONDS EAST, A DISTANCE OF 28.13 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 28.32 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 11 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.19 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 59 SECONDS, A RADIUS OF 375.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 50 DEGREES 42 MINUTES 13 SECONDS WEST, A DISTANCE OF 5.67 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 5.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 16 MINUTES 13 SECONDS WEST, A DISTANCE OF 113.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 39 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.37 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 11 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.37 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 44 MINUTES 32 SECONDS, A RADIUS OF 925.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 31 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 206.29 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 205.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 10.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 10.64 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 23 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 14.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 12 SECONDS, A RADIUS OF 925.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 176.56 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 31 MINUTES 04 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 47 MINUTES 19 SECONDS EAST, A DISTANCE OF 28.41 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 31.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 48 MINUTES 31 SECONDS, A RADIUS OF 479.00 FEET, AND A LONG CHORD THAT BEARS NORTH 73 DEGREES 32 MINUTES 53 SECONDS EAST, A DISTANCE OF 106.86 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 107.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 08 MINUTES 37 SECONDS EAST, A DISTANCE OF 137.18 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 22 MINUTES 41 SECONDS, A RADIUS OF 521.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 307.94 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 312.60 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 15 MINUTES 29 SECONDS, A RADIUS OF 701.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 83 DEGREES 08 MINUTES 26 SECONDS EAST, A DISTANCE OF 113.15 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 113.27 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 29 MINUTES 12 SECONDS EAST, A DISTANCE OF 34.28 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE EAST LINE OF SAID 202.097 ACRE TRACT AND THE COMMON WEST RIGHT-OF-WAY LINE OF WILLOW SPRINGS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 30 MINUTES 48 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 1987.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 202.097 ACRE TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 202.097 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST, A DISTANCE OF 577.56 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 52 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 102.60 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE NORTHEAST LINE OF WELLINGTON AREA 3, SOUTH PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN COUNTY CLERK'S FILE NO. D224019568, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 202.097 ACRE TRACT AND SAID WELLINGTON AREA 3, SOUTH PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 23 DEGREES 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 123.63 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 116.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 59.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 22 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 43 MINUTES 42 SECONDS EAST, A DISTANCE OF 9.13 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.16 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 110 DEGREES 32 MINUTES 28 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 82.19 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 82.19 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 96.47 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES 08 MINUTES 42 SECONDS WEST, A DISTANCE OF 96.47 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 67.21 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 53 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 53 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 186.90 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 20 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 555.40 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 824.51 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 47 MINUTES 30 SECONDS EAST, A DISTANCE OF 458.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 596.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 202.097 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID SUN VALLEY ESTATES AND A COMMON EXTERIOR ELL CORNER OF SAID 202.097 ACRE TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 202.097 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID 202.097 ACRE TRACT AND THE COMMON EAST LINE OF SAID SUN VALLEY ESTATES, A DISTANCE OF 2548.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID SUN VALLEY ESTATES AND A COMMON EXTERIOR ELL CORNER OF SAID 202.097 ACRE TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID 202.097 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 47 MINUTES 30 SECONDS EAST, A DISTANCE OF 18.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 696.87 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 139.763 ACRES OF LAND;

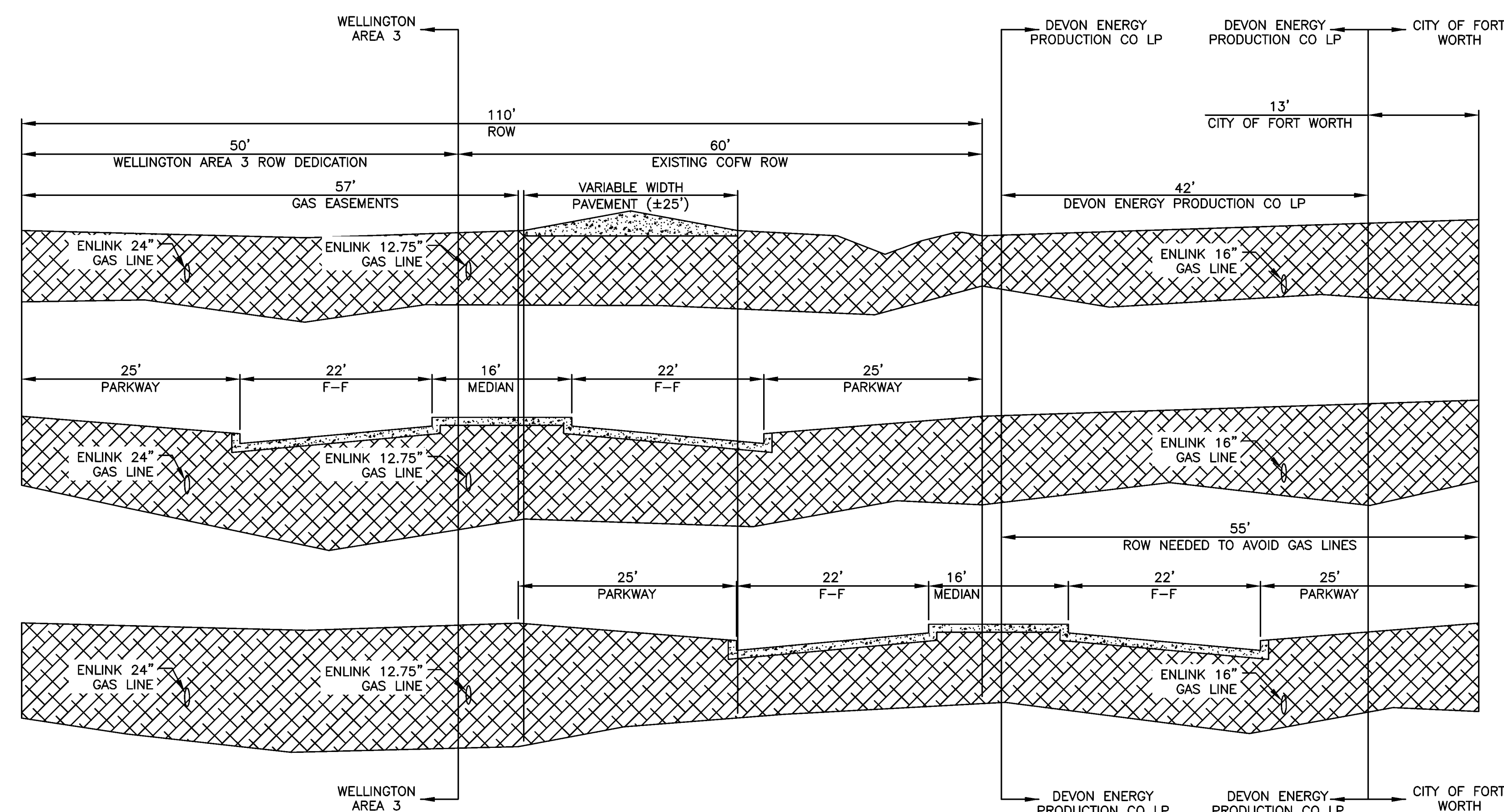
NOTES

- 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 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 I IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
2. 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.
3. 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 COMPLY, 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.
4. 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 SHALL 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 STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT'S IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
5. 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/LIBRARY/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.
6. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA DETERMINES ACCEPTABLE PREVISIONS 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.
7. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
8. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PERMITTED SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
9. ALL CORNERS ARE 68 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
10. THIS PROPERTY IS LOCATED WITHIN AREA DESIGNATED AS ZONE A AND ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE MAP NO. 48439C0035K, REVISED SEPTEMBER 25, 2009.
11. 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.
12. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPRO

EXISTING CONDITIONS

ULTIMATE CONDITIONS WITH MTP ROAD SECTION OVER GAS LINES

ULTIMATE CONDITIONS WITH MTP ROAD SECTION SHIFTED WEST

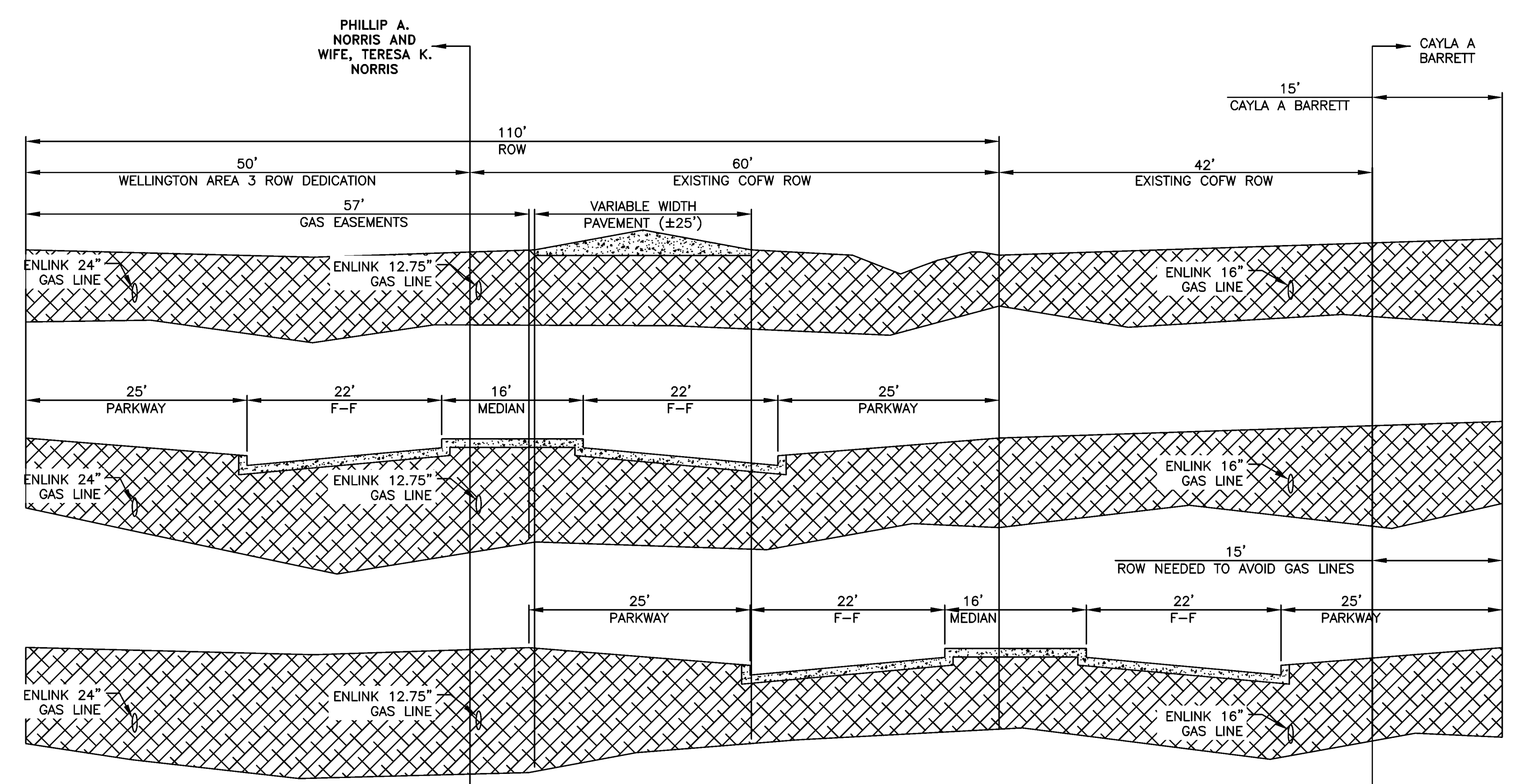


SECTION A-A NTS

EXISTING CONDITIONS

ULTIMATE CONDITIONS WITH MTP ROAD SECTION OVER GAS LINES

ULTIMATE CONDITIONS WITH MTP ROAD SECTION SHIFTED WEST



SECTION B-B NTS



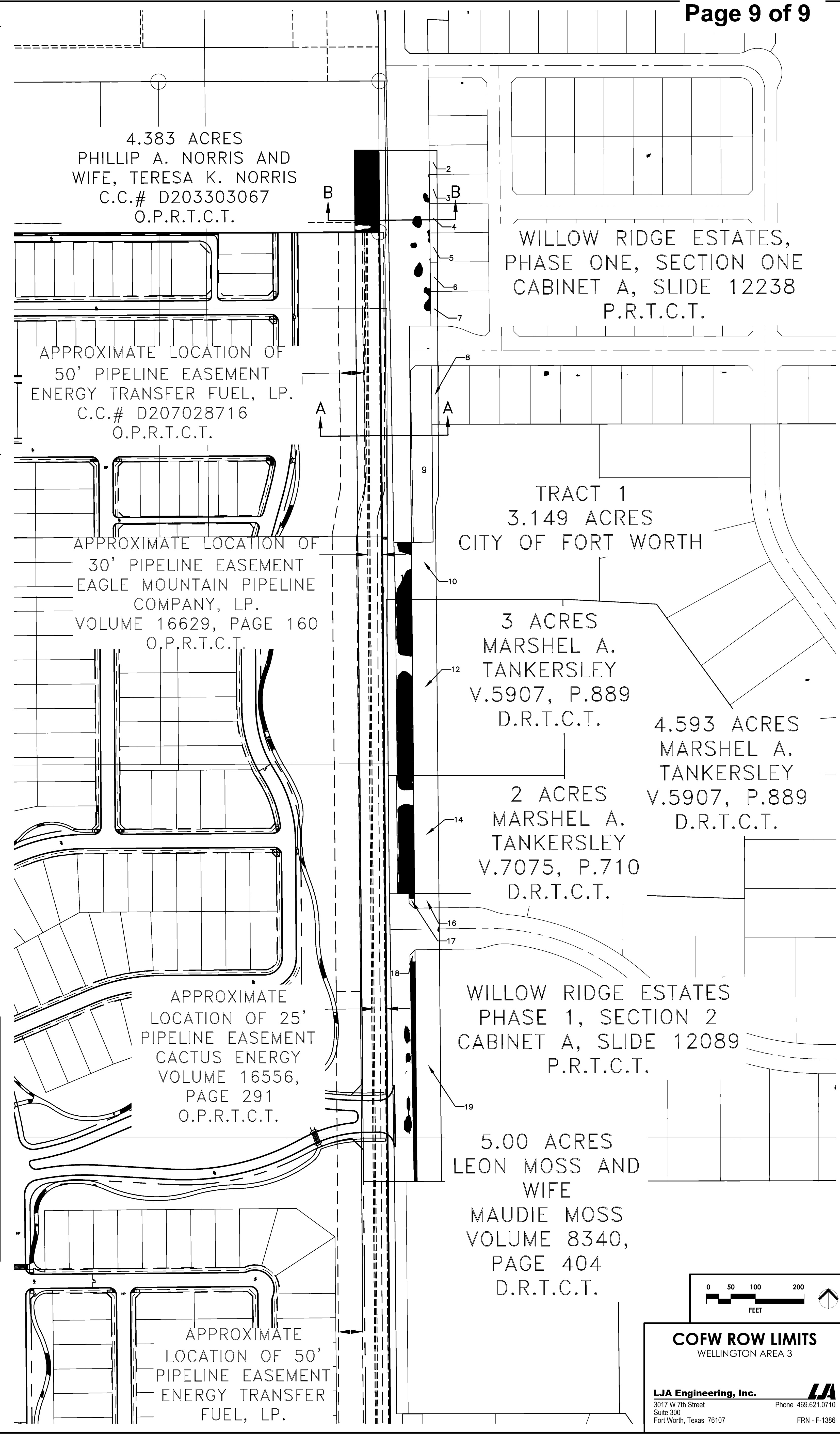
City of Fort Worth  
1101 West 7th Street, Suite 300  
Fort Worth, Texas 76107  
Aug 20, 2024

LEGEND

- EXISTING COFW ROW
- ROW DEDICATED BY WELLINGTON AREA 3
- AREA REQUIRED TO PROVIDE ULTIMATE ROW WITH THE MTP ROAD SECTION SHIFTED WEST (1.97 ACRES)
- AREA REQUIRED TO PROVIDE ULTIMATE ROW WITH THE MTP ROAD OVER EXISTING GAS LINES (.85 ACRES)

AREA REQUIRED TO PROVIDE ULTIMATE ROW WITH THE MTP ROAD SECTION SHIFTED TO THE WEST			
PARCEL NUMBER	PROPERTY OWNER	AREA (SQUARE FEET)	AREA (ACRES)
2	TRACI SCHISKA	791	0.02
3	NOEL IGNACIO	941	0.02
4	CAYLA & WESLEY BARRETT	919	0.02
5	STEVEN & MELISSA CHAPMAN	898	0.02
6	ROBERT LITTLE	876	0.02
7	ROBERT & BETH CAILLET	1,009	0.02
8	WILLOW RIDGE RES PTS LT HD CO	1,579	0.04
9	DEVON ENERGY PRODUCTION CO LP	15,080	0.35
10	CITY OF FORT WORTH	8,252	0.19
12	TANKERSLEY PROPERTIES LLC	18,075	0.41
14	AARON TANKERSLEY	12,108	0.28
16	SK WILLOW RIDGE ESTATES HOA	1,475	0.03
19	SK WILLOW RIDGE ESTATES HOA	23,753	0.55
<b>TOTAL</b>		<b>85,758</b>	<b>1.97</b>

AREA REQUIRED TO PROVIDE ULTIMATE ROW WITH THE MTP ROAD OVER EXISTING GAS LINES			
PARCEL NUMBER	PROPERTY OWNER	AREA (SQUARE FEET)	AREA (ACRES)
1	PHILLIP & TERESA NORRIS	8,487	0.19
11	CITY OF FORT WORTH	4,056	0.09
13	TANKERSLEY PROPERTIES LLC	12,198	0.28
15	AARON TANKERSLEY	8,459	0.19
17	SK WILLOW RIDGE ESTATES HOA	296	0.01
18	SK WILLOW RIDGE ESTATES HOA	3,988	0.09
<b>TOTAL</b>		<b>37,484</b>	<b>0.85</b>



COFW ROW LIMITS  
WELLINGTON AREA 3