POC
POB
3" STEEL FENCE POST
S 89°54'00" E 173.40'
S 89°54'00" E 236.33'
MEMORANDUM OF AGREEMENT PROPOSED 30' WATER/SEWER FACILITY EASEMENT INST. NO. D221356439 O.P.R.T.C.T.
60' DRAINAGE EASEMENT INST. NO. D0225122678 O.P.R.T.C.T.
F.M. RD 1187
(100' ROW, INST. NO. D151001135, O.P.R.T.C.T.)
S 89°54'00" E 601.65'
S 89°54'00" E 666.89'
20' WATER EASEMENT INST. NO. D223195582 O.P.R.T.C.T.
IRF
IRS
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
C1
L25
L24
L23
L22
L21
S 28°18'59" W 126.21'
N 00°07'54" E 22.72'
S 89°54'00" E 50.00'
S 00°07'54" W 50.00'
100'
50'
50'
12200
60' DRAINAGE EASEMENT INST. NO. D224233472 O.P.R.T.C.T.
REMAINDER 3.111 ACRE TRACT PARKS OF VILLAGE CREEK, LLC INST. No. D221169762 O.P.R.T.C.T.
FLOODPLAIN EASEMENT BY THIS PLAT
3" STEEL FENCE POST
1/2 CIRF "COLEMAN"
S 02°41'10" W 113.27'
N 86°26'12" E 115.78'
N 40°51'26" E 141.73'
1/2 CIRF "COLEMAN"
N 31°54'15" E 183.02'
INTELLI LLC INST. NO. D215064520 O.P.R.T.C.T.
1187 PROPERTIES, LLC INST. NO. D211356286 O.P.R.T.C.T.
100YR ULTIMATE FLOODPLAIN PER DS-24-0024
FLOODPLAIN EASEMENT BY THIS PLAT
S 34°29'50" W 200.51'
S 51°08'55" W 36.83'
L66
L65
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L43
L42
L41
30' SANITARY SEWER EASEMENT BY THIS PLAT
50' SANITARY SEWER EASEMENT INST. No. D223195574 O.P.R.T.C.T.
100YR FLOODPLAIN AS SCALED FROM FIRM No. 48439C0435K EFFECTIVE DATE: 09/25/2009
30' PUBLIC ACCESS EASEMENT INST. No. D223195569 O.P.R.T.C.T. (ABANDONED BY INST. NO. D226096299 O.P.R.T.C.T.)
1/2" CIRF "GRANT ENGINEERING"
N 13°07'17" E 661.59'
S 10°08'44" W 421.65'
VARIABLE WIDTH ACCESS EASEMENT BY THIS PLAT
30' SANITARY SEWER EASEMENT BY THIS PLAT
FLOODPLAIN EASEMENT BY THIS PLAT
19X 956.140 SQFT
12400
C2
C3
R550.00'
VARIABLE WIDTH WATER & SS EASEMENT INST. NO. D225004247 O.P.R.T.C.T.
REMAINDER 18.119 ACRE TRACT PARKS OF VILLAGE CREEK, LLC INST. No. D221169762 O.P.R.T.C.T.
30' X 30' STORM DRAIN EASEMENT INST. NO. D224233478 O.P.R.T.C.T.
25 X 50' W & SS EASEMENT INST. NO. D225014622 O.P.R.T.C.T.
7.50' UTILITY EASEMENT INST. NO. D225133606 O.P.R.T.C.T.
15' x 15' WATER EASEMENT INST. NO. D225004177 O.P.R.T.C.T.
12300
12299
2000
N 09°56'20" E 168.48'
L12
L13
S 79°52'47" E 213.99'
S 79°52'47" E 348.90'
C6
N 89°35'09" E 424.01'
N 89°35'09" E 447.57'
15' x 15' WATER EASEMENT INST. NO. D225004244 O.P.R.T.C.T.
HERON CREEK DR.
2099
L14
L15
L16
L17
L18
N 79°52'47" W 213.80'
C7
S 89°35'09" W 428.97'
15' x 15' WATER EASEMENT INST. NO. D225004205 O.P.R.T.C.T.
7.50' UTILITY EASEMENT INST. NO. D225133605 O.P.R.T.C.T.
CARDINAL CREEK DR.
C3
C8
C9
C10
C11
15' x 15' SS EASEMENT INST. NO. D226060616 O.P.R.T.C.T.
25' x 50' W & SS EASEMENT INST. NO. D225006118 O.P.R.T.C.T.
7.50' UTILITY EASEMENT INST. NO. D225133607 O.P.R.T.C.T.
40' DRAINAGE EASEMENT INST. NO. D224233485 O.P.R.T.C.T.
REMAINDER 9.618 ACRE TRACT PARKS OF VILLAGE CREEK, LLC INST. No. D221169762 O.P.R.T.C.T.
MOCKINGBIRD RD
(60' ROW, INST. NO. D178080298, O.P.R.T.C.T.)
REMAINDER 9.566 ACRE TRACT PARKS OF VILLAGE CREEK, LLC INST. No. D221169762 O.P.R.T.C.T.
JAMES A. WATERS AND CAROL S. WATERS INST. NO. D199202163 O.P.R.T.C.T.
35.00'
ROW DEDICATION INST. NO. D225004263 O.P.R.T.C.T.
REDBIRD LN (VARIABLE WIDTH ROW)
S 00°24'51" E 843.97'
BRANTLEY FAMILY TRUST INST. NO. D219179562 O.P.R.T.C.T.
ROW DEDICATION INST. NO. D225004261 O.P.R.T.C.T.
RAY T. HUBBARD AND WIFE, CHRISTIE J. HUBBARD INST. NO. D208437357 O.P.R.T.C.T.
15.14' ROW DEDICATION BY THIS PLAT
10' BETHESDA EASEMENT BY THIS PLAT
10' TESCO ESMT VOL. 3469 PG. 481 O.P.R.T.C.T.
WILLIE N KEITH AND WIFE, CHARLEEN KEITH VOL. 7315, PG. 2162 D.R.T.C.T.
DAVID C. FAIR AND WIFE, LYNDA FAIR VOL. 7503, PG. 320 D.R.T.C.T.
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S32°08'16"E	55.74'
L2	S05°23'22"E	23.94'
L3	S20°52'36"E	92.25'
L4	S00°12'10"W	69.30'
L5	S08°23'42"W	82.73'
L6	S00°24'51"E	10.00'
L7	N00°24'51"W	66.61'
L8	N00°07'54"E	22.69'
L9	N44°53'00"W	49.48'
L10	S89°54'00"E	119.99'
L11	S45°04'23"W	49.47'
L12	S09°56'20"W	49.91'
L13	S34°58'14"E	14.16'
L14	N44°28'43"E	33.38'
L15	S00°24'51"E	102.24'
L16	N45°25'30"W	26.30'
L17	S55°01'46"W	14.12'
L18	S09°56'20"W	38.57'
L19	S00°24'51"E	66.61'
L20	S01°32'31"E	6.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N84°29'12"W	103.21'
L22	N89°05'24"E	371.43'
L23	N22°28'51"W	71.45'
L24	N03°19'26"W	108.56'
L25	N03°21'12"E	106.68'
L26	S76°34'29"E	17.76'
L27	N21°25'31"E	63.65'
L28	N89°35'09"E	100.00'
L29	N00°24'51"W	25.00'
L30	S64°57'06"E	41.42'
L31	N45°24'51"W	14.14'
L32	N44°35'09"E	14.14'
L33	S45°24'51"E	14.14'
L34	S44°35'09"W	14.14'
L35	N45°24'51"W	14.14'
L36	N44°35'09"E	14.14'
L37	S45°24'51"E	14.14'
L38	S44°35'09"W	14.14'
L39	N45°24'51"W	14.14'
L40	S44°35'09"W	14.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N45°24'51"W	14.14'
L42	N44°35'09"E	14.14'
L43	S45°24'51"E	14.14'
L44	S44°35'09"W	14.14'
L45	S44°35'09"W	14.14'
L46	N45°24'51"W	14.14'
L47	N35°34'45"W	13.64'
L48	N54°18'03"E	14.66'
L49	S39°57'06"E	14.14'
L50	S50°02'54"W	14.14'
L51	N47°18'55"E	14.44'
L52	N45°25'02"W	14.50'
L53	N34°29'40"W	14.50'
L54	N78°32'04"W	7.52'
L55	S58°30'53"E	4.46'
L56	S00°24'51"E	85.79'
L57	S00°33'31"E	4.15'
L58	S10°10'38"W	16.46'
L59	S04°58'01"W	542.77'
L60	S11°38'53"W	278.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	S18°50'17"W	166.61'
L62	S14°52'18"W	138.60'
L63	S31°56'10"W	15.38'
L64	S21°32'31"W	21.49'
L65	S27°47'06"W	216.42'
L66	S51°21'51"W	61.83'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.59'	40.00'	61°00'36"	S02°11'08"E	40.61'
C2	156.92'	50.00'	179°49'12"	S00°19'27"E	100.00'
C3	460.76'	2550.00'	10°21'10"	N04°45'44"E	460.14'
C4	419.36'	2450.00'	9°48'26"	N05°09'07"E	418.85'
C5	427.92'	2500.00'	9°48'26"	S05°09'07"W	427.39'
C6	86.41'	470.00'	10°32'04"	S85°08'49"E	86.29'
C7	97.45'	530.00'	10°32'04"	N85°08'49"W	97.31'
C8	451.73'	2500.00'	10°21'10"	S04°45'44"W	451.11'
C9	423.64'	2475.00'	9°48'26"	S05°09'07"W	423.12'
C10	456.23'	2525.00'	10°21'10"	S04°45'44"W	455.63'
C11	91.93'	500.00'	10°32'04"	S85°08'49"E	91.80'
C12	41.33'	200.00'	11°50'22"	S84°29'40"E	41.25'
C13	62.05'	39.50'	90°00'00"	S45°24'51"E	55.86'
C14	62.05'	39.50'	90°00'00"	S44°35'09"W	55.86'
C15	65.81'	39.50'	95°27'45"	N42°40'58"W	58.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	22.26'	200.00'	6°22'38"	N08°14'13"E	22.25'
C17	34.91'	200.00'	10°00'00"	N16°25'31"E	34.86'
C18	46.99'	39.50'	68°09'38"	N55°30'20"E	44.23'
C19	119.17'	1250.00'	5°27'45"	S87°40'58"E	119.13'
C20	25.62'	20.00'	73°23'54"	S52°53'12"W	23.90'
C21	8.49'	20.00'	24°18'33"	N78°15'34"W	8.42'
C22	5.15'	20.00'	14°45'23"	S12°25'36"W	5.14'
C23	5.79'	20.43'	15°58'45"	N82°53'45"E	5.68'
C24	12.60'	20.00'	36°06'10"	S71°32'34"W	12.39'
C25	1.25'	50.00'	1°25'57"	S54°12'58"W	1.25'
C26	9.79'	20.00'	28°02'25"	N21°39'01"E	9.69'
C27	2.81'	20.00'	8°02'45"	N03°36'32"E	2.81'
C28	6.05'	20.00'	17°19'40"	N03°04'41"W	6.03'
C29	6.05'	20.00'	17°19'55"	S81°44'53"E	6.03'
C30	8.49'	20.00'	24°18'33"	S09°16'15"W	8.42'

N 89°35'09" E 754.25'
N 89°35'09" E 813.93'
SPARROW CREEK DR
N 89°35'09" E 1532.12'
JAY CREEK DR.
N 89°35'09" E 1685.85'
FINCH CREEK DR.
S 89°35'09" W 1621.89'
CRANE CREEK LN
ROBIN CREEK LN
D.E BY THIS PLAT SWFMA-24-0051 INST. NO. D225122678 O.P.R.T.C.T
D.E BY THIS PLAT SWFMA-24-0051 INST. NO. D225122678 O.P.R.T.C.T
D.E BY THIS PLAT SWFMA-24-0051 INST. NO. D225122678 O.P.R.T.C.T
100YR ULTIMATE FLOODPLAIN PER DS-24-0024
30' PIPELINE RIGHT OF WAY AND EASEMENT INST. NO. D206235145 O.P.R.T.C.T.
FREEM PROPERTIES, LLC INST. NO. D224124126 O.P.R.T.C.T.
N 00°00'47" W 717.95'
FLOODPLAIN EASEMENT BY THIS PLAT
1900
1901
1999
2000
2099
2100
12499
12400
12399
39X OPEN SPACE DE 28,414 SQFT
S 89°12'04" W 1843.90'
STEVE CLINGMAN AND GLENDA CLINGMAN, HUSBAND AND WIFE INST. NO. D216061381 O.P.R.T.C.T.
PRELIMINARY PLAT CASE NUMBER: PP-22-061
FINAL PLAT CASE NUMBER: FP-24-203
GLORIA STEELMAN, A MARRIED WOMAN INST. NO. D216241063 O.P.R.T.C.T.
Will be addressed on Correction Plat
DAVID R. PLOWMAN AND EVELYN PLOWMAN INST. NO. D206088293 O.P.R.T.C.T.
RICHARD VANCE HALL, JR. AND WIFE VANDRA HALL VOL. 8018, PG. 463 D.R.T.C.T.
S 89°26'29" W 434.45'
REDBIRD LN WEST (VAR. WIDTH R.O.W.)
5/8 IRF
600# IN POST
1/2 IRF
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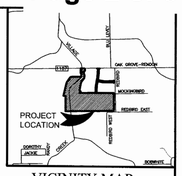
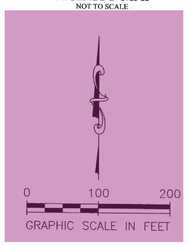


VICINITY MAP
NOT TO SCALE



FORT WORTH FIRE DEPARTMENT
Eng D Hood 6/25/2026
Eng D Hood 6/25/2026 (Jun 25, 2026 10:30:50 CDT)

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER THE DATE OF APPROVAL.
PLAT APPROVAL DATE: 06/25/2026
BY: Caroline Cranz
Caroline Cranz (Jun 25, 2026 10:58:24 CDT)
CHAIRMAN
BY: Stephen Murray (Jun 25, 2026 10:58:14 CDT)
SECRETARY

LEGEND

DE	=	INDICATES A DRAINAGE EASEMENT
SSE	=	INDICATES A SANITARY SEWER EASEMENT
UE	=	INDICATES A UTILITY EASEMENT
BL	=	INDICATES A BUILDING LINE
XCF	=	INDICATES "X" CUT IN CONCRETE; FOUND
XCS	=	INDICATES "X" CUT IN CONCRETE SET
IRF	=	INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
IRS	=	INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING," UNLESS OTHERWISE NOTED
OS	=	OPEN SPACE
O.P.R.T.C.T.	=	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	=	PLAT RECORDS, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, LLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
(817) 810-0696

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TX, 75019
(972) 304-2800

FINAL PLAT
OF
LOTS 2-21 & 21X, BLOCK B; LOTS 2-58 & 18X, 19X, 39X & 53X BLOCK C; LOTS 1-36, BLOCK D; LOTS 1-24 BLOCK E; LOTS 1-38, BLOCK F; LOTS 1-24, BLOCK G;

PARKS OF VILLAGE CREEK

AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 61.283 ACRES OF LAND
SITUATED IN THE HIRAM LITTLE SURVEY,
ABSTRACT NO. 930.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHIELD ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890

PREPARED Jun. 2026

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

DRAWING: 21035301 HCP-1.DWG SAVED: 06/18/2026

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NOTES:

1. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
2. BEARINGS BASED ON NAD83 TxNC GPS OBSERVATIONS.
3. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
4. ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
5. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
6. P.R.V.'S REQUIRED. PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.
7. 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.
8. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE
9. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
10. 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 HEREON, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
11. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE COMMUNITY FACILITIES AGREEMENT OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SANITARY SEWER, DRAINAGE IMPROVEMENTS, STREET LIGHTS, SIDEWALKS, SIGNS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
12. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED A THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
13. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.
14. 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 COMMUNITY FACILITIES AGREEMENT 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.
15. 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 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.
16. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE, PURSUANT TO THE FORT WORTH CITY CODE, NO BUILDING(S) NOT NECESSARY TO THE OPERATION OF AN OIL OR GAS WELL SHALL BE CONSTRUCTED WITHIN THE SETBACKS REQUIRED BY THE CURRENT GAS WELL ORDINANCE AND ADOPTED FIRE CODE FROM ANY EXISTING OR PERMITTED OIL OR GAS WELL BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARDS TO INTERVENING STRUCTURES OR OBJECTS.
17. FLOOD PLAIN/DRAINAGE-WAY: 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 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 DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.
18. 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/ 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.
19. FLOODPLAIN RESTRICTION – NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE 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, SHALL 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.
20. INTERSTATE ACCESS – "DIRECT ACCESS TO 1187 RENDON CROWLEY ROAD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

FLOODPLAIN NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0435K, REVISED SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), AND A PORTION OF THE SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FORT WORTH FIRE DEPARTMENT 1903

Eng D Hood 6/25/2026
Eng D Hood 6/25/2026 (Jun 25, 2026 10:30:50 CDT)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A 61.283 ACRE TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, L.P., AS RECORDED IN INSTRUMENT NUMBER D224108322, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3 INCH STEEL FENCE POST FOUND BEING THE COMMON NORTHWEST CORNER OF A 3.111 ACRE REMAINDER TRACT OF LAND DESCRIBED BY DEED TO PARKS OF VILLAGE CREEK, LCC AS RECORDED IN INSTRUMENT NUMBER D221169762 O.P.R.T.C.T., AND THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO INTELLI, LLC., AS RECORDED IN INSTRUMENT NUMBER D215064520, O.P.R.T.C.T., AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NUMBER 1187 (A 100 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN INSTRUMENT NUMBER D151001135, O.P.R.T.C.T.;

THENCE SOUTH 89°54'00" EAST, WITH THE COMMON NORTH LINE OF SAID 3.11 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1187, A DISTANCE OF 236.33 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET (IRS) FOR THE POINT OF BEGINNING BEING THE COMMON CORNER OF SAID 3.111 ACRE TRACT AND A NORTHERN CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

THENCE SOUTH 89°54'00" EAST, WITH THE COMMON NORTHERLY LINE OF SAID PULTE HOMES TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1187, A DISTANCE OF 173.40 TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE NORTHWEST CORNER OF A 18.119 ACRE REMAINDER TRACT OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;

THENCE IN AN EASTERLY AND NORTHERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 18.119 ACRE REMAINDER TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32°08'16" EAST, A DISTANCE OF 55.74 TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT.

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 42.59 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°00'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°11'08" EAST, 40.61 FEET TO AN IRS;

SOUTH 28°18'59" WEST, A DISTANCE OF 125.21 FEET TO AN IRS;

SOUTH 05°23'22" EAST, A DISTANCE OF 23.94 FEET TO AN IRS;

SOUTH 20°52'30" EAST, A DISTANCE OF 92.25 FEET TO AN IRS;

SOUTH 00°12'10" WEST, A DISTANCE OF 69.30 FEET TO AN IRS;

SOUTH 08°23'42" WEST, A DISTANCE OF 82.73 FEET TO AN IRS;

SOUTH 34°29'50" WEST, A DISTANCE OF 200.51 FEET TO AN IRS;

SOUTH 51°08'55" WEST, A DISTANCE OF 36.83 FEET TO AN IRS;

SOUTH 10°08'44" WEST, A DISTANCE OF 421.65 FEET TO AN IRS BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 156.92 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 179°49'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°19'27" EAST, 100.00 FEET TO AN IRS;

SOUTH 00°24'51" EAST, A DISTANCE OF 10.00 FEET TO AN IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 754.25 FEET TO AN IRS;

NORTH 00°24'51" WEST, A DISTANCE OF 66.61 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 460.76 FEET, HAVING A RADIUS OF 2,550.00 FEET, A CENTRAL ANGLE OF 10°21'10", AND A CHORD BEARING AND DISTANCE OF NORTH 04°45'44" EAST, 460.14 FEET TO AN IRS;

NORTH 09°56'20" EAST, A DISTANCE OF 168.48 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 419.36 FEET, HAVING A RADIUS OF 2,450.00 FEET, A CENTRAL ANGLE OF 09°48'26", AND A CHORD BEARING AND DISTANCE OF NORTH 05°02'07" EAST, A DISTANCE OF 418.85 FEET TO AN IRS;

NORTH 00°07'54" EAST, A DISTANCE OF 22.69 FEET TO AN IRS;

NORTH 44°53'00" WEST, A DISTANCE OF 49.48 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE NORTHERN MOST NORTHEAST CORNER OF SAID 18.119 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED FARM TO MARKET ROAD 1187

THENCE SOUTH 89°54'00" EAST, WITH SAID COMMON THE COMMON NORTHERLY LINE OF SAID PULTE HOMES TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1187, A DISTANCE OF 119.95 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE NORTHERN MOST NORTHWEST CORNER OF A 9.566 ACRE REMAINDER OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 9.266 ACRE REMAINDER TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45°04'23" WEST, A DISTANCE OF 49.47 FEET TO AN IRS;

SOUTH 00°07'54" WEST, A DISTANCE OF 22.74 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 427.92 FEET, HAVING A RADIUS OF 2,500.00 FEET, A CENTRAL ANGLE OF 09°48'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°02'07" WEST, 427.39 FEET TO AN IRS;

SOUTH 09°56'20" WEST, A DISTANCE OF 49.91 FEET TO AN IRS;

SOUTH 34°58'14" EAST, A DISTANCE OF 14.16 FEET TO AN IRS;

SOUTH 79°52'47" EAST, A DISTANCE OF 213.99 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 86.41 FEET, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 10°32'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°08'49" EAST, 86.29 FEET TO A IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 424.01 FEET TO AN IRS;

NORTH 44°28'43" EAST, A DISTANCE OF 33.38 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE EASTERN MOST SOUTHEAST CORNER OF SAID 9.566 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF REDBIRD LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°24'51" EAST, WITH THE COMMON EASTERLY LINE OF SAID PULTE HOMES TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE, A DISTANCE OF 1102.24 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE EASTERN MOST NORTHEAST CORNER OF A 9.618 ACRE REMAINDER TRACT OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;

THENCE IN A SOUTHERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 9.618 ACRE TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

NORTH 45°25'30" WEST, A DISTANCE OF 26.30 FEET TO AN IRS;

SOUTH 89°35'09" WEST, A DISTANCE OF 428.97 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 97.45 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°32'04", AND A CHORD BEARING AND DISTANCE OF NORTH 85°08'49" WEST, 97.31 FEET TO AN IRS;

NORTH 79°52'47" WEST, A DISTANCE OF 213.80 FEET TO AN IRS;

SOUTH 55°01'46" WEST, A DISTANCE OF 14.12 FEET TO AN IRS;

SOUTH 09°56'20" WEST, A DISTANCE OF 38.57 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 451.73 FEET, HAVING A RADIUS OF 2,500.00 FEET, A CENTRAL ANGLE OF 10°21'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°45'44 WEST, 451.11 FEET TO AN IRS;

SOUTH 00°24'51" EAST, A DISTANCE OF 66.61 FEET TO AN IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 813.93 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE SOUTHEAST CORNER OF SAID 9.618 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE;

THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE COMMON EASTERLY LINE OF SAID PULTE HOMES TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°24'51" EAST, A DISTANCE OF 843.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND (IRF) BEING THE EASTERLY SOUTHEAST CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

SOUTH 89°26'29" WEST, A DISTANCE OF 434.45 FEET TO AN IRF BEING THE REENTRANT CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

SOUTH 01°32'31" EAST, A DISTANCE OF 6.80 FEET TO A 60D NAIL IN A FENCE CORNER FOUND BEING THE COMMON WESTERLY SOUTHEAST CORNER OF SAID PULTE HOMES OF TEXAS TRACT, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO STEVE CLINGMAN AND GLENDA CLINGMAN AS RECORDED IN INSTRUMENT NUMBER D216061381, O.P.R.T.C.T., FROM WHICH A 5/8 INCH IRON ROD FOUND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO GLORIA STEELMAN, A MARRIED WOMAN, AS RECORDED IN INSTRUMENT NUMBER D216241063, O.P.R.T.C.T. BEARS SOUTH 00°54'44" EAST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 89°12'04" WEST, WITH SAID COMMON SOUTH AND NORTH LINE, PASSING AT A DISTANCE OF 1,647.74 FEET THE COMMON NORTHWEST CORNER OF SAID CLINGMAN TRACT AND THE EASTERN MOST NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO PRATER ENERGY & DEVELOPMENT LLC, AND RECORDED IN INSTRUMENT NUMBER D218135335, O.P.R.T.C.T., CONTINUING A TOTAL DISTANCE OF 1,843.90 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEING THE COMMON SOUTHWEST CORNER OF SAID PULTE HOMES OF TEXAS TRACT AND A REENTRANT CORNER OF SAID PRATER ENERGY TRACT;

THENCE NORTH 00°00'47" WEST, WITH THE COMMON WEST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE EAST LINE OF SAID PRATER ENERGY TRACT, A DISTANCE OF 717.95 FEET TO AN IRF;

THENCE NORTH 84°29'12" WEST, WITH SAID COMMON WEST AND EAST LINE, A DISTANCE OF 103.21 FEET TO AN IRF;

THENCE NORTH 13°07'17" EAST, PASSING, AT A DISTANCE OF 513.04 FEET, THE COMMON NORTHEAST CORNER OF SAID PRATER ENERGY TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO 1187 PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER D221356286, O.P.R.T.C.T., AND PASSING, AT A DISTANCE OF 564.57 FEET, THE NORTHEAST CORNER OF SAID 1187 PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO INTELLI, LLC, AS RECORDED IN INSTRUMENT NUMBER D215064520, O.P.R.T.C.T, CONTINUING A TOTAL DISTANCE OF 661.59 FEET TO AN IRS;

THENCE NORTH 31°54'15" EAST, WITH THE COMMON WEST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE EAST LINE OF SAID INTELLI TRACT, A DISTANCE OF 183.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "COLEMAN" FOUND;

THENCE NORTH 40°51'26" EAST, WITH SAID COMMON WEST AND EAST LINE, A DISTANCE OF 141.73 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE SOUTHWEST CORNER OF AFOREMENTIONED 3.111 ACRE TRACT;

THENCE IN A NORTHEASTERLY DIRECTION, WITH THE COMMON NORTHWESTERLY LINES OF SAID PULTE HOMES AND THE SOUTHEASTERLY LINES OF SAID 3.111 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 86°26'12" EAST, A DISTANCE OF 115.78 FEET TO AN IRS;

NORTH 89°05'24" EAST, A DISTANCE OF 371.43 FEET TO AN IRS;

NORTH 02°41'10" EAST, A DISTANCE OF 113.27 FEET TO AN IRS;

NORTH 22°28'51" WEST, A DISTANCE OF 71.45 FEET TO AN IRS;

NORTH 03°19'26" WEST, A DISTANCE OF 108.56 FEET TO AN IRS;

NORTH 03°21'12" EAST, A DISTANCE OF 106.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,669,477 SQUARE FEET, OR 61.283 ACRES OF LAND, MORE OR LESS.

VICINITY MAP
NOT TO SCALE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PULTE HOMES OF TEXAS, L.P., DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2-21 & 21X, BLOCK B; LOTS 2-58 & 18X, 19X, 39X & 53X BLOCK C; LOTS 1-36, BLOCK D; LOTS 1-24 BLOCK E; LOTS 1-38, BLOCK F; LOTS 1-24, BLOCK G; PARKS OF VILLAGE CREEK AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON.

WITNESS, MY HAND, THIS THE 18th DAY OF June, 2026.

BY: _____
PULTE HOMES OF TEXAS, L.P., a TEXAS LIMITED PARTNERSHIP, Its Authorized Agent
MARC ZETT, DIVISION VICE PRESIDENT OF LAND PLANNING AND DEVELOPMENT, REGISTERED AGENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC ZETT, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF June, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 08/22/28

CHARLOTTE CROVE
Notary Public, State of Texas
Comm. Expires 08-22-2028
Notary ID 135654312

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY SET UNDER MY PERSONAL SUPERVISION

06/18/26

CODY WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 7056

STATE OF TEXAS
REGISTERED
2026
CODY WATSON
7056
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY WATSON, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF June, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04/16/2029

LEO CEPEDA
NOTARY PUBLIC
STATE OF TEXAS
ID# 13551148
EXP. 04-16-2029

DEVELOPMENT YIELD				
RESIDENTIAL LOTS: NUMBER 199	GROSS SITE AREA (ACRES): 61.283			TOTAL NUMBER LOTS: 206
ACREAGE: SINGLE FAMILY DETACHED 27.214	TOTAL NUMBER OF DWELLING UNITS: 199			
COMMERCIAL LOTS: NUMBER 0	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0	MULTIFAMILY 0	
ACREAGE: COMMERCIAL LOTS 0.000	PRIVATE OPEN SPACE LOTS: NUMBER 7			
	INDUSTRIAL LOTS 0.000	OPEN SPACE LOTS 23.024	RIGHT-OF-WAY 11.045	

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: 06/25/2026

BY: Caroline Cranz
Caroline Cranz (Jun 25, 2026 10:56:24 CDT)
CHAIRMAN

BY: _____
Stephen Murray (Jun 25, 2026 10:58:14 CDT)
SECRETARY

ENGINEER/SURVEYOR
SHIELD ENGINEERING GROUP, LLC
1600 WEST 7TH STREET, SUITE 400
FORT WORTH, TEXAS 76102
(817) 810-0696

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TX, 75019
(972) 304-2800

FINAL PLAT
OF
LOTS 2-21 & 21X, BLOCK B; LOTS 2-58 & 18X, 19X, 39X & 53X BLOCK C; LOTS 1-36, BLOCK D; LOTS 1-24 BLOCK E; LOTS 1-38, BLOCK F; LOTS 1-24, BLOCK G;

PARKS OF VILLAGE CREEK

AN ADDITION TO
THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING 61.283 ACRES OF LAND
SITUATED IN THE HIRAM LITTLE SURVEY,
ABSTRACT NO. 930.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHIELD ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890

PRELIMINARY PLAT CASE NUMBER: PP-22-061
FINAL PLAT CASE NUMBER: FP-24-203

PREPARED Jun. 2026

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

DRAWING: 2103501 HCP-1.DWG SAVED: 06/18/2026
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