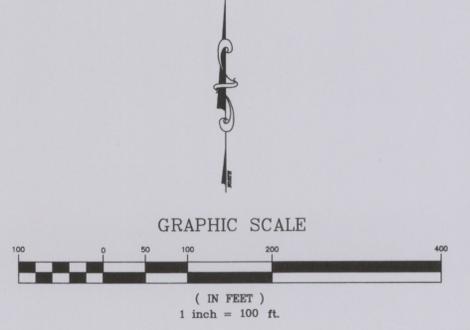
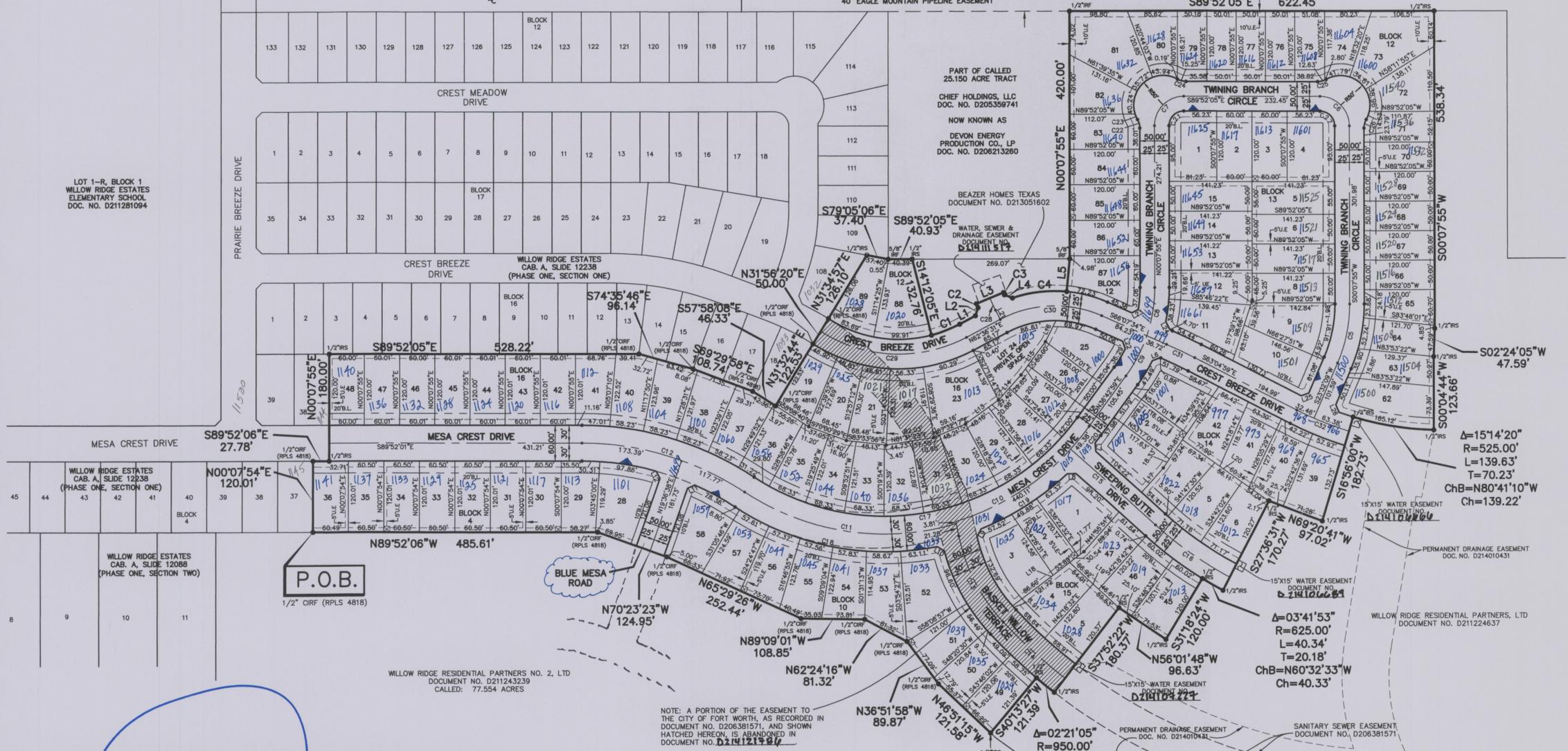


VICINITY MAP (N.T.S.)



- LEGEND**
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - CRF CAPPED IRON ROD FOUND
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - 10' X 10' UTILITY EASEMENT



FINAL PLAT
WILLOW RIDGE ESTATES

BLOCK 4, LOTS 28-36; BLOCK 10, LOTS 49-58; BLOCK 12, LOTS 62-89; BLOCK 13, LOTS 1-15; BLOCK 14, LOTS 1-6 AND LOTS 39-42; BLOCK 15, LOTS 1-5 AND LOTS 45-47, BLOCK 16, LOTS 19-48

FP13-049

25.215 ACRES OUT OF THE
 JAMES RHIGLY SURVEY, ABSTRACT NO. 1268
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

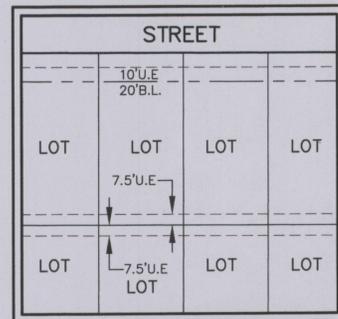
BEAZER HOMES TEXAS, L.P. OWNERS/DEVELOPERS
 1750 Valley View Lane, Suite 200
 Dallas, Texas 75234 (972)250-5544

JB PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972) 248-7676
 TBPE No. F-438
 TBPLS No. 10076000
 MAY 22, 2014
 Sheet 1 of 2

USES	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	ACRES	DENSITY	POPULATION
SF RESIDENTIAL	109		19.424		245
OPEN SPACES		1	0.201		
ROW			5.590		
TOTAL	109	1	25.215	4.32	245

CURVE TABLE						LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BEARING	CHORD	LINE	BEARING	LENGTH
C1	51.78'	225.00'	131°10'6"	26.00'	N89°12'03"E	51.66'	L1	N62°36'31"E	30.27'
C2	7.24'	225.00'	01°30'34"	3.62'	N22°59'54"W	7.24'	L2	N18°54'25"E	14.46'
C3	4.15'	225.00'	01°03'29"	2.08'	S22°46'21"E	4.15'	L3	N67°45'20"E	50.00'
C4	93.96'	225.00'	23°55'32"	47.67'	N83°31'05"E	93.27'	L4	S67°08'47"E	14.73'
C5	102.12'	250.00'	23°24'14"	51.78'	N11°50'02"E	101.41'	L5	N05°28'51"E	55.81'
C6	78.54'	50.00'	80°00'00"	50.00'	N44°52'05"W	70.71'	L6	S89°49'36"W	14.38'
C7	78.54'	50.00'	80°00'00"	50.00'	S45°07'55"W	70.71'	L7	S04°46'32"E	14.38'
C8	82.72'	250.00'	18°57'26"	41.74'	N09°36'36"E	82.31'	L8	S88°52'44"W	14.79'
C9	76.91'	250.00'	17°37'38"	38.76'	N27°54'10"E	76.61'	L9	S28°28'29"W	15.18'
C10	282.74'	440.00'	36°49'05"	146.45'	N55°07'31"E	277.90'	L10	N57°50'19"W	14.48'
C11	377.39'	440.00'	49°08'36"	201.18'	S81°25'41"E	365.93'	L11	S66°24'07"W	13.69'
C12	293.85'	510.00'	33°00'43"	151.13'	N73°21'44"W	289.80'	L12	S27°11'50"E	13.69'
C13	195.81'	350.00'	31°40'00"	85.00'	N44°52'05"W	163.70'	L13	N54°50'51"E	89.04'
C14	142.18'	250.00'	08°51'18"	71.23'	S47°41'59"E	142.04'	L14	N42°21'49"E	57.08'
C15	193.27'	7805.80'	01°25'07"	96.64'	N48°19'48"W	193.27'	L15	N36°42'59"W	70.09'
C16	154.68'	600.00'	14°46'15"	77.77'	S55°00'22"E	154.25'	L16	N27°03'26"E	39.62'
C17	618.46'	410.00'	86°25'39"	385.20'	N79°55'48"E	561.47'	L17	N41°58'52"E	55.44'
C18	360.94'	470.00'	44°00'04"	189.90'	S78°51'24"E	352.14'	L18	N53°24'40"E	152.26'
C19	174.77'	470.00'	21°18'19"	88.41'	N57°50'58"E	173.76'	L19	N47°34'02"W	113.53'
C20	15.92'	470.00'	01°58'27"	7.96'	N37°41'13"E	15.92'	L20	N54°53'46"W	172.49'
C21	39.27'	25.00'	90°00'00"	25.00'	S45°07'55"W	35.36'	L21	N27°23'30"W	17.54'
C22	15.43'	30.00'	29°28'35"	7.89'	N14°36'23"W	15.26'	L22	S19°57'50"E	13.85'
C23	10.10'	50.00'	11°34'06"	5.06'	S23°33'37"E	10.08'	L23	N62°11'28"E	12.45'
C24	15.43'	30.00'	29°28'35"	7.89'	S75°07'47"E	15.39'	L24	S26°26'46"E	15.39'
C25	15.43'	30.00'	29°28'35"	7.89'	N75°23'37"E	15.26'	L25	S70°04'05"W	13.71'
C26	15.43'	30.00'	29°28'35"	7.89'	S14°52'13"W	15.26'	L26	N23°06'06"W	13.73'
C27	39.27'	25.00'	90°00'00"	25.00'	N44°52'05"W	35.36'			
C28	22.46'	250.00'	05°08'53"	11.24'	S24°49'03"E	22.45'			
C29	261.27'	250.00'	59°52'41"	143.98'	S87°27'10"E	249.54'			
C30	178.95'	200.00'	51°15'55"	95.96'	S88°14'28"W	173.04'			

- GENERAL NOTES:**
- All lots corners are 1/2 inch iron rods unless otherwise noted.
 - Building setback lines to be established per requirements of the City of Fort Worth zoning ordinance.
 - 10 foot corner clips to be provided at all street intersections.
 - All public water and sanitary sewer service to be provided by the City of Fort Worth.
 - All public water and sanitary sewer facilities will be maintained by the City of Fort Worth.
 - All public paving and drainage structures & facilities will be maintained by the City of Fort Worth.
 - No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
 - Lot 24, Block 16; is a Private Open Space Area to be owned and maintained by the Homeowner's Association.
 - The property is located within Northwest Independent School District.
 - TXU Electric to provide electrical service to the development.
 - According to Firm Map No. 48439C0045K, dated September 25, 2009, no portion of this tract lies within the 100 year flood plain.
 - The "Development Easement" described in County Clerk's File No. D205359731 is reserved for the purpose of constructing, dedicating, utilizing, maintaining, repairing, replacing and removing streets, roads, curbs, gutters, pipelines, conduits, drains, wires, cables, storm sewer, drainage, sanitary sewer, water, gas, electric, telephone, cable, fiber optics and other utilities and related equipment and improvements.



TYPICAL LOT DETAIL
 1"=60'

SUBDIVISION PHASE:
 2A

REFERENCE
 Case No. PP-005-090

Case No. FP-013-049

110 LOTS

Plotted by: bloscion Save Time: 5/22/2014 8:52 AM
 Saved By: bloscion Save Time: 5/22/2014 8:36 AM
 H:\Projects\B2H007\DWG\B2H007PT.dwg

D214122817
6-12-2014

LEGAL DESCRIPTION
WILLOW RIDGE PHASE 2A

WHEREAS BEAZER HOMES TEXAS, L.P. is the owner of that parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the James Rightly Survey, Abstract No. 1268, and being a part of that called 25.683 acre tract of land described in a Special Warranty Deed to Beazer Homes Texas, L.P., as recorded in Document No. D213051602, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found with cap stamped "RPLS 4818" at the southwest corner of said 25.683 acre tract of land, said point being the southeast corner of Lot 37, Block 4, Willow Ridge Estates, Phase One, Section One, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 12238, Tarrant County Map Records, and said point being located in the north line of a called 77.554 acre tract of land described in a Special Warranty Deed to Willow Ridge Residential Partners No. 2, LTD as recorded in Document No. D211243238;

THENCE along the south line of said Willow Ridge, Phase One, Section One as follows:

North 00 degrees 07 minutes 54 seconds East, 120.01 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" at the northeast corner of said Lot 37, said point being located in the south line of Mesa Crest Drive (a 60 foot right-of-way);

South 89 degrees 52 minutes 06 seconds East, 27.78 feet with the south line of said Mesa Crest Drive to a one-half inch iron rod set for corner;

North 00 degrees 07 minutes 55 seconds East, 180.00 feet to a one-half inch iron rod set at the northeast corner of Lot 38, Block 16, and said point being located in the south line of Lot 3 of said Block 16;

South 89 degrees 52 minutes 05 seconds East, 528.22 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" for corner;

South 74 degrees 35 minutes 46 seconds East, 96.14 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" for corner;

South 69 degrees 29 minutes 58 seconds East, 108.74 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" for corner;

South 57 degrees 58 minutes 08 seconds East, 46.33 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" at the southeast corner of Lot 18, said Block 16;

North 31 degrees 32 minutes 44 seconds East, 122.53 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" at the northeast corner of said Lot 18, said point being located in the south line of Crest Breeze Drive (a 50 foot right-of-way);

North 31 degrees 56 minutes 20 seconds East, 50.00 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" for corner at the southeast corner of Lot 108, Block 12, said point being located in the north line of Crest Breeze Drive;

North 31 degrees 34 minutes 57 seconds East, 128.10 feet to a one-half inch iron rod set for corner at the northeast corner of said Lot 108, said point being located in the south line of Lot 109 said Block 12;

South 79 degrees 05 minutes 06 seconds East, 37.40 feet to a five-eighths inch iron rod found for corner at the southeast corner of said Lot 109, said point being the southeast corner of said Willow Ridge Estates, Phase One, Section One and said point being located in the common line of said 25.683 acre tract of land and a called 25.150 acre tract of land described in a Special Warranty Deed to Chief Holdings, LLC, as recorded in Document No. D205359741, Tarrant County Deed Records, said Chief Holdings, LLC, now known as Devon Energy Production Co., LP, as described in Certificate of Merger, as recorded in Document No. D206213260, Tarrant County Deed Records;

THENCE South 89 degrees 52 minutes 05 seconds East, 40.93 feet along the common line of said 25.683 acre tract of land and said Devon Energy Production Co., LP tract to a one-half inch iron rod set for corner;

THENCE South 14 degrees 12 minutes 05 seconds East, 132.76 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 51.78 feet along a non-tangent curve to the left having a central angle of 13 degrees 11 minutes 06 seconds, having a radius of 225.00 feet, a tangent of 28.00 feet, and whose chord bears North 69 degrees 12 minutes 03 seconds East, 51.66 feet to a one-half inch iron rod set for corner;

THENCE North 62 degrees 36 minutes 31 seconds East, 30.27 feet to a one-half inch iron rod set for corner;

THENCE North 18 degrees 54 minutes 25 seconds East, 14.46 feet to a one-half inch iron rod set for corner;

THENCE Northwestly, 7.24 feet along a non-tangent curve to the right having a central angle of 01 degrees 30 minutes 34 seconds, having a radius of 275.00 feet, a tangent of 3.62 feet, and whose chord bears North 22 degrees 59 minutes 54 seconds West, 7.24 feet to a one-half inch iron rod set for corner;

THENCE North 67 degrees 45 minutes 20 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Southeastly, 4.15 feet along a non-tangent curve to the left having a central angle of 01 degrees 03 minutes 29 seconds, having a radius of 225.00 feet, a tangent of 2.08 feet, and whose chord bears South 22 degrees 46 minutes 21 seconds East, 4.15 feet to a one-half inch iron rod set for corner;

THENCE South 67 degrees 08 minutes 47 seconds East, 14.73 feet to a one-half inch iron rod set for corner;

THENCE Northeastly, 93.96 feet along a non-tangent curve to the right having a central angle of 23 degrees 55 minutes 32 seconds, having a radius of 225.00 feet, a tangent of 47.67 feet, and whose chord bears North 83 degrees 31 minutes 05 seconds East, 93.27 feet to a one-half inch iron rod set for corner;

THENCE North 05 degrees 28 minutes 51 seconds East, 55.81 feet, said 55.81 feet to a five-eighths inch iron rod found for corner in the common line of said 25.683 acre tract of land and said Devon Energy Production Co., LP tract of land;

THENCE along the common line of said 25.683 acre tract of land and said 25.150 acre tract of land as follows:

North 00 degrees 07 minutes 55 seconds East, 420.00 feet to a one-half inch iron rod found for corner;

South 89 degrees 52 minutes 05 seconds East, 622.45 feet to a five-eighths inch iron rod set for corner;

THENCE along the east line of said 25.683 acre tract of land as follows:

South 00 degrees 07 minutes 55 seconds West, 538.34 feet to a one-half inch iron rod set for corner;

South 02 degrees 24 minutes 05 seconds West, 47.59 feet to a one-half inch iron rod set for corner;

South 00 degrees 04 minutes 44 seconds West, 123.66 feet to a one-half inch iron rod set for corner;

Northwestly, 139.63 feet along a curve to the right having a central angle of 15 degrees 14 minutes 20 seconds, having a radius of 525.00 feet, a tangent of 70.23 feet, and whose chord bears North 80 degrees 41 minutes 10 seconds West, 139.22 feet to a one-half inch iron rod set for corner;

South 16 degrees 56 minutes 00 seconds West, 182.73 feet to a one-half inch iron rod set for corner;

North 69 degrees 20 minutes 41 seconds West, 97.02 feet to a one-half inch iron rod set for corner;

South 27 degrees 36 minutes 31 seconds West, 170.27 feet to a one-half inch iron rod set for corner;

Northwestly, 40.34 feet along a curve to the right having a central angle of 03 degrees 41 minutes 53 seconds, having a radius of 625.00 feet, a tangent of 20.18 feet, and whose chord bears North 60 degrees 32 minutes 33 seconds West, 40.33 feet to a one-half inch iron rod set for corner;

South 31 degrees 18 minutes 24 seconds West, 120.00 feet to a one-half inch iron rod set for corner;

North 56 degrees 01 minutes 48 seconds West, 96.63 feet to a one-half inch iron rod set for corner;

South 37 degrees 52 minutes 22 seconds West, 190.37 feet to a one-half inch iron rod set for corner;

Northwestly, 38.99 feet along a curve to the right having a central angle of 02 degrees 21 minutes 05 seconds, having a radius of 950.00 feet, a tangent of 19.50 feet, and whose chord bears North 50 degrees 57 minutes 06 seconds West, 38.98 feet to a one-half inch iron rod set for corner;

South 40 degrees 13 minutes 27 seconds West, 121.39 feet to a one-half inch iron rod set at the southeast corner of said 25.683 acre tract of land said point being in the north line of said 77.554 acre tract of land;

THENCE along the south line of said 25.683 acre tract of land and along the north line of said 77.554 acre tract of land as follows:

North 46 degrees 51 minutes 15 seconds West, 121.58 feet to a one-half inch iron rod found with cap stamped "RPLS 4818" for corner;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEAZER HOMES TEXAS, L.P., acting by and through their duly authorized officers, do hereby adopt this plat designating the property described hereon as WILLOW RIDGE, BLOCK 4, LOTS 28-36, BLOCK 10, LOTS 49-58; BLOCK 12, LOTS 62-89; BLOCK 13, LOTS 1-15; BLOCK 14, LOTS 1-6 AND LOTS 39-42; BLOCK 15, LOTS 1-5 AND LOTS 45-47; BLOCK 16, LOTS 19-48, an addition to the City of Fort Worth, and do hereby dedicate to the public forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instrument as shown hereon. Any public utility, including the City of Fort Worth, shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat subject to provisions of any separate instruments creating such easements or rights-of-way. Any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing from all or part of its respective systems without the necessity at any time of procuring the permission of anyone, subject to the provisions of the separate dedication instruments referenced in this plat.

Executed this the 22 day of MAY, 2014.

By: Zac Thompson

Name: Zac Thompson

Title: VICE PRESIDENT

STATE OF TEXAS ~
COUNTY OF Tarrant ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Zac Thompson, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of May, 2014.

Angela Estrada
Notary Public, State of Texas



STANDARD PLAT NOTES:

Water/Waste Water 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 filing 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 II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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, 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.

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.

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.

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.

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".

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.

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.

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 and gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from an 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 the intervening structures or objects.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Dan B. Ramsey, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Fort Worth, Texas.

Dan B. Ramsey
Dan B. Ramsey, R.P.L.S. No. 4172



STATE OF TEXAS ~
COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of May, 2014.

Kelsey Benson
Notary Public, State of Texas



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: 5-22-14 By: [Signature] Chairman By: [Signature] Secretary



FINAL PLAT
WILLOW RIDGE ESTATES

BLOCK 4, LOTS 28-36; BLOCK 10, LOTS 49-58; BLOCK 12, LOTS 62-89; BLOCK 13, LOTS 1-15; BLOCK 14, LOTS 1-6 AND LOTS 39-42; BLOCK 15, LOTS 1-5 AND LOTS 45-47, BLOCK 16, LOTS 19-48

FP13-049

25.215 ACRES OUT OF THE
JAMES RIGHTLY SURVEY, ABSTRACT NO. 1268
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SUBDIVISION PHASE:
2A

REFERENCE
Case No. PP-005-090

Case No. FP-013-049

BEAZER HOMES TEXAS, L.P. OWNERS/DEVELOPERS
1750 Valley View Lane, Suite 200 (972)250-5544
Dallas, Texas 75234

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
TBPE No. F-438
TBPLS No. 10076000 MAY 22, 2014 Sheet 2 of 2

Plotted by: blogsdon Plot Date: 5/22/2014 8:49 AM
Saved By: blogsdon Save Date: 5/22/2014 8:36 AM
Drawing: H:\Projects\BZH007\dwg\BZH007PT.dwg