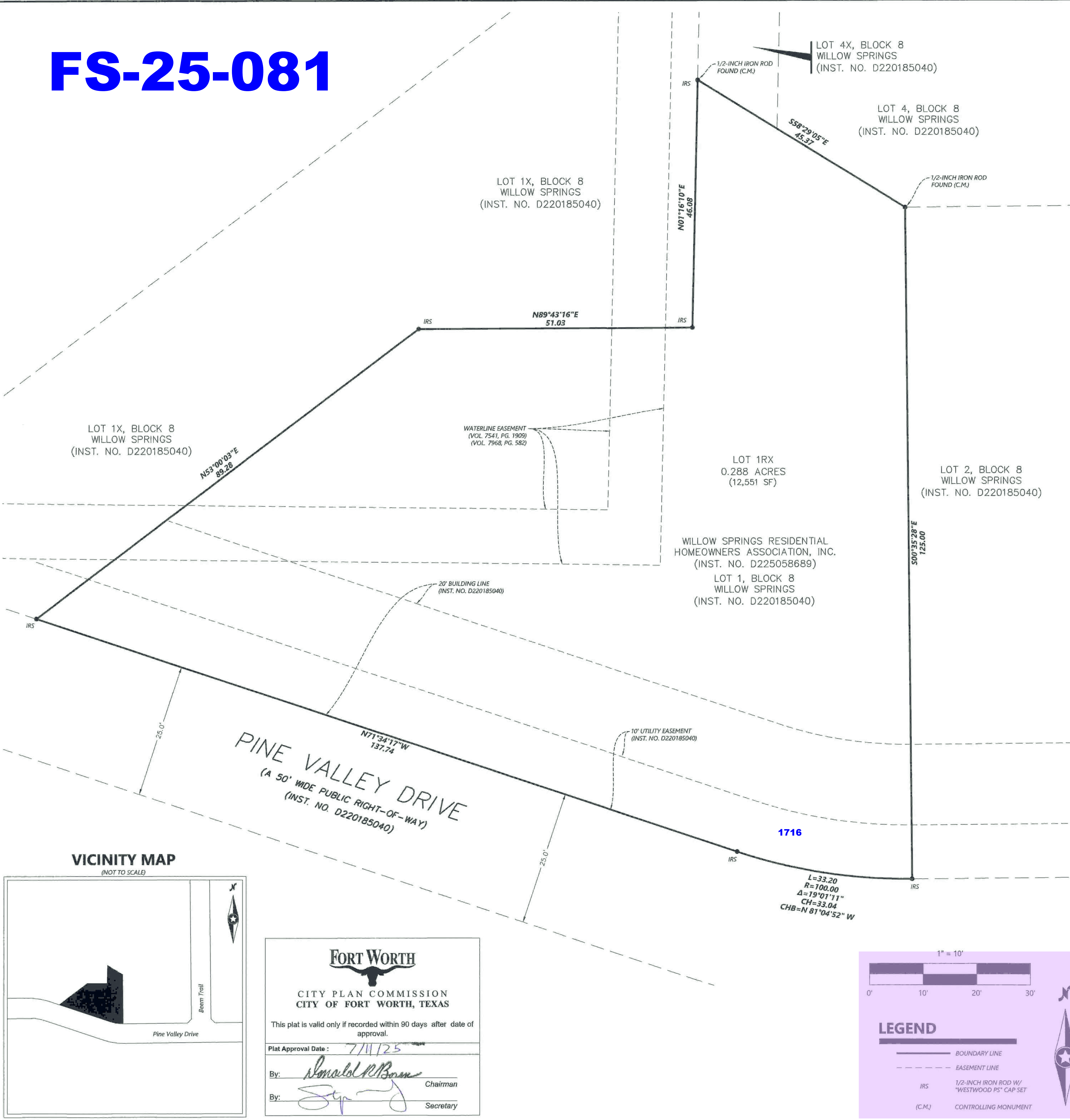


FS-25-081

© 2024 Westwood Professional Services, Inc.

\\WESTWOODPS\LOCAL\GLOBAL PROJECTS\061088.00\06 CAD\DWG\SURVEY C3D\BASE\RD061088.D00RPT.DWG



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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements
Any public franchised 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 and paving improvements; and approval is 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.

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 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.

Parkway Permit
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.

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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, 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/Drainageway 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 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.

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 the curb, including, but no limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, Willow Springs Residential Homeowners Association, Inc. is the owner of a 12.551 square foot (0.288 acre) tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1136, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 1, Block 8, Willow Springs, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D220185040 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to Willow Springs Residential Homeowners Association, Inc. recorded in Instrument No. D225058689 of said Official Public Records; said 12.551 square foot (0.288 acre) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WESTWOOD PS" cap set in the north right-of-way line of Pine Valley Drive (a 50-foot wide right-of-way) for the southeast corner of said Lot 1; said point being the beginning of a curve to the right;

THENCE, in a westerly direction along said north line of Pine Valley Drive, the south line of said Lot 1, and said curve, having a central angle of 19 degrees, 01 minutes, 11 seconds, a radius of 100.00 feet, a chord bearing and distance of North 81 degrees, 04 minutes, 52 seconds West, 33.04 feet, an arc distance of 33.20 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set at the end of said curve;

THENCE, North 71 degrees, 34 minutes, 17 seconds West, continuing along said north line of Pine Valley Drive and said south line of Lot 1, a distance of 137.74 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for the southwest corner of said Lot 1;

THENCE, North 53 degrees, 00 minutes, 03 seconds East, departing said north line of Pine Valley Drive and along the west line of said Lot 1, a distance of 89.28 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

THENCE, along a north line of said Lot 1, the following three (3) calls:

North 89 degrees, 43 minutes, 16 seconds East, a distance of 51.03 feet to a 1/2-inch iron rod with "WESTWOOD PS" cap set for corner;

North 01 degrees, 16 minutes, 10 seconds East, a distance of 46.08 feet to a 1/2-inch iron rod found for corner;

South 58 degrees, 29 minutes, 05 seconds East, a distance of 45.37 feet to a 1/2-inch iron rod found for corner;

THENCE, South 00 degrees, 35 minutes, 28 seconds East, a distance of 125.00 feet to the POINT OF BEGINNING;

CONTAINING: 12.551 square feet or 0.288 acres of land, more or less.

GENERAL NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on April 6, 2019 with a combined scale factor of 1.000161.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map No. 48439C003SL, Community-Panel No. 480596 0035 L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- NOTICE: 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.
- Covenants or Restrictions are Up-attested.
- This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

OWNER

Brookfield Holdings (Willow), LLC
c/o Brookfield Asset Management
Brookfield Place New York
250 Vesey Street
15th Floor
New York, New York 10281
212-301-2393

DEVELOPER

Ashton Dallas Residential, LLC
1800 Valley View Lane
Suite 100
Farmers Branch, Texas 75234
972-428-5413

OWNER'S DEDICATION

STATE OF Texas
COUNTY OF Tarrant

NOW, AND THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, WILLOW SPRINGS RESIDENTIAL HOMEOWNERS ASSOCIATION, INC. DOES HEREBY ADOPT THIS PLAT AS LOT 1RX, BLOCK 8 WILLOW SPRINGS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.

EXECUTED THIS THE 2nd DAY OF July, 2025.

BY: Lorenzo Garza
LORENZO GARZA
BOARD PRESIDENT

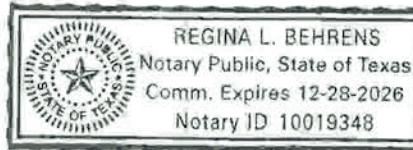
DATE: July 2, 2025.

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 LORENZO GARZA, 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 2nd DAY OF July, 2025.

Regina L. Behrens
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/23/2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

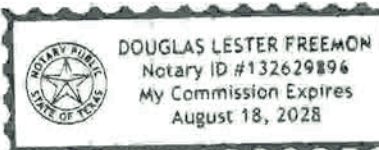
I, Todd A. Bridges, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on June 23, 2025 and that all corners are shown hereon.

Todd A. Bridges
Todd A. Bridges
Registered Professional Land Surveyor
No. 4940

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Todd A. Bridges, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Todd A. Bridges and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of June, 2025.



FS-19-052
FS-25-081

DRAWN: GAL
CHECKED: DCP
SCALE: 1" = 10'

INITIAL ISSUE: MARCH 2025
REVISIONS:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/11/2025 11:09 AM

D225126157
PLAT
Pages: 2
Fees: \$68.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

REPLAT

LOT 1RX, BLOCK 8
WILLOW SPRINGS

BEING A REPLAT OF LOT 1, BLOCK 8, WILLOW SPRINGS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. D220185040, OFFICIAL PUBLIC RECORDS.

Westwood

Phone (817) 862-3850 9800 HILLWOOD PKWY., STE 250
FORT WORTH, TX 76177
westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074631

PROJECT NUMBER: R0061088.00 DATE: MAR 2025

SHEET NUMBER:

1

OF

1

REPLAT - LOT 1RX, BLOCK 8 WILLOW SPRINGS