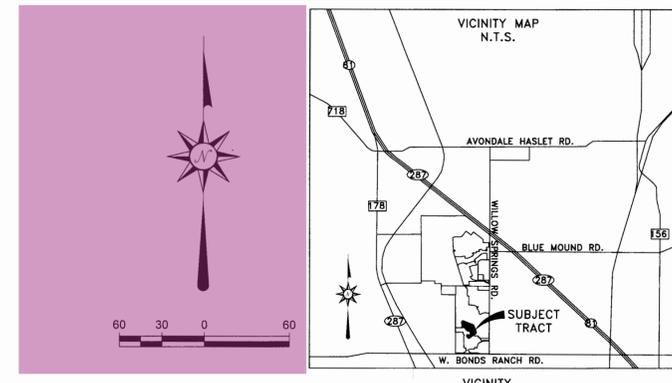
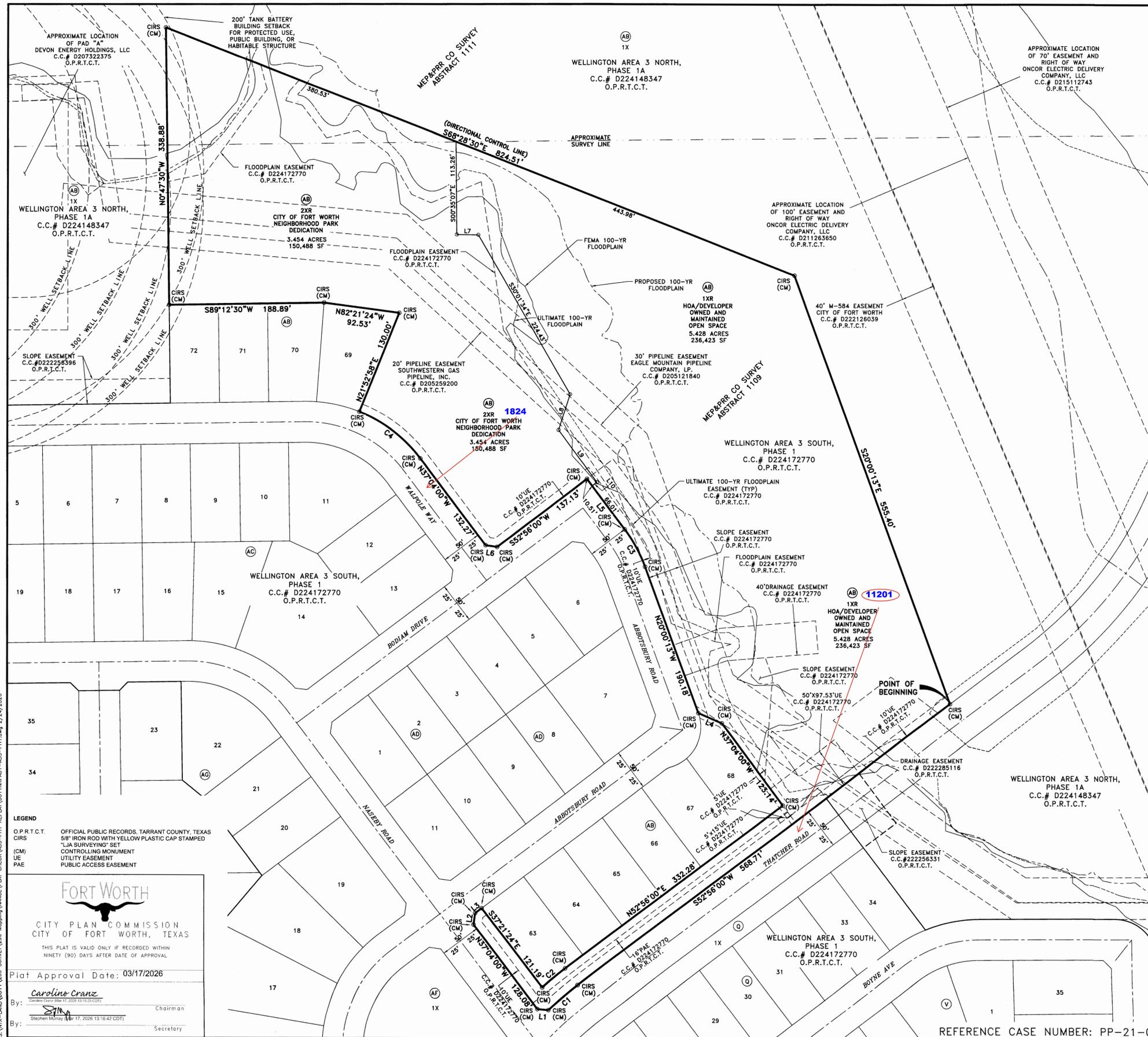


WELLINGTON AREA 3 SOUTH, PHASE 1



FS-25-254

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°08'52"	525.00'	S50°22'34"W	46.85'	46.86'
C2	3°48'03"	550.00'	N51°02'58"E	36.16'	36.17'
C3	17°03'47"	175.00'	N28°32'06"W	51.92'	52.12'
C4	31°03'02"	175.00'	N52°35'31"W	93.68'	94.84'

LINE	BEARING	DISTANCE
L1	N84°53'48"W	13.43'
L2	N7°56'00"E	14.14'
L3	N52°56'00"E	10.00'
L4	N68°37'15"W	31.25'
L5	N37°04'00"W	76.52'
L6	N82°04'00"W	14.14'
L7	S89°10'55"E	26.27'
L8	S17°42'08"W	45.87'
L9	S36°16'43"E	79.03'
L10	S53°12'31"W	7.27'

LOT TABULATION TABLE

BLOCK AB	0 RESIDENTIAL LOTS, 1 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE LOT, AND 1 CITY OF FORT WORTH NEIGHBORHOOD PARK DEDICATION
TOTAL	0 RESIDENTIAL LOTS, 1 PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE LOT AND 1 CITY OF FORT WORTH NEIGHBORHOOD PARK DEDICATION

THE PURPOSE OF THIS PLAT IS TO CHANGE LOT 1X, BLOCK AB INTO ONE PRIVATE OPEN SPACE LOT AND ONE CITY OF FORT WORTH NEIGHBORHOOD PARK DEDICATION

A
FINAL PLAT
OF
LOT 1X & 2XR, BLOCK AB
WELLINGTON AREA 3 SOUTH
OUT OF THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1109 &
THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1111
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
8.882 ACRES
1 CITY OF FORT WORTH NEIGHBORHOOD
PARK DEDICATION
1 PRIVATE OPEN SPACE LOT

OWNER: PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD., SUITE 100
COPPELL, TEXAS 75019
PHONE: (972)-304-2854

Date: FEBRUARY 2026 JOB NO. 0011

LJA SURVEYING, INC.

6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382

LEGEND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CIRTS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
(CM) "LJA SURVEYING" SET
CONTROLLING MONUMENT
UE UTILITY EASEMENT
PAE PUBLIC ACCESS EASEMENT

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: 03/17/2026
By: Caroline Cranz Chairman
By: Stephen Miller Secretary

REFERENCE CASE NUMBER: PP-21-007

AREA 3 SOUTH

FS-25-254

SHEET 1 OF 2

WELLINGTON AREA 3 SOUTH, PHASE 1

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS PULTE HOMES OF TEXAS, L.P. ARE THE SOLE OWNERS OF AN 8.882 ACRE TRACT OF LAND SITUATED IN THE M.E.P. AND P.R.R. CO. SURVEY, ABSTRACT NO. 1109 AND THE M.E.P. AND P.R.R. CO. SURVEY, ABSTRACT NO. 1111, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1X, BLOCK AB OF WELLINGTON AREA 3 SOUTH, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D224148547, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR THE EAST CORNER OF SAID LOT 1X, BLOCK AB AND THE COMMON SOUTHEAST CORNER OF LOT 1X, BLOCK AB OF WELLINGTON AREA 3 NORTH, PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D224148547, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF THATCHER ROAD, (A 50' RIGHT-OF-WAY OF SAID WELLINGTON AREA 3 NORTH, PHASE 1A.

THENCE, ALONG THE SOUTHEAST LINE OF SAID LOT 1X, BLOCK AB, (WELLINGTON AREA 3 SOUTH, PHASE 1) AND THE COMMON NORTHWEST RIGHT-OF-WAY LINE OF SAID THATCHER ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 68.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 06 MINUTES 52 SECONDS, A RADIUS OF 283.09 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 46.85 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE AND THE NORTHWEST RIGHT-OF-WAY LINE OF NABBY ROAD, (A 50' RIGHT-OF-WAY OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, NORTH 84 DEGREES 53 MINUTES 48 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.43 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP.

THENCE, NORTH 37 DEGREES 54 MINUTES 00 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 1X, AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 128.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF ABBOTTSBURY ROAD, (A 50' RIGHT-OF-WAY OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, NORTH 07 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.4 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE NORTH END OF SAID CORNER CLIP.

THENCE, NORTH 52 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID LOT 1X AND SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR A NORTHWEST CORNER OF SAID LOT 1X AND THE COMMON WEST CORNER OF LOT 63, BLOCK AB OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, ALONG THE COMMON LINES OF SAID LOT 1X AND SAID LOT 63, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37 DEGREES 21 MINUTES 24 SECONDS EAST, A DISTANCE OF 121.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON SOUTH CORNER OF SAID LOT 63, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 46 MINUTES 03 SECONDS, A RADIUS OF 550.00 FEET, AND A LONG CHORD THAT BEARS NORTH 51 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 36.16 FEET.

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 36.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER.

THENCE, CONTINUING ALONG SAID COMMON LINES AND THE COMMON LINES OF LOTS 64-68, BLOCK AB OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 52 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 332.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON EAST CORNER OF SAID LOT 68.

NORTH 37 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 123.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER.

NORTH 66 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER ON A SOUTHWEST LINE OF SAID LOT 1X AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF AFORESAID ABBOTTSBURY ROAD. SAID POINT BEING THE NORTH CORNER OF SAID LOT 68.

THENCE, ALONG THE COMMON LINES OF SAID LOT 1X AND SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 190.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 03 MINUTES 50 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 55 MINUTES 16 SECONDS WEST, A DISTANCE OF 61.92 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 62.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER.

NORTH 37 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 76.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID LOT 1X. SAID POINT BEING AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE AND THE NORTHWEST RIGHT-OF-WAY LINE OF BODIAM DRIVE, (A 50' RIGHT-OF-WAY) OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, SOUTH 52 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG A SOUTHEAST LINE OF SAID LOT 1X AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 137.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE AND THE NORTHEAST RIGHT-OF-WAY LINE OF WALPOLE WAY, (A 50' RIGHT-OF-WAY) OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, NORTH 82 DEGREES 04 MINUTES 00 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP.

THENCE, ALONG A SOUTHWEST LINE OF SAID LOT 1X AND SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 37 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 03 MINUTES 50 SECONDS, A RADIUS OF 175.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 69.88 FEET.

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 64.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON SOUTHEAST CORNER OF LOT 69, BLOCK AB OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, ALONG THE COMMON LINES OF SAID LOT 1X AND SAID LOT 69, THE FOLLOWING COURSES AND DISTANCES:

NORTH 21 DEGREES 52 MINUTES 58 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID LOT 1X AND THE COMMON NORTHEAST CORNER OF SAID LOT 69.

NORTH 82 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 92.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN ANGLE POINT AT A SOUTHERLY LINE OF SAID LOT 1X, THE COMMON NORTHWEST CORNER OF SAID LOT 69 AND THE COMMON NORTHEAST CORNER OF LOT 70, BLOCK AB OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1.

THENCE, SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE AND THE COMMON NORTH LINE OF SAID LOT 70 AND LOTS 71 AND 72, BLOCK AB OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1, A DISTANCE OF 168.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR THE WESTERN MOST SOUTHWEST CORNER OF SAID LOT 1X AND THE COMMON NORTHWEST CORNER OF SAID LOT 72. SAID POINT BEING ON THE WEST LINE OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1 AND A COMMON EAST LINE OF AFORESAID LOT 1X, BLOCK AB OF WELLINGTON AREA 3 NORTH, PHASE 1A.

THENCE, ALONG THE COMMON LINES OF SAID LOT 1X, (WELLINGTON AREA 3 SOUTH, PHASE 1) AND LOT 1X, WELLINGTON AREA 3 NORTH, PHASE 1A), THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 338.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT 1X, (WELLINGTON AREA SOUTH, PHASE 1), SAME BEING THE NORTHWEST CORNER OF SAID WELLINGTON AREA 3 SOUTH, PHASE 1, AND A COMMON INTERIOR ELL CORNER OF SAID LOT 1X, (WELLINGTON AREA 3 NORTH, PHASE 1A), SAME BEING AN INTERIOR ELL CORNER OF SAID WELLINGTON AREA 3 NORTH, PHASE 1A.

SOUTH 68 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 824.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LA SURVEYING" SET FOR AN ANGLE POINT IS SAID COMMON LINE.

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 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.

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 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.

4. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING 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 TRAVELING THROUGH 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 STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT 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 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 SUBDIVISIONS 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 REQUIRED 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.

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 PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

9. ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LA SURVEYING" UNLESS OTHERWISE NOTED.

10. THIS PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE MAP NO. 4843C0035K, 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 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.

12. PARKWAY IMPROVEMENTS SUCH AS CURBS AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

13. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (GCRS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 253, 2004 CALCULATED FROM ARLINGTON RRP2 CORRS ARP (PID-DF5387), AND DENTON CORRS ARP (PID-DF6986).

14. DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS IS PROHIBITED.

15. ALL OPEN SPACES ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

16. 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 BORE. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE WELL BORE TO THE CLOSEST EXTERIOR POINT OF THE BUILDING, WITHOUT REGARD TO INTERVENING STRUCTURES OR OBJECTS.

17. 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 (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

18. SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

TO BE KNOWN AS:
WELLINGTON AREA 3 SOUTH

STATE OF TEXAS
COUNTY OF DALLAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MARC ZIEHL
VICE PRESIDENT OF LAND DEVELOPMENT
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATER BLVD., SUITE 100
CORPELL, TEXAS, 75019
PHONE (972) 304-2854

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Marc Ziehl, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF February, 2026.

Jessica Rojas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: April 19, 2026



SURVEYOR'S CERTIFICATE

I, CHRIS MATTEO, 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 THE SUPERVISION IN JANUARY 2026, AND THAT ALL CORNERS ARE AS SHOWN.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

DATE: 02/25/2026



L.T. Thornton
L.T. Thornton & Co., P.C.
1717 Thompson Street, Suite 1100
Fort Worth, Texas 76102

03/17/2026

THE PURPOSE OF THIS PLAT IS TO CHANGE LOT 1X, BLOCK AB INTO ONE PRIVATE OPEN SPACE LOT AND ONE CITY OF FORT WORTH NEIGHBORHOOD PARK DEDICATION.

A
FINAL PLAT
OF
LOT 1XR & 2XR, BLOCK AB
WELLINGTON AREA 3 SOUTH
OUT OF THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1109 &
THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1111
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
8.882 ACRES
1 CITY OF FORT WORTH NEIGHBORHOOD
PARK DEDICATION
1 PRIVATE OPEN SPACE LOT

OWNER: PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD., SUITE 100
CORPELL, TEXAS 75019
PHONE: (972)-304-2854

Date: FEBRUARY 2026 JOB NO. 0011



6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382

S:\NTY-LAND\0111200 SURVEY\380 Mapping\ANCES\PLAT CHECK\AS-RHT REPEAT\001\INRPA01-AS-RHT.dwg 2/24/2026

FORT WORTH CITY PLAN COMMISSION
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plot Approval Date: 03/17/2026
By: Caroline Craze, Chairman
By: Stephen Murray, Secretary