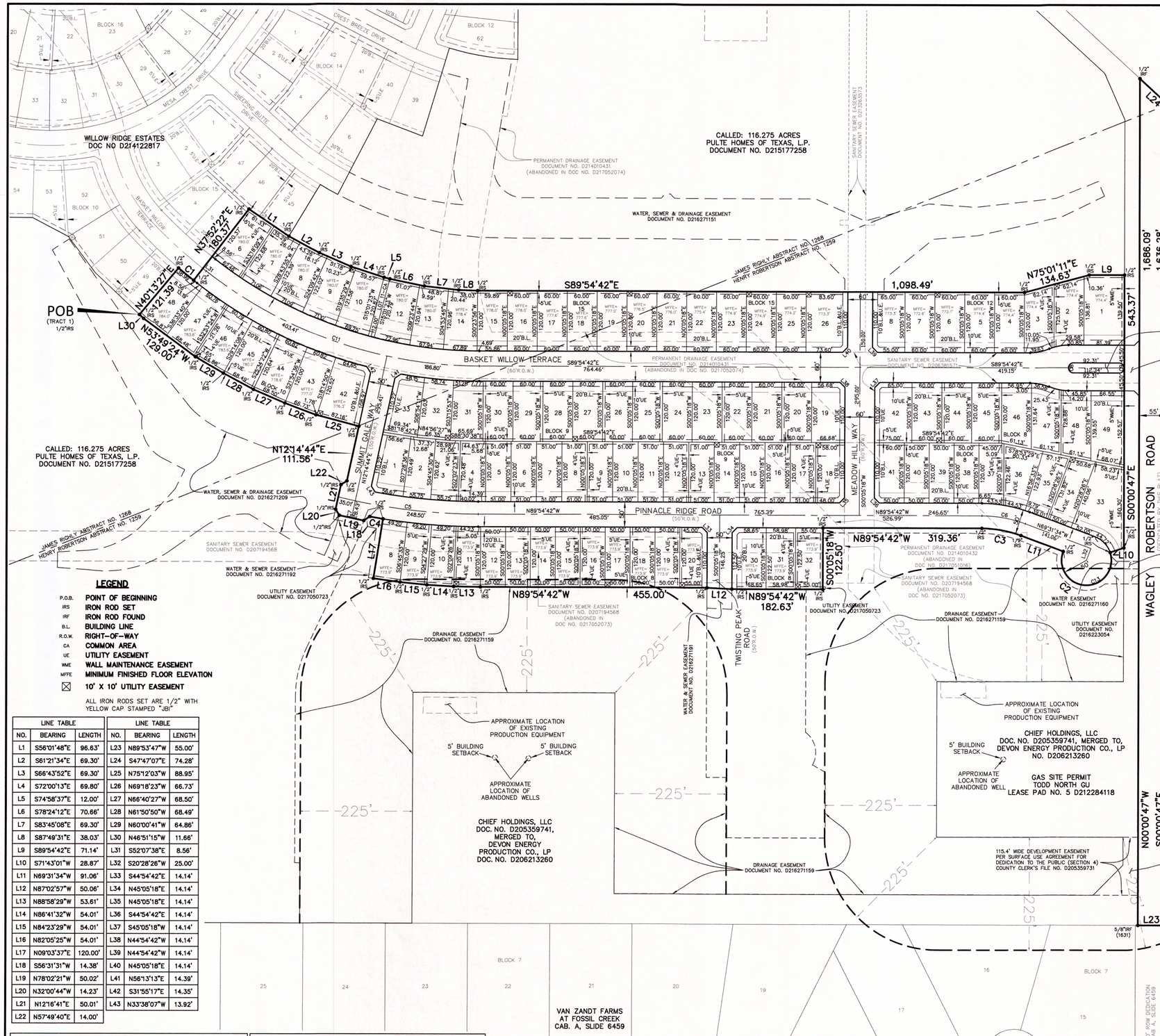

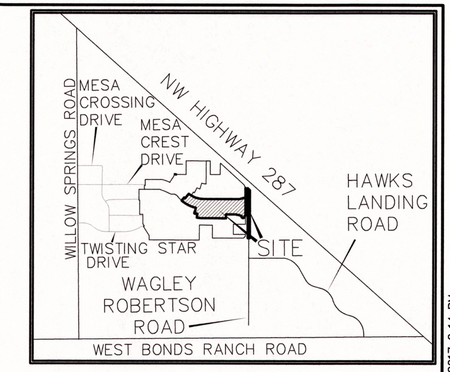

VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
CA	COMMON AREA
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
⊠	10' X 10' UTILITY EASEMENT

ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "JBI"

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S56°01'48"E	96.63'	L23	N89°53'47"W	55.00'
L2	S61°21'34"E	69.30'	L24	S47°47'07"E	74.28'
L3	S66°43'52"E	69.30'	L25	N75°12'03"W	88.95'
L4	S72°00'13"E	69.80'	L26	N69°18'23"W	66.73'
L5	S74°58'37"E	12.00'	L27	N66°40'27"W	68.50'
L6	S78°24'12"E	70.66'	L28	N61°50'50"W	68.49'
L7	S83°45'08"E	69.30'	L29	N60°00'41"W	64.86'
L8	S87°49'31"E	38.03'	L30	N46°51'15"W	11.66'
L9	S89°54'42"E	71.14'	L31	S52°07'38"E	8.56'
L10	S71°43'01"W	28.87'	L32	S20°28'26"W	25.00'
L11	N69°31'34"W	91.06'	L33	S44°54'42"E	14.14'
L12	N87°02'57"W	50.06'	L34	N45°05'18"E	14.14'
L13	N88°58'29"W	53.61'	L35	N45°05'18"E	14.14'
L14	N86°41'32"W	54.01'	L36	S44°54'42"E	14.14'
L15	N84°23'29"W	54.01'	L37	S45°05'18"W	14.14'
L16	N82°05'25"W	54.01'	L38	N44°54'42"W	14.14'
L17	N09°03'37"E	120.00'	L39	N44°54'42"W	14.14'
L18	S56°31'31"W	14.38'	L40	N45°05'18"E	14.14'
L19	N78°02'21"W	50.02'	L41	N56°13'13"E	14.39'
L20	N32°00'44"W	14.23'	L42	S31°55'17"E	14.35'
L21	N12°16'41"E	50.01'	L43	N33°38'07"W	13.92'
L22	N57°49'40"E	14.00'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	38.99'	002°21'05"	950.00'	19.50'	S50°57'06"E	38.98'
C2	190.90'	218°45'26"	50.00'	142.15'	N88°54'16"W	94.33'
C3	80.05'	020°23'08"	225.00'	40.45'	N79°43'08"W	79.63'
C4	27.01'	001°15'48"	1225.00'	13.50'	N80°18'29"W	27.01'
C5	283.52'	013°32'13"	1200.00'	142.42'	S83°08'35"E	282.86'
C6	88.95'	020°23'08"	250.00'	44.95'	N79°43'08"W	88.48'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C7	6.31'	001°26'50"	250.00'	3.16'	N12°58'09"E	6.31'
C8	31.42'	180°00'00"	10.00'	INFINITY'	S00°05'18"W	20.00'
C9	31.42'	180°00'00"	10.00'	INFINITY'	N00°05'18"E	20.00'
C11	590.22'	037°47'04"	895.00'	306.29'	S71°01'10"E	579.58'
C13	235.62'	270°00'01"	50.00'	50.00'	N65°28'26"E	70.71'

USES	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	ACRES	DENSITY	POPULATION
SF. LOTS	101		16.597		
OPEN SPACE		2	0.083		
ROW			7.612		
TOTAL	101	2	24.292	4.16	228

GENERAL NOTES:

1. All boundary corners are 1/2" inch iron rods set with yellow cap stamped "JBI" unless otherwise noted.
2. Building setback lines to be established per requirements of the City of Fort Worth zoning ordinance.
3. 10 foot corner clips to be provided at all street intersections.
4. All lots shall have a 10 foot utility easement adjacent to street right-of-ways.
5. Water and Sanitary services to be provided by the City of Fort Worth.
6. Bearing system based on the plat recorded in Cabinet A, Slide 6459, P.R.T.C.T.
7. Minimum lot size is 50' x 120' or 6,000 square feet.
8. Lot 1, Block 11 and Lot 11, Block 15 are Open Space Areas to be dedicated to the Homeowner's Association.
9. The property is located within Northwest Independent School District.
10. TXU Electric to provide electrical service to the development.
11. According to Firm Map No. 48439C0035K, 48439C0045 and 48439C0065, dated September 25, 2009, no portion of this tract lies within the 100 year flood plain.
12. 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.
13. Lot 11, Block 15 is a 12' wide Mutual Access Easements with a minimum 12' sidewalk to be owned and maintained by the HOA.
14. All Open Space Lots are Private HOA owned and maintained Open Spaces.
15. Direct access from single/duplex residential drives onto Wagley Robertson Road is prohibited.
16. Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FP15-097

FINAL PLAT

WILLOW RIDGE ESTATES

TRACT 1: (22.194 ACRES)
BLOCK 8, LOTS 8–20 & 30–49;
BLOCK 9, LOTS 1–33; BLOCK 10, LOTS 42–48;
BLOCK 11, LOT 1; BLOCK 12, LOTS 1–8;
BLOCK 15, LOTS 6–26;

TRACT 2: (2.098 ACRES)
WAGLEY ROBERTSON ROAD

24.292 ACRES OUT OF THE
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268;
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FORT WORTH FIRE DEPARTMENT
L.T. McGuire
03-30-17

FOR ADDRESSES SEE PAGE THREE

SUBDIVISION PHASE:
3A

REFERENCE
Case No. PP–013–049

Case No. FP–015–097

PULTE HOMES OF TEXAS, L.P. — OWNER / DEVELOPER
4800 Regent Boulevard, Suite 100
Irving, Texas 75063 — (972)304–2800

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

101 Residential Lots /
2 Common Area and/or Open Space Lots

August 24, 2015

Sheet 1 of 2

D217070868 3/31/2017

Plotted by: blogsdon Plot Date: 3/28/2017 2:14 PM
Drawing: H:\Projects\PUL008A\dwg\XPUL008A-PT.dwg Saved By: blogsdon Save Time: 3/23/2017 2:14 PM

OWNER'S CERTIFICATE

WHEREAS PULTE HOMES OF 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 Righly Survey, Abstract No. 1268, a part of the Henry Robertson Survey, Abstract No. 1259 and being a part Tract 1 and all of Tract 2 both described in a Special Warranty Deed to Pulte Homes of Texas, L.P., as recorded in Document No. D215177258, Tarrant County Deed Records and being further described as follows:

LEGAL DESCRIPTION (TRACT 1)

BEING a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the James Righly Survey, Abstract No. 1268, a part of the Henry Robertson Survey, Abstract No. 1259, being a part of that called 116.275 acre tract of land described as Tract 1 in a Special Warranty Deed to Pulte Homes of Texas, L.P., as recorded in Document No. D215177258, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron with yellow cap stamped "JBI" set (hereinafter called "iron rod set") in the northwest line of said 116.275 acre tract of land, said point being the south corner of Lot 49, Block 10 of Willow Ridge Estates, Phase 2A, an addition to the City of Fort Worth as recorded in Document Number D214122817, Tarrant County Map Records;

THENCE along the northwest line of said 116.275 acre tract of land, along the southeast line of said Willow Ridge Estates, Phase 2A as follows:
North 40 degrees 13 minutes 27 seconds East, 121.39 feet to a one-half inch iron rod set at the east corner of said Lot 49, said point being in the south line of Basket Willow Terrace (a 60 foot right-of-way);
Southeasterly, 38.99 feet along the south line of Basket Willow Terrace and along a non-tangent curve to the left 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 South 50 degrees 57 minutes 06 seconds East, 38.98 feet to a one-half inch iron rod set for corner;
North 37 degrees 52 minutes 22 seconds East, 180.37 feet to a one-half inch iron rod set at the east corner of Lot 5, Block 15, said Willow Ridge Estates, Phase 2A, said point being in the southwest line of Lot 46, said Block 15;
South 56 degrees 01 minutes 48 seconds East, 96.63 feet to a one-half inch iron rod set at the south corner of Lot 45, said Block 15;

THENCE South 61 degrees 21 minutes 34 seconds East, 69.30 feet to a one-half inch iron rod set for corner;

THENCE South 66 degrees 43 minutes 52 seconds East, 69.30 feet to a one-half inch iron rod set for corner;

THENCE South 72 degrees 00 minutes 13 seconds East, 69.80 feet to a one-half inch iron rod set for corner;

THENCE South 74 degrees 58 minutes 37 seconds East, 12.00 feet to a one-half inch iron rod set for corner;

THENCE South 78 degrees 24 minutes 12 seconds East, 70.66 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 45 minutes 08 seconds East, 69.30 feet to a one-half inch iron rod set for corner;

THENCE South 87 degrees 49 minutes 31 seconds East, 38.03 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 54 minutes 42 seconds East, 1,098.49 feet to a one-half inch iron rod set for corner;

THENCE North 75 degrees 01 minutes 11 seconds East, 134.63 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 54 minutes 42 seconds East, 71.14 feet to a one-half inch iron rod set in the east line of said 116.275 acre tract of land, said point being in the west line of a tract of land described in a Special Warranty Deed to Chief Holdings, LLC., as recorded in Document No. D205359741, Tarrant County Deed Records, merged with Devon Energy Production Company, LP, as recorded in Document No. D206213260, Tarrant County Deed Records;

THENCE South 00 degrees 00 minutes 47 seconds East, 543.37 feet along the common line of said 116.275 acre tract of land and said Devon Energy Production Company, LP tract of land to a one-half inch iron rod set for corner;

THENCE South 71 degrees 43 minutes 01 seconds West, 28.87 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 190.90 feet along a non-tangent curve to the right having a central angle of 218 degrees 45 minutes 26 seconds, having a radius of 50.00 feet, a tangent of 142.15 feet, and whose chord bears North 88 degrees 54 minutes 16 seconds West, 94.33 feet to a one-half inch iron rod set for corner;

THENCE North 69 degrees 31 minutes 34 seconds West, 91.06 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 80.05 feet along a curve to the left having a central angle of 20 degrees 23 minutes 08 seconds, having a radius of 225.00 feet, a tangent of 40.45 feet, and whose chord bears North 79 degrees 43 minutes 08 seconds West, 79.63 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 54 minutes 42 seconds West, 319.36 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 05 minutes 18 seconds West, 122.50 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 54 minutes 42 seconds West, 182.63 feet to a one-half inch iron rod set for corner;

THENCE North 87 degrees 02 minutes 57 seconds West, 50.06 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 54 minutes 42 seconds West, 455.00 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 58 minutes 29 seconds West, 53.61 feet to a one-half inch iron rod set for corner;

THENCE North 86 degrees 41 minutes 32 seconds West, 54.01 feet to a one-half inch iron rod set for corner;

THENCE North 84 degrees 23 minutes 29 seconds West, 54.01 feet to a one-half inch iron rod set for corner;

THENCE North 82 degrees 05 minutes 25 seconds West, 54.01 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 03 minutes 37 seconds West, 120.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 27.01 feet along a non-tangent curve to the right having a central angle of 01 degrees 15 minutes 48 seconds, having a radius of 1,225.00 feet, a tangent of 13.50 feet, and whose chord bears North 80 degrees 18 minutes 29 seconds West, 27.01 feet to a one-half inch iron rod set for corner;

THENCE South 56 degrees 31 minutes 31 seconds West, 14.38 feet to a one-half inch iron rod set for corner;

THENCE North 78 degrees 02 minutes 21 seconds West, 50.02 feet to a one-half inch iron rod set for corner;

THENCE North 32 degrees 00 minutes 44 seconds West, 14.23 feet to a one-half inch iron rod set for corner;

THENCE North 12 degrees 16 minutes 41 seconds East, 50.01 feet to a one-half inch iron rod set for corner;

THENCE North 57 degrees 49 minutes 40 seconds East, 14.00 feet to a one-half inch iron rod set for corner;

THENCE North 12 degrees 14 minutes 44 seconds East, 111.56 feet to a one-half inch iron rod set for corner;

THENCE North 75 degrees 12 minutes 03 seconds West, 88.95 feet to a one-half inch iron rod set for corner;

THENCE North 69 degrees 18 minutes 23 seconds West, 66.73 feet to a one-half inch iron rod set for corner;

THENCE North 66 degrees 40 minutes 27 seconds West, 68.50 feet to a one-half inch iron rod set for corner;

THENCE North 61 degrees 50 minutes 50 seconds West, 68.49 feet to a one-half inch iron rod set for corner;

THENCE North 60 degrees 00 minutes 41 seconds West, 64.86 feet to a one-half inch iron rod set for corner;

THENCE North 53 degrees 49 minutes 24 seconds West, 129.00 feet to a one-half inch iron rod set for corner;

THENCE North 46 degrees 51 minutes 15 seconds West, 11.66 feet to the POINT OF BEGINNING and containing 966,787 square feet or 22.194 acres of land.

LEGAL DESCRIPTION (TRACT 2)

BEING a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the Henry Robertson Survey, Abstract No. 1259, a part of the James Righly Survey, Abstract No. 1268, and being all of that called 2.098 acre tract of land described as Tract 2 in a Special Warranty Deed to Pulte Homes of Texas, L.P., as recorded in Document No. D215177258, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod set at the southeast corner of said 2.098 acre tract of land, said point being the northeast corner of Van Zandt Farms at Fossil Creek, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 6459, Tarrant County Map Records, and being located in the west line of a tract of land described in a deed to Vann Cattle Yards Inc., as recorded in Volume 6850, Page 870 and Volume 7269, Page 1882, Tarrant County Deed Records;

THENCE North 89 degrees 53 minutes 47 seconds West, 55.00 feet with the south line of said 2.098 acre tract of land and with the north line of said Van Zandt Farms at Fossil Creek to a five eighths inch iron rod found with cap stamped "1631" at the southwest corner of said 2.098 acre tract of land, said point being at the southeast corner of a tract of land described in a Special Warranty Deed to Chief Holdings, LLC., as recorded in Document No. D205359741, Tarrant County Deed Records, merged with Devon Energy Production Company, LP, as recorded in Document No. D206213260, Tarrant County Deed Records;

THENCE North 00 degrees 00 minutes 47 seconds West, 1686.10 feet with the west line of said 2.098 acre tract of land and with the east line of said Chief Holdings, LLC. Tract of land to a one-half inch iron rod found for at the northwest corner of said 2.098 acre tract of land, said point being in the southwest line of US Highway No. 287 (a 350 foot right-of-way), as recorded in Volume 4476, Page 322, Tarrant County Deed Records;

THENCE South 47 degrees 47 minutes 07 seconds East, 74.28 feet with the north line of said 2.098 acre tract of land and with the southwest line of said US Highway No. 287 to a one-half inch iron rod found at the northeast corner of said 2.098 acre tract of land, said point being in the west line of said Vann Cattle Yards, Inc. tract of land;

THENCE South 00 degrees 00 minutes 47 seconds East, 1636.28 feet with the east line of said 2.098 acre tract of land and with the west line of said Vann Cattle Yards Inc. tract of land to the POINT OF BEGINNING and containing 91,370 square feet or 2.098 acres of land.

Bearings are based on the record bearings of 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, Tarrant County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PULTE HOMES OF TEXAS, L.P., acting by and through their duly authorized officers, do hereby adopt this plat designating the property described hereon as WILLOW RIDGE ESTATES, BLOCK 8, LOTS 8–20 & 30–49; BLOCK 9, LOTS 1–33; BLOCK 10, LOTS 42–48; BLOCK 11, LOT 1; BLOCK 12, LOTS 1–8; BLOCK 15, LOTS 6–26, 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 7th day of March, 2017.

By: _____
Clint Vincent
Vice President of Land Development

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Clint Vincent, 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 7th day of March, 2017.

_____
Notary Public, State of Texas

JESSICA HERNANDEZ
Notary Public, State of Texas
My Commission Expires
April 18, 2018

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, Billy M. Logsdon, Jr., 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.

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS REGISTERED BILLY M. LOGSDON, JR. 6487 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., 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 7th day of March, 2017.

_____
Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS
ROSA M. GARCIA
Notary Public, State of Texas
My Comm. Expires 04/13/20
Notary ID 124862205

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: March 30, 2017

By: _____
Chairman

By: _____
Secretary

FORT WORTH FIRE DEPARTMENT
L.A. McClure
03-2017

FINAL PLAT

WILLOW RIDGE ESTATES

TRACT 1: (22.194 ACRES)
BLOCK 8, LOTS 8–20 & 30–49;
BLOCK 9, LOTS 1–33; BLOCK 10, LOTS 42–48;
BLOCK 11, LOT 1; BLOCK 12, LOTS 1–8;
BLOCK 15, LOTS 6–26;

TRACT 2: (2.098 ACRES)
WAGLEY ROBERTSON ROAD

24.292 ACRES OUT OF THE
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268;
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PULTE HOMES OF TEXAS, L.P. — OWNER / DEVELOPER
4800 Regent Boulevard, Suite 100
Irving, Texas 75063 — (972)304–2800

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

SUBDIVISION PHASE:
3A

REFERENCE
Case No. PP–013–049

Case No. FP–015–097

101 Residential Lots /
2 Common Area and/or Open Space Lots

August 24, 2015

D217070868 3/31/2017

Plotted by: blogsdon Plot Date: 3/7/2017 8:09 AM
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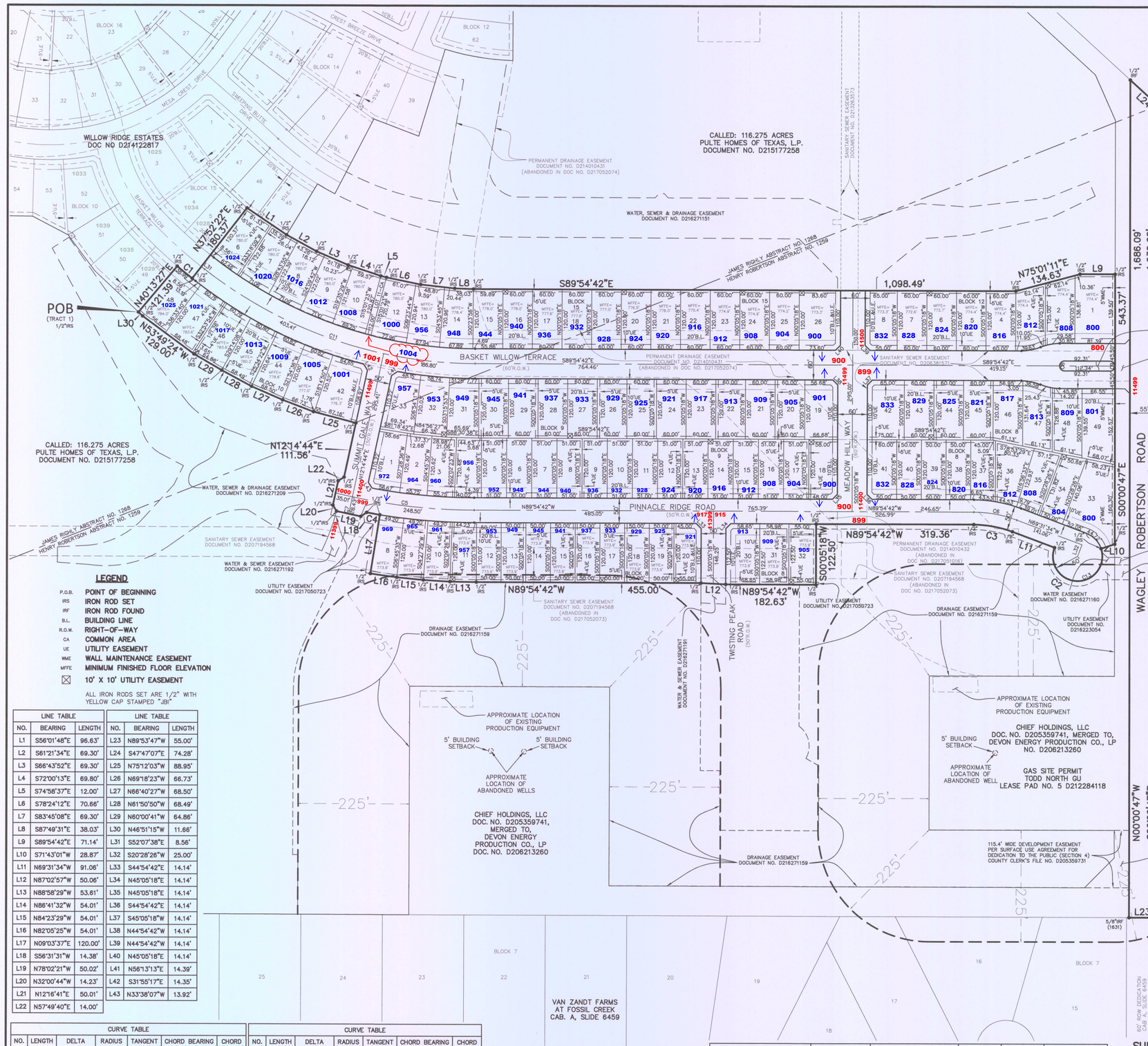

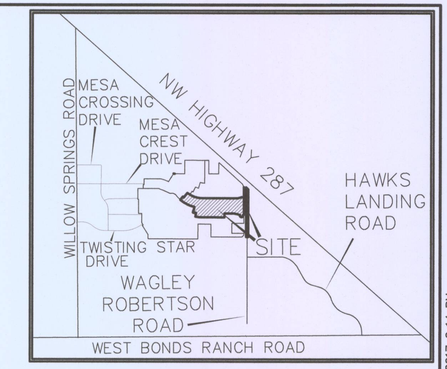

VICINITY MAP (N.T.S.)

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
CA	COMMON AREA
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
⊠	10' X 10' UTILITY EASEMENT

ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "JBI"

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S56°01'48"E	96.63'	L23	N89°53'47"W	55.00'
L2	S61°21'34"E	69.30'	L24	S47°47'07"E	74.28'
L3	S66°43'52"E	69.30'	L25	N75°12'03"W	88.95'
L4	S72°00'13"E	69.80'	L26	N69°18'23"W	66.73'
L5	S74°58'37"E	12.00'	L27	N66°40'27"W	68.50'
L6	S78°24'12"E	70.66'	L28	N61°50'50"W	68.49'
L7	S83°45'08"E	69.30'	L29	N60°00'41"W	64.86'
L8	S87°49'31"E	38.03'	L30	N46°51'15"W	11.66'
L9	S89°54'42"E	71.14'	L31	S52°07'38"E	8.56'
L10	S71°43'01"W	28.87'	L32	S20°28'26"W	25.00'
L11	N69°31'34"W	91.06'	L33	S44°54'42"E	14.14'
L12	N87°02'57"W	50.06'	L34	N45°05'18"E	14.14'
L13	N88°58'29"W	53.61'	L35	N45°05'18"E	14.14'
L14	N86°41'32"W	54.01'	L36	S44°54'42"E	14.14'
L15	N84°23'29"W	54.01'	L37	S45°05'18"W	14.14'
L16	N82°05'25"W	54.01'	L38	N44°54'42"W	14.14'
L17	N09°03'37"E	120.00'	L39	N44°54'42"W	14.14'
L18	S56°31'31"W	14.38'	L40	N45°05'18"E	14.14'
L19	N78°02'21"W	50.02'	L41	N56°13'13"E	14.39'
L20	N32°00'44"W	14.23'	L42	S31°55'17"E	14.35'
L21	N12°16'41"E	50.01'	L43	N33°38'07"W	13.92'
L22	N57°49'40"E	14.00'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	38.99'	002°21'05"	950.00'	19.50'	S50°57'06"E	38.98'
C2	190.90'	218°45'26"	50.00'	142.15'	N88°54'16"W	94.33'
C3	80.05'	020°23'08"	225.00'	40.45'	N79°43'08"W	79.63'
C4	27.01'	001°15'48"	1225.00'	13.50'	N80°18'29"W	27.01'
C5	283.52'	013°32'13"	1200.00'	142.42'	S83°08'35"E	282.86'
C6	88.95'	020°23'08"	250.00'	44.95'	N79°43'08"W	88.48'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C7	6.31'	001°26'50"	250.00'	3.16'	N12°58'09"E	6.31'
C8	31.42'	180°00'00"	10.00'	INFINITY'	S00°05'18"W	20.00'
C9	31.42'	180°00'00"	10.00'	INFINITY'	N00°05'18"E	20.00'
C11	590.22'	037°47'04"	895.00'	306.29'	S71°01'10"E	579.58'
C13	235.62'	270°00'01"	50.00'	50.00'	N65°28'26"E	70.71'

GENERAL NOTES:

1. All boundary corners are 1/2" inch iron rods set with yellow cap stamped "JBI" unless otherwise noted.
2. Building setback lines to be established per requirements of the City of Fort Worth zoning ordinance.
3. 10 foot corner clips to be provided at all street intersections.
4. All lots shall have a 10 foot utility easement adjacent to street right-of-ways.
5. Water and Sanitary services to be provided by the City of Fort Worth.
6. Bearing system based on the plat recorded in Cabinet A, Slide 6459, P.R.T.C.T.
7. Minimum lot size is 50' x 120' or 6,000 square feet.
8. Lot 1, Block 11 and Lot 11, Block 15 are Open Space Areas to be dedicated to the Homeowner's Association.
9. The property is located within Northwest Independent School District.
10. TXU Electric to provide electrical service to the development.
11. According to Firm Map No. 48439C0035K, 48439C0045 and 48439C0065, dated September 25, 2009, no portion of this tract lies within the 100 year flood plain.
12. 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.
13. Lot 11, Block 15 is a 12' wide Mutual Access Easements with a minimum 12' sidewalk to be owned and maintained by the HOA.
14. All Open Space Lots are Private HOA owned and maintained Open Spaces.
15. Direct access from single/duplex residential drives onto Wagley Robertson Road is prohibited.
16. Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

SEE PAGE ONE FOR SIGNED & FILED COPY

FP15-097

FINAL PLAT
WILLOW RIDGE ESTATES

TRACT 1: (22.194 ACRES)
BLOCK 8, LOTS 8–20 & 30–49;
BLOCK 9, LOTS 1–33; BLOCK 10, LOTS 42–48;
BLOCK 11, LOT 1; BLOCK 12, LOTS 1–8;
BLOCK 15, LOTS 6–26;

TRACT 2: (2.098 ACRES)
WAGLEY ROBERTSON ROAD

24.292 ACRES OUT OF THE
JAMES RIGHLY SURVEY, ABSTRACT NO. 1268;
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

FORT WORTH FIRE DEPARTMENT
L.A. McGee
03-30-17

103 ADDRESSES

101 Residential Lots
& 2 Open Space/Common Area Lots

USES	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	ACRES	DENSITY	POPULATION
SF. LOTS	101		16.597		
OPEN SPACE		2	0.083		
ROW			7.612		
TOTAL	101	2	24.292	4.16	228

SUBDIVISION PHASE:
3A

REFERENCE
Case No. PP-013-049

Case No. FP-015-097

OWNER / DEVELOPER
PULTE HOMES OF TEXAS, L.P.
4800 Regent Boulevard, Suite 100
Irving, Texas 75063
(972)304-2800

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

101 Residential Lots /
2 Common Area and/or Open Space Lots

August 24, 2015

Plotted by: blogsdon Plot Date: 3/28/2017 2:14 PM
Drawing: H:\Projects\PUL008A\dwg\xPUL008A-PT.dwg Saved By: blogsdon Save Time: 3/23/2017 2:14 PM