

**ANNEXATION EXHIBIT
WILLOW SPRINGS ROAD**

Part of the M.E.P&P. R.R. CO. Survey, Abstract No. 1111, the James Righley Survey, Abstract No. 1268,
the M.E.P&P. R.R. CO. Survey, Abstract No. 1110, and the Joseph Highland Survey, Abstract No. 752
Tarrant County, Texas

DESCRIPTION of a 4.825 acre (210,188 square foot) tract of land situated in the M.E.P&P. R.R. CO. Survey, Abstract No. 1111, the James Righley Survey, Abstract No. 1268, the M.E.P&P. R.R. CO. Survey, Abstract No. 1110, and the Joseph Highland Survey, Abstract No. 752; said tract being a portion of County Road 4109, commonly known as Willow Springs Road, having a variable-width right-of-way; said 4.825 acre (210,188 square foot) tract being more particularly described as follows:

BEGINNING at a point in the east line of said Willow Springs Road, dedicated by that plat known as Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slide 9148 of the Plat Records of Tarrant County, Texas, same being the north right-of-way line of West Bonds Ranch Road, said point also being in the north City Limits line as described in Ordinance No. 25537-06.2022);

THENCE, North 89 degrees, 54 minutes, 47 seconds West, with said north line of West Bonds Ranch Road, and the said north City Limits line, a distance of 71.00 feet to a point for corner at the southeast corner of the remainder of a called 324.532 acre tract of land conveyed to Knox Street Partners No. 29, LTD and described in Instrument No. D221081999 of the Official Public Records of Tarrant County, Texas, same being the east line of the City of Fort Worth City Limits, described in Parcel 2 of that certain Ordinance No. 16704-11-2005, also being the apparent west right-of-way line of said Willow Springs Road;

THENCE, North 00 degrees, 20 minutes, 56 seconds West, departing the said north line of Bonds Ranch Road, with said west line of Willow Springs Road and the east line of said Ordinance No. 16704-11 2005, a distance of 2,966.92 feet to a point for corner in the east line of a called 202.097 acre tract conveyed to HPC Wellington Nance Development Corporation, recorded in Instrument No. D222168263 of said Official Public Records, same being the northwest corner of said Ordinance No. 16704-11-2005, same being the south line of the City of Fort Worth City Limits as described in Tract A, Tract 1 of that certain Ordinance No. 16723-12-2005;

THENCE, North 90 degrees, 00 minutes, 00 seconds, East, with the south line of said City Limits, passing at a distance of 30.00 feet, the northwest corner of a called 5.00 acre tract of land conveyed to Maudie Moss, described in Instrument No. D222158153 of said Official Public Records, and continuing for a total distance of 70.99 feet to a point for corner in the apparent east line of Willow Springs Road;

THENCE, South 00 degrees, 24 minutes, 53 seconds East along the apparent east line of Willow Springs Road, a distance of 475.85 feet to a point for corner at the northwest corner of Block 10, of said Van Zandt Farms at Fossil Creek;

THENCE, South 00 degrees, 18 minutes, 48 seconds East continuing with the east line of said Willow Springs Road, and the west line of Blocks 10, 9 & 8 of said Van Zandt Farms at Fossil Creek, a distance of 2,491.17 feet to the **POINT OF BEGINNING**;

CONTAINING: 4.825 acres of land (210.188 square feet), more or less.

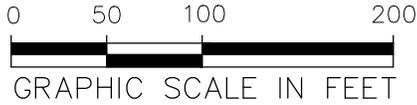
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road, Fort Worth, TX 76109
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



0045655.00_EX02.docx
0045655.00_EX02.dwg



MATCH LINE (SEE SHEET 3)

REMAINDER OF 324.532 ACRES
KNOX STREET PARTNERS NO. 29, LTD
(INST. #D221081999)

ANNEXATION AREA
4.825 ACRES
(210,188 SQUARE FEET)

WILLOW SPRINGS ROAD
(VARIABLE - WIDTH RIGHT-OF-WAY)

LOT 5
BLOCK 9

VAN ZANDT FARMS
AT FOSSIL CREEK
LOTS 1-10, BLOCK 9, LOTS 1-10, BLOCK 10
LOT B, BLOCK 8, LOT C, BLOCK 8
(INST. NO. D204116807)

LOT 4
BLOCK 9

LOT 3
BLOCK 9

POINT OF BEGINNING

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16704-11)

CITY OF FORT WORTH
CITY LIMITS (ORDINANCE NO.
25537-06-2022)

N 00°20'56" W 2966.92'

S 00°18'48" E 2491.17'

M.E.P.&P. R.R. CO. SURVEY - ABSTRACT NO. 1110
J. HIGHLAND SURVEY - ABSTRACT NO. 752

70' R.O.W.

N 89°54'47" W
70.00'

LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008001



4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
JAMES RIGHLEY SURVEY, ABSTRACT NO. 1268,
AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
TARRANT COUNTY, TEXAS
PAGE 2 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ABBR	MLL	1"=100'	09/22/2023	0045655.00

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MATCH LINE (SEE SHEET 4)



0 50 100 200

GRAPHIC SCALE IN FEET

202.097 ACRES
HPC WELLINGTON NANCE
DEVELOPMENT CORPORATION
(INST. #D222168263)

REMAINDER OF 324.532 ACRES
KNOX STREET PARTNERS NO. 29, LTD
(INST. #D221081999)

90.207 ACRES
PULTE HOMES OF TEXAS, LP
(INST. #D222168262)

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16704-11)

REMAINDER OF 324.532 ACRES
KNOX STREET PARTNERS NO. 29, LTD
(INST. #D221081999)

ANNEXATION AREA
4.8256 ACRES
(210,188 SQUARE FEET)

LOT B
BLOCK 8

VAN ZANDT FARMS
AT FOSSIL CREEK
LOTS 1-10, BLOCK 9, LOTS 1-10, BLOCK 10
LOT B, BLOCK 8, LOT C, BLOCK 8
(INST. NO. D204116807)

LOT 6
BLOCK 9

N 00°20'56" W 2966.92'

S 00°18'48" E 2491.17'

WILLOW SPRINGS ROAD
(VARIABLE-WIDTH RIGHT-OF-WAY)

M.E.P.&P. R.R. CO SURVEY - ABSTRACT NO. 1110
S. HIGHLAND SURVEY - ABSTRACT NO. 752

MATCH LINE (SEE SHEET 2)

LEGEND

- — — — — PROPERTY LINE
- — — — — ANNEXATION LINE
- POINT FOR CORNER
(UNLESS OTHERWISE NOTED)

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WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
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M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
JAMES RIGHLEY SURVEY, ABSTRACT NO. 1268,
AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
TARRANT COUNTY, TEXAS
PAGE 3 OF 6

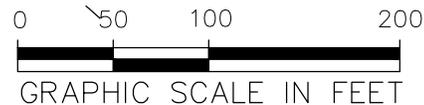
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MATCH LINE (SEE SHEET 5)



ANNEXATION AREA
4.825 ACRES
(210,188 SQUARE FEET)

WILLOW SPRINGS ROAD
(VARIABLE-WIDTH RIGHT-OF-WAY)

LOT 10
BLOCK 10

VAN ZANDT FARMS
AT FOSSIL CREEK
LOTS 1-10, BLOCK 9, LOTS 1-10, BLOCK 10
LOT B, BLOCK 8, LOT C, BLOCK 8
(INST. NO. D204116807)

LOT 9
BLOCK 10

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16704-11)

LOT 8
BLOCK 10

202.097 ACRES
HPC WELLINGTON NANCE
DEVELOPMENT CORPORATION
(INST. #D222168263)

LOT B
BLOCK 8

N 00°20'56" W 2966.92'

S 00°18'48" E 2491.17'

M.E.P. & P. R.R. C.O. SURVEY - ABSTRACT NO. 1110
J. HIGHLAND SURVEY - ABSTRACT NO. 752

MATCH LINE (SEE SHEET 3)

LEGEND	
— — — — —	PROPERTY LINE
— — — — —	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

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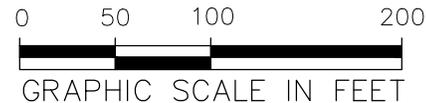
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FORT WORTH, TX 76109
817.412.7155

WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
JOSEPH HIGHLAND SURVEY, ABSTRACT NO. 752,
M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1110
JAMES RIGHLEY SURVEY, ABSTRACT NO. 1268,
AND THE M.E.P.&P. R.R. C.O. SURVEY, ABSTRACT NO. 1111
TARRANT COUNTY, TEXAS
PAGE 4 OF 6

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MATCH LINE (SEE SHEET 6)



ANNEXATION AREA
4.825 ACRES
(210,188 SQUARE FEET)

5.00 ACRES
MAUDIE MOSS
(INST. #D222168263)

MEP&P RR CO SURVEY
ABSTRACT NO. 1111
MEP&P RR CO SURVEY
ABSTRACT NO. 1110

J. RIGHLY SURVEY
ABSTRACT NO. 1268
J. HIGHLAND SURVEY
ABSTRACT NO. 752

N 00°20'56" W 2966.92'

S 00°24'55" E 475.85'

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16704-11)

202.097 ACRES
HPC WELLINGTON NANCE
DEVELOPMENT CORPORATION
(INST. #D222168263)

VAN ZANDT FARMS
AT FOSSIL CREEK
LOTS 1-10, BLOCK 9, LOTS 1-10, BLOCK 10
LOT B, BLOCK 8, LOT C, BLOCK 8
(INST. NO. D204116807)

LOT 1
BLOCK 10

WILLOW SPRINGS ROAD
(VARIABLE-WIDTH RIGHT-OF-WAY)

S 01°18'48" E
2491.17'

MATCH LINE (SEE SHEET 4)

LEGEND	
	PROPERTY LINE
	ANNEXATION LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

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TX REG. ENGINEERING FIRM F-469

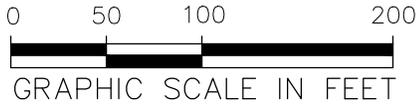
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WILLOW SPRINGS ROAD
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TARRANT COUNTY, TEXAS
PAGE 5 OF 6

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MEP&P RR CO SURVEY - ABSTRACT NO. 1111 -
J. RIGLEY SURVEY - ABSTRACT NO. 1268

WILLOW RIDGE ESTATES
LOT 1, BLOCK 1; LOTS 1-15, BLOCK 2; LOTS 1-11, BLOCK 4;
LOTS 1-9 AND LOTS 12-20, BLOCK 5;
LOTS 1-10 AND LOTS 12-18, BLOCK 6 AND LOTS 1-15, BLOCK 7
(INST. NO. D207272631)

LOT 1
BLOCK 1

202.097 ACRES
HPC WELLINGTON NANCE
DEVELOPMENT CORPORATION
(INST. #D222168263)

ANNEXATION AREA
4.825 ACRES
(210,188 SQUARE FEET)

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16723-12)

N 90°00'00" E
70.99'

5.00 ACRES
MAUDIE MOSS
(INST. #D222168263)

CITY OF FORT WORTH
CITY LIMITS
(ORDINANCE NO. 16704-11)

N 00°20'56" W
2966.92'

E 00°24'53" S
475.85'

WILLOW SPRINGS ROAD
(VARIABLE-WIDTH RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 5)

LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

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[Signature]
Michael Larry Lewis, Jr.
Registered Professional
Land Surveyor No. 5773

09/26/2023
Date

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001



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WILLOW SPRINGS ROAD
PORTION OF TARRANT COUNTY RIGHT-OF-WAY
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TARRANT COUNTY, TEXAS
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