

**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**;

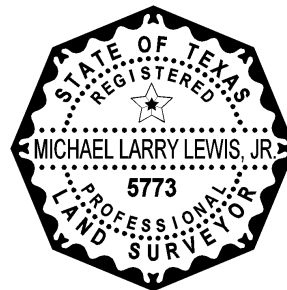
**CONTAINING**: 4.825 acres of land (210.188 square feet), more or less.

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.

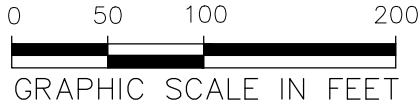


09/26/2023

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



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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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TARRANT COUNTY, TEXAS  
PAGE 3 OF 6

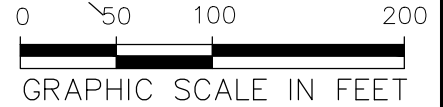
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MATCH LINE (SEE SHEET 5)



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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**WILLOW SPRINGS ROAD**  
PORTION OF TARRANT COUNTY RIGHT-OF-WAY  
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TARRANT COUNTY, TEXAS  
PAGE 4 OF 6

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MATCH LINE (SEE SHEET 6)



0 50 100 200

GRAPHIC SCALE IN FEET

**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
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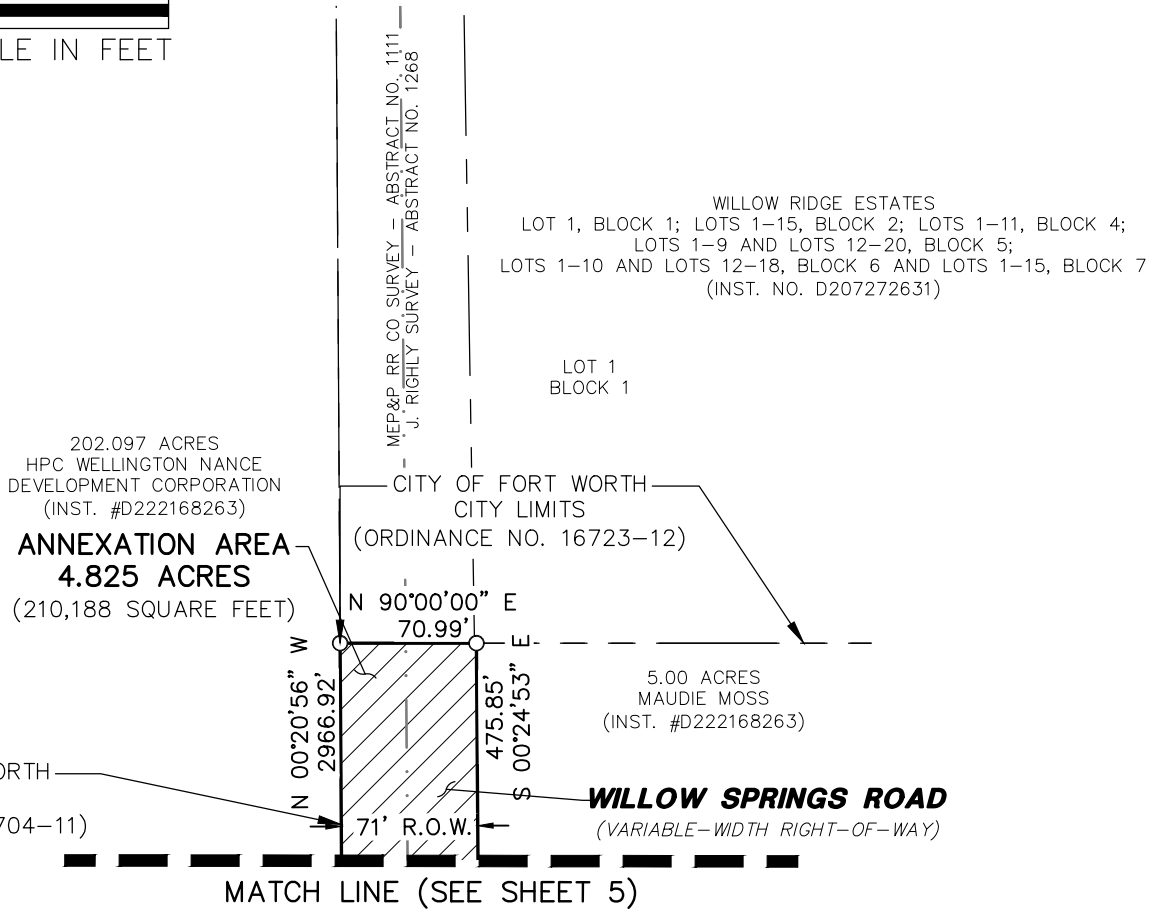
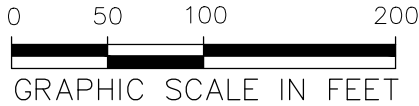


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TARRANT COUNTY, TEXAS

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

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

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,  
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 TARRANT COUNTY, TEXAS  
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