STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS LGI - HOMES TEXAS, LLC. ACTING BY AND THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WILLIAM LYNN SURVEY, ABSTRACT NUMBER 924, AND THE JAMES M. ROBINSON SURVEY, ABSTRACT NO. 1337, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING PART OF A CALLED 96,728-ACRE TRACT OF LAND DESCRIBED IN A DEED TO LGI - HOMES TEXAS, LLC RECORDED IN INSTRUMENT NO. D217203165 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR THE POINT OF BEGINNING IN THE NORTH LINE OF SAID LGI TRACT, SAID IRON ROD BEING IN THE SOUTH LINE OF THE HENLEY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A. SLIDE 9336, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.);

THENCE S89°42'15"E, ALONG THE NORTH LINE OF SAID LIGHTRACT AND THE SOUTH LINE OF SAID HENLEY TRACT, PASSING AT A DISTANCE OF 27.50 FEET THE SOUTHEAST CORNER OF SAID HENLEY ADDITION AND THE SOUTHWEST CORNER OF THE J.C. WILLIAMS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN VOLUME 388-104, PAGE 887 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG SAID NORTH AND SOUTH LINES, PASSING AT A DISTANCE OF 259. 10 FEET A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT) FOR THE SOUTHEAST CORNER OF SAID WILLIAMS ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE FRIEND ADDITION, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN VOLUME 388-103, PAGE 755 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID FRIEND ADDITION, IN ALL A TOTAL DISTANCE OF 420.18 FEET TO 3/4-INCH IRON ROD FOUND (CONTROLLING MONUMENT) FOR AN ELL CORNER IN THE NORTH LINE OF SAID LGI TRACT, SAME BEING THE NORTHWEST CORNER OF THE PERKINS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, RECORDED IN INSTRUMENT NUMBER 202005133 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SO 07:50 W, CONTINUING ALONG THE NORTH LINE OF SAID LGI TRACT AND THE WEST LINE OF SAID PERKINS ADDITION, A DISTANCE OF 250.00 FEET TO A 5/8-INCH IRON ROD FOUND (CONTROLLING MONUMENT) FOR AN ELL CORNER IN THE NORTH LINE OF SAID LGI TRACT AND THE SOUTHWEST CORNER OF SAID

THENCE S89°30'54"E. CONTINUING ALONG THE NORTH LINE OF SAID LIGITRACT AND THE SOUTH LINE OF SAID PERKINS ADDITION, PASSING AT A DISTANCE OF 474.06, THE SOUTHEAST CORNER OF SAID PERKINS ADDITION AND CONTINUING FOR A TOTAL DISTANCE OF 482.70 FEET TO A FOUND 3/4-INCH IRON ROD (CONTROLLING MONUMENT) FOR THE EASTERN MOST NORTHEAST CORNER OF AID LIGITRACT IN THE WEST LINE OF COOKS LANE, A VARIABLE WIDTH RIGHT OF

THENCE SO°07'24"E, ALONG THE EAST LINE OF SAID LGI TRACT AND THE WEST LINE OF SAID COOKS LANE, A DISTANCE OF 1,414.91 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "JONES CARTER" (CONTROLLING MONUMENT) FOR THE SOUTHEAST CORNER OF SAID LGI TRACT;

THENCE S89°21'02"W, ALONG THE SOUTH LINE OF SAID LGI TRACT, PASSING AT A DISTANCE OF 7.74 FEET THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOHN MCGREW RECORDED IN INSTRUMENT NUMBER D 192095274 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CONTINUING ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID MCGREW TRACT, PASSING AT A DISTANCE OF 880.53 FEET THE NORTHWEST CORNER OF SAID MCGREW TRACT SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TRISHA L. HAMES, RECORDED IN VOLUME 13440. PAGE 262 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID HAMES TRACT, IN ALL A TOTAL DISTANCE OF 1,030.22 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON":

THENCE, DEPARTING SAID SOUTH AND NORTH LINES AND OVER AND ACROSS SAID LG1 TRACT, THE FOLLOWING COURSES AND DISTANCES: NO°54'41"W, A DISTANCE OF 94.36 FEET TO FOUND1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; N44°05' 19"E, A DISTANCE OF 14,14 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" N89°05' 19"E, A DISTANCE OF 24.50 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; N0°54'41"W. A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; \$89%5'19"W, A DISTANCE OF 24,50 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON". N45°54'41"W. A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; NO°54'41"W. A DISTANCE OF 90.00 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; N89°05' 19"E, A DISTANCE OF 150.24 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" NO°51'28"W, A DISTANCE OF 250.00 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; S89°05' 19"W, A DISTANCE OF 150.47 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; NO°54'41"W, A DISTANCE OF 90.00 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; N44°05'19"E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; N89°05'19"E, A DISTANCE OF 24.50 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; NO°54'41"W, A DISTANCE OF 50,00 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON": N89°05'19"E, A DISTANCE OF 116.11 FEET TO A FOUND 1/2-INCH IRON WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" NO°51'28"W, A DISTANCE OF 1,026.28 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 32.774 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LGI HOMES - TEXAS, LLC., THE AFORE SAID OWNER DOES HEREBY ADOPT THIS PLAT AND DESIGNATE THE HEREIN ABOVE TRACT AS OAK RIDGE PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

OWNER/DEVELOPER, ELAINE TORRES TITLE OFFICER, LGI HOMES-TEXAS, LLC

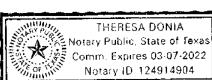
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, <u>ELAINE TORRES</u>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE\SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-7-2022



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

that I, margos a, madrid do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

FOR PAPE DAWSON ENGINEERS: MARCOS A. MADRÌD---REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6740 FIRM REGISTRATION NO. 10194390

PAPE DAWSON ENGINEERS 5810 TENNYSON PARKWAY, SUITE 425 PLANO, TEXAS 75024

TELE, 214-420-8494 EMAIL: MMADRID@PAPE-DAWSON.COM

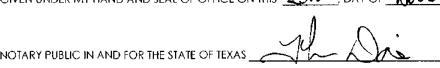
CERTIFICATION DATE: NOVEMBER 23, 2021

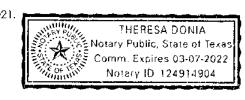
MY COMMISSION EXPIRES: 3-7-2022

STATE OF TEXAS § COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, <u>MARCOS A. MADRID</u>, KNOWN TO ME TO BE THE PERSON 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS





ASEME IMATE ON OF	APPROXII -LOCATIO -ABSTRAC			HAMES PG. 262	CALLED 4 TRISHA L. OL. 13440, OPRT	٧				
	E	INE TABL	E	E	INE TABL	L	LINE TABLE LINE # BEARING LENGTH L1 N0'54'41"W 94.36' L2 N44'05'19"E 14.14' L3 N89'05'19"E 24.50' L4 N0'54'41"W 50.00'			
]	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	νE #	
1	20.00	N89'05'19"E	L25	14.14	S45'54'41"E	£13	94.36	NO 54'41"W	L1	
1	20.00	N89'05'19"E	L26	14.14	545'54'41"E	L14	14.14'	N44'05'19"E	L2	
]	20.00'	S0'54'41"E	L27	14.14	N45'54'41"W	L15	24.50	N89' 05 '19"E	Ļ3	
	20.00*	S89'05'19"W	L28	14.14	N44'05'19"E	L16	50.00'	NO'54'41"W	L4	
]	20.00'	N0"54"41"W	L29	14 14	\$44'05'19"W	L17	24.50'	S89'05'19"W	L5	
	41.63'	N51'10'06"E	L30	14.14	N45'54'41"W	L18	14.14	N45'54'41"W	L6	
]	12.47	S51'10'06"W	∟31	14.14	N44'05'19"E	L19	90.00	NO'54'41"W	L7	
-				14.14	S45'54'43"E	L20	90.00	NO'54'41"W	L8	
				14.14	\$44'05'19"W	L21	14.14'	N44'05'19"E	L9	
				25.00	S89'05'19"W	L22	24.50'	N89'05'19"E	L10	
				28.89	\$28'03'58″£	L23	50.00	NO'54'41"W	L11	
				5.00'	N0'54'41"W	L24	14.14	N44'05'19"E	L†2	

FOUND为"IRON ROD W/

STAMPED "PAPE DAWSON"

YELLOW PLASTIC CAP-

CURVE TABLE									
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH				
C1	50.00	253'23'59"	N54'12'46"W	80.18	221.13				
C2	20.00'	73'23'54"	S35*47'16"W	23.90	25.62				
C3	75. 00 °	90'00'00"	N45'54'41"W	106.07	117.81				
C4	75.00'	90,00,00,	N 44*05'19"E	106 07	117.81				
C5	25.00	90.00,00,	N 44"05"19"E	35.36	39.27				
C6	20.00'	20"21"51"	S78'54'24"W	7.07'	7,11'				
Ç7	60.00	130'43'42"	S45'54'41'E	109.08	136.90				
C8	20,00'	20"21"51"	N9 '16'15"E	7.07	7.11				
C9	25.00'	90,00.00,	N45'54'41"W	35.36	39.27				
C10	25.00'	90,00,00,	S45'54'41"E	35.36	39.27				
C11	50.00"	90,00,00,	N45'54'41"W	70.71	78.54				
C12	50.00′	90'00'00"	N44*05'19"E	70.71	78.54				
C13	50.00	90.00.00.	\$45'54'41"E	70.71	78.54				

S89"21'02"W 1030.22'

CALLED 5.02 ACRES

INST. NO D192095274, OPRTCT

VOLUME 10640, PAGE 259, OPRTCT

JOHN MCGREW

THUNDER RIVER ROAD

(DEED S89'21'03"W)

LOT 2, BLOCK 1

FRIEND ADDITION

VOL. 388-103, PG 755

FOUND 3/4'

FOUND 5/8'

SEE DETAIL "A"

NOBLE OAKS DRIVE

IRON ROD

LOT 1, BLOCK 1

PERKINS ADDITION

INST. NO. D202005133

LOT 2, BLOCK 1

PERKINS ADDITION

INST, NO. D202005133

(DEED \$89'31'45"E 482.85')

S89'30'54"E 482.70'

RIGHT-OF-WAY

DEDICATION

BY THIS PLAT

BY THIS PLAT

138.80° (ESMT)

RIGHT-OF-WAY DEDICATION

FOUND %" IRON ROD W/

STAMPED "JONES CARTER"

YELLOW PLASTIC CAP-

PRIVATE HOA/DEVELOPER

OPEN SPACE AND

40.00

∕--N89'05'19"E 81.24"

N89'05'19"

N89'05'19"E

N89'05'19"E

OPRICT

IRON ROD

LOT 1, BLOCK 1

J.C. WILLIAMS ADDITION

VOL. 388-104, PG. 887

OPRICT

(DEED_S89*42'36"E)

N89'05'19**"**E

100.00'

100.00

29

28

100.00

27

N89'05'19"E

N89'05'19<u>"E</u>

N89'05'19"E

N89'05'19"E

`−2X

PRIVATE HOA/DEVELOPER OWNED

AND MAINTAINED OPEN SPACE

30(3)

FOUND 1/2"

IRON ROD

\$89'42'15"E 420.18'

BLOCK K PRIVATE HOA/DEVELOPER

OWNED AND MAINTAINED OPEN SPACE AND DRAINAGE EASEMENT

LOT 1, BLOCK A

HENLEY ADDITION

CABINET A, SLIDE 9336

POINT OF

BEGINNING

FOUND 1/2" IRON ROD

STAMPED "PAPE DAWSON"

W/ YELLOW CAP

APPROXIMATE LOCATION

OF SURVEY ABSTRACT LINE

18

13

N89'05'19"E

116.11

150.47

HOA/DEVELOPER

OWNED AND

OPEN SPAC

AND DRAINAGE

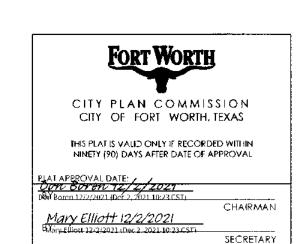
N89'05'19"E

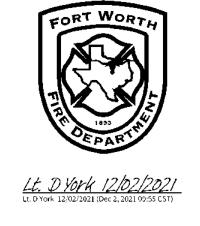
150.24

INST. NO. D219233937

OPRICI

PRICI





MCCULLEY

SUBDIVISION

CABINET B

SLIDE 1668

PRICT

LOT 3, BLOCK 1

MORNING GLORY HILL

CABINET B, SLIDE 2113

MORNING GLORY HILL

CABINET B. SLIDE 2113

LOT 1, BLOCK 1

CABINET B SLIDE 1481

BARSHOP TARRAN

INVESTMENTS, LLC

INST. NO. D207132621

LOT 1. BLOCK 1

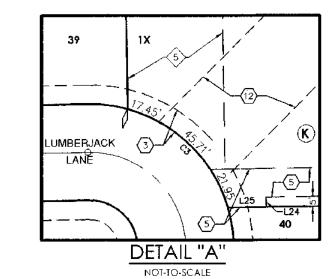
INST. NO. D218090417

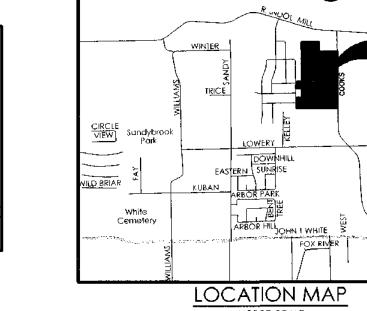
TRAIL BLAZER ESTATES

MORNING GLORY HILL

FOUND 3/4"

IRON ROD





BSL BUILDING SETBACK LINE

DRTCT DEED RECORDS TARRANT

PRICE PLAT RECORDS TARRANT

COUNTY, TEXAS

40' DRAINAGE EASEMENT

INST. NO. INSTRUMENT NUMBER

OFFICIAL PUBLIC RECORDS

OFFICIAL PUBLIC RECORD:

OF REAL PROPERTY) OF

TARRANT COUNTY, TEXAS

LEGEND

THE SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439 C0215L EFFECTIVE DATE MARCH 21, 2019 AND 48439C0220L, EFFECTIVE DATE SEPTEMBER 25, 2009. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING ONLY, PAPE DAWSON DOES NOT ASSUME RESPONSIBILITY FOR

2. 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 FOR THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT, THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

3. 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 INTERFÉRES 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 LIPON SAID FASEMENTS 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.

4. 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.

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 6 NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT. WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND

5. A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY

DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON

PUBLIC WORKS, IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS. SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FULLY DEVELOPED 100-YEAR 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 DRAINAGEWAYS 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 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 STRUCTURE(S) WITHIN THE DRAINAGE-WAYS THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT. 8. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN

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. 9. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY

APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE

OR OTHER UTILITY EASEMENT OF ANY TYPE. 10. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE

EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE

REETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS". 11. 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.

FORTH HEREIN.

12. 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 BEHIMITED TO: PRIMATE STREETS, EMERGENCY ACCESS FASEMENTS, 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

13. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD83 (NA2011) EPOCH 2010.00)

14. UPON COMPLETION OF CONSTRUCTION, ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON." IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A MAG NIAL OR "X" CUT WILL BE USED.

15. PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

DEVELOPER / OWNER: LGI HOMES - TEXAS, LLC 1450 LAKE ROBBINS DR, SUITE 430 THE WOODLANDS, TX 77380 PH: 281.210.5484 FAX: 281.210.2601

PP-18-009 FP-18-088 32.774 ACRES SUBMITTAL DATE: 07-19-2018 RESIDENTIAL LOTS = 89 NON-RESIDENTAL LOTS = 3 TOTAL = 92

DATE OF PREPARATION: November 23, 2021

THIS PLAT FILED IN COUNTY CLERK'S FILE No.

PG PAGE(S) ROW RIGHT-OF-WAY FOUND MONUMENT AS NOTED SET 1/2" IRON ROD WITH

DENOTES STREET NAME CHANGE HOA HOME OWNERS ASSOCIATION 50' PIPELINE EASEMENT

YELLOW PLASTIC CAP

STAMPED "PAPE DAWSON"

3 10' UTILITY EASEMENT BY THIS DOCUMENT NO. D206386303, OPRTCT/ 10' UTILITY EASEMENT BY THIS VOLUME 2700, PAGE 602, OPRICT 26' PIPELINE ROW EASEMENT PLAT (CENTERED ON LOT LINE CABINET A, SLIDE 9336, PRICT WITH 5' ON EACH LOT UNLESS 5' UTILITY EASEMENT

SHOWN OTHERWISE) VOL. 388-103, PG 755, OPRICT VARIABLE WIDTH ONCOR GAS EASEMENT AS SHOWN ON LOT 2, EASEMENT BY THIS PLAT BLOCK I OF PERKINS ADDITION.

6 20' X 20' ONCOR EASEMENT BY INSTRUMENT NUMBER D202005133, THIS PLAT 45' SANITARY SEWER EASEMENT BY THIS PLAT 10' PRIVATE DRAINA GE EASEMENT BY THIS PLAT

STORMWATER FACILITY MAINTENANCE AGREEMENT AREA

MAGNOLIPARSASAPARA SEMENT VOLUME 2575, PAGE 385 OPRTCT (BLANKET)

LOT SUMMARY TABLE OT SUMMARY TABLE LOCK/LOT BLOCK /LOT AREA AREA 697,814 SQ. F L/9 5,000 SQ. F1 K/2X 10,615 SQ. F L/10 5,000 SQ. F 5,000 50. K/23 5,450 SQ. F L/11 K/2**4** 5,000 SQ. FT L/12 5,000 SQ. F K/25 5,000 SQ. FT L/13 5,000 SQ. F L/14 5,000 SQ. F K/26 5,000 SQ, F K/27 5,000 SQ. F L/15 5,000 SQ. F 5,000 SQ. F1 L/16 5,000 SQ. F K/28 K/29 5,000 SQ, F L/17 5,000 SQ. F 7,366 SQ, F K/30 5,000 SQ. F L/18 K/31 5,028 SQ. FT L/19 5,450 SQ. F 5,847 SQ. F1 K/32 L/20 5,000 SQ. F 6,758 SQ. FT 5,000 SQ. F1 k/33 L/21 K/34 5,000 SQ, F L/22 5,000 SQ, F 6,450 SQ. FT 5,000 SQ. F1 5,750 SQ. FT K/36 L/24 4,919 SQ. F1 5 000 SO F K/38 5,000 SQ. F L/26 11,821 SQ. F K/39 5,621 SQ. FT 5,621 SQ. F L/27 5,750 SQ. F1 5,018 SQ. (L/28 K /40 K/41 5,000 SQ. F1 L/29 5,750 SQ. FT K/42 5,000 SQ. FT L/30 6,275 SQ. F1 5,450 SQ. F1 K/43 5,000 SQ. F M/1 M/2 5,000 SQ. FT K/44 5,000 SQ. F1 5,000 SQ. F M/3 5,000 SQ. F1 K/46 5,000 SQ. F 5,000 SQ F K / 47 5,000 SQ. F M/5 5,000 SQ. F K /48 5,000 SQ. F M/6 5,450 SQ. F 5,000 SQ, FT 5,450 SQ. F1 5,000 SQ. FT м/8 5,000 SQ. F K /50 K /51 6.440 SQ, F м/9 5,000 SQ. F M/10 5,000 SQ. FT K/52 5,364 SQ. F1 5,353 SQ. F K/53 M/12 5,366 SQ. FT K/54 5,341 SQ. F N/1 5,450 SQ. FT K /55 5,330 SQ. F K/56 5,318 SQ. FT N/2 5,000 SQ. F1 K/57 5,307 SQ, F N/3 | 5,000 SQ. F1 N/4 | 5,000 SQ. F1 K/58 5,296 SQ. F K/59 5,284 SO. F1 N/5 5,000 SQ. F K/60 5,273 SQ. F K/61 5,238 SO. F1 5,450 SQ. F1 N/7 5.000 SQ. f K/62 6.648' SQ. N/8 6,450 SQ. FT N/9 5,000 SQ. F1 27,108 SQ. 1 5,000 SQ. F L/1X N/10 5,000 SQ. N/11 5,000 SQ. F L/2 N/12 5,450 S0. F L/8 6,450 SO. F1

FINAL PLAT

OAK RIDGE PHASE 2

LOTS 23-62, 1X-2X, BLOCK K; LOTS 1-2, 8-30, & 1X, BLOCK L; LOTS 1-11, TX, BLOCK M; LOTS 1-12, BLOCK N; LOTS 1-12, BLOCK O 32.774 ACRES SITUATED IN THE WILLIAM LINN SURVEY, ABSTRACT NO. 924 JAMES M. ROBINSON SURVEY, ABSTRACT NO. 1337 LOCATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PREPARED BY:

DALLAS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH 5810 TENNYSON PKWY, STE 425 I PLANO, TX 75024 I 214.420.8494 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

SHEET 1 OF