



- GENERAL NOTES:
1. C.O.S. = COMMON OPEN SPACE; P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS; D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS.
 2. LOT CORNERS AND CURVATURE POINTS WILL BE MONUMENTED WITH 1/2 INCH "MILLER 5665" CAPPED STEEL RODS ONCE CONSTRUCTION PERMITS.
 3. BASED ON SCALING THE SURVEYED LOT SHOWN HEREON ONTO THE FEMA FLOOD INSURANCE RATE MAP NO. 48493C0009K (REV. 8-25-09), SAID LOT LIES WITHIN FEMA ZONE X AND DOES NOT LIE WITHIN THE FEMA DESIGNATED 100-YEAR FLOOD PLAIN. MILLER SURVEYING, INC. MAKES NO STATEMENT AS TO THE LIKELIHOOD OF THE ACTUAL FLOODING OF SAID SURVEYED LOT.
 4. A HOMEOWNERS' ASSOCIATION WILL BE ORGANIZED TO ASSURE THE PROPER MAINTENANCE OF THE LANDSCAPED/IRRIGATED AREAS, OPEN SPACE AREAS, ENTRY FEATURES AND ALL WROUGHT IRON FENCING. THE HOMEOWNERS ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR ENFORCEMENT OF DEED RESTRICTIONS OF WOODFORD ADDITION.
 5. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL STORM DRAINAGE DETENTION FACILITIES AND ASSOCIATED DRAINAGE EASEMENTS WITHIN WOODFORD ADDITION. THE HIKE AND BIKE TRAIL EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE CITY OF KELLER WILL MAINTAIN THE HIKE AND BIKE TRAIL IMPROVEMENTS ONLY AT SUCH TIME THE TRAIL IS CONSTRUCTED.
 6. PARK FEES WILL BE PAID FOR ALL RESIDENTIAL LOTS.
 7. ALL RESIDENTIAL LOT HOMEBUILDERS SHALL CONSTRUCT THEIR OWN SIDEWALK AT THE TIME OF HOME CONSTRUCTION ON RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON THE FRONTAGE OF OPEN SPACE LOTS.
 8. 15' HIKE & BIKE TRAIL EASEMENT IS DEDICATED TO THE CITY OF KELLER AND SHALL REMAIN FREE AND CLEAR OF ANY IMPROVEMENTS.
 9. DEVELOPER AND/OR HOMEOWNERS ASSOCIATION WILL MAINTAIN LANDSCAPING IN THE HIKE AND BIKE TRAIL EASEMENT. THE CITY OF KELLER WILL BE RESPONSIBLE FOR MAINTAINING THE ACTUAL HIKE AND BIKE TRAIL PAVEMENT AFTER IT IS CONSTRUCTED.
 10. UNLESS OTHERWISE SHOWN ON THE FINAL PLAT, A TEN (10') FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINE BEING THE CENTERLINE OF THE EASEMENT. IN THOSE CASES WHERE THE REAR LOT LINE IS NOT A COMMON LOT LINE, THE PRIVATE DRAINAGE EASEMENT SHALL BE TEN FEET (10') IN WIDTH ALONG SUCH REAR LOT LINE. DREES CUSTOM HOMES, OR ITS ASSIGNS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.
 11. EASEMENTS SHOWN HEREON (EXISTING EASEMENTS NOTWITHSTANDING) ARE HEREBY DEDICATED UPON APPROVAL AND FILING OF THIS PLAT.

PLAN SUMMARY TABLE	
TOTAL NUMBER OF LOTS:	39
NUMBER OF LOTS PER ZONING CATEGORY:	39
TOTAL ACRES PER PHASE:	PHASE 2: 10.109 AC.
MINIMUM LOT SIZE:	RESIDENTIAL: 8,450 SF
MINIMUM DWELLING UNIT SIZE:	1,400 SF PER ZONING ORDINANCE
DENSITY PER ACRE:	3.86 LOTS PER ACRE

Typical Visibility Easement Detail (Johnson & Rufe Snow)	Typical Visibility Easement Detail (Interior Streets)

ENGINEER:
LATIGO INC.
7300 HIX COURT
COLLEYVILLE, TEXAS 76034
CONTACT: DAVID R. WASHINGTON, P.E.
817-874-2077

OWNER / APPLICANT:
WWC WOODFORD, LTD.
PO BOX 466
KELLER, TEXAS 76244
CONTACT: DAVID WASHINGTON, JR.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION
JASON B. RAWLINGS
6-23-14
6-23-14
9-5-14
DOCUMENT NO. 0214194945

I, Jason B. Rawlings, do hereby certify that I 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 City of Keller, Texas.

Jason B. Rawlings, RPLS No. 5665



This plat is filed as Document No. 0214194945, Date: 9/5/14, Tarrant County Plat Records

State of Texas
County of Tarrant

Owner's Acknowledgement and Dedication

Whereas WWC Woodford, Ltd. is the sole owner of a tract of land out of the Pamela Allen Survey, Abstract No. 28 and situated in the City of Keller, Tarrant County, Texas, said tract including the tracts of land described in the deeds to WWC Woodford, Ltd. recorded as Document No. the following documents on the Deed Records of Tarrant County, Texas: D212214930, D212270782, D212245558, and D212270624, and being more particularly described by metes and bounds as follows:

Beginning at a 1 inch steel rod found for the corner of said WWC Woodford tract (D212270624), said rod being in the southerly right-of-way line of Johnson Road;
Thence South 00 degrees 53 minutes 35 seconds East with the easterly boundary line of said WWC Woodford tract (D212270624) a distance of 428.32 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of Lot 39, Block A, Woodford Addition Phase One, an addition to the City of Keller, Texas according to the plat thereof recorded as Document No. D213214073 in the Plat Records of said County;

Thence South 00 degrees 54 minutes 22 seconds East with the westerly boundary line of said Block A a distance of 123.55 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northeast corner of Lot 30 of said Block A;

Thence South 89 degrees 05 minutes 38 seconds West with the northerly boundary line of said addition a distance of 490.80 feet to a 1/2 inch "MILLER 5665" capped steel rod found in the westerly right-of-way line of Bennington Lane, said rod being the beginning of a curve to the right with a radius of 175.00 feet and whose chord bears South 05 degrees 10 minutes 26 seconds West at 3.75 feet;

Thence southerly continuing with said northerly boundary line and said westerly right-of-way line and with said curve through a central angle of 01 degrees 13 minutes 34 seconds and an arc length of 3.75 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of Lot 3, Block D of said addition;

Thence South 89 degrees 05 minutes 38 seconds West with the northerly boundary line of said Lot 3 a distance of 128.81 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner thereof;

Thence North 00 degrees 54 minutes 22 seconds West with the easterly boundary line of said Block D a distance of 105.72 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northeast corner of Lot 2 of said Block D;

Thence South 89 degrees 05 minutes 38 seconds West with the northerly boundary line of said Block D a distance of 193.57 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of Lot 1 of said Block D, said rod being in the easterly right-of-way line of Bristol Hill;

Thence North 69 degrees 32 minutes 58 seconds West with the northerly boundary line of said addition a distance of 50.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly right-of-way line of Bristol Hill, said rod being the beginning of a curve to the left with a radius of 225.00 feet and whose chord bears South 18 degrees 34 minutes 59 seconds West at 14.67 feet;

Thence southerly with the northerly boundary line of said addition and said westerly right-of-way line and with said curve through a central angle of 03 degrees 44 minutes 06 seconds and an arc length of 14.67 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northeast corner of Lot 28, Block C of said addition;

Thence North 73 degrees 17 minutes 04 seconds West with the northerly boundary line of said Lot 28 a distance of 153.93 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner thereof, said rod being in the easterly right-of-way line of Rufe Snow Drive;

Thence North 00 degrees 52 minutes 27 seconds East with said easterly right-of-way line a distance of 8.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly boundary line of said WWC Woodford tract (D212214930);

Thence North 32 degrees 39 minutes 23 seconds East with said westerly boundary line a distance of 74.28 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 44 degrees 57 minutes 51 seconds East with the westerly boundary line of said WWC Woodford tract (D212270782) a distance of 241.13 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly corner thereof, said rod being the most westerly corner of said WWC Woodford tract (D212245588);

Thence North 45 degrees 49 minutes 57 seconds East with the westerly boundary line of said WWC Woodford tract (D212245588) a distance of 169.51 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 56 degrees 36 minutes 47 seconds East continuing with the westerly boundary line of said WWC Woodford tract (D212245588) a distance of 33.37 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of Johnson Road;

Thence North 80 degrees 05 minutes 00 seconds East with the northerly boundary line of said WWC Woodford tract (D212245588) and with said southerly right-of-way line a distance of 19.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 1135.00 feet and whose chord bears North 83 degrees 58 minutes 23 seconds East at 193.50 feet;

Thence easterly continuing with said northerly boundary line and said southerly right-of-way line and with said curve through a central angle of 09 degrees 46 minutes 47 seconds and an arc length of 193.73 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 89 degrees 51 minutes 47 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 99.10 feet to a 1/2 inch set for the northwest corner of said WWC Woodford tract (D212245588), said rod being in the westerly boundary line of said WWC Woodford tract (D212270624);

Thence North 00 degrees 10 minutes 46 seconds West with the westerly boundary line of said WWC Woodford tract (D212270624) and with said southerly right-of-way line a distance of 8.39 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said WWC Woodford tract (D212270624);

Thence North 89 degrees 06 minutes 28 seconds East with the northerly boundary line of said WWC Woodford tract (D212270624) a distance of 334.13 feet to the point of beginning and containing 10.109 acres of land, more or less;

Now, Therefore, Know All Men By These Presents:

That We, WWC Woodford, Ltd., owners, do hereby adopt this plat designating the herein above described property as Woodford Addition Phase Two, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions to the City of Keller, Texas.

Witness our hands at Tarrant County, Texas this 4th day of September, 2014.

David Washington, Jr.
WWC Woodford, Ltd., Owner
DW Commercial, LLC, General Partner
David Washington, Jr.

Before me, the undersigned authority, a notary public in and for said county and state, on this date personally appeared David Washington, 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 considerations herein expressed.

Given under my hand and seal of office this 4th day of September, 2014.

Charles B. Margand
Notary Public for the State of Texas

The Final Plat of WOODFORD ADDITION • Phase Two •

An addition to the City of Keller, Tarrant County, Texas
Consisting of 39 Residential Lots and being 10.109 acres out of the
PAMELIA ALLEN SURVEY, ABSTRACT NO. 28
Currently Zoned SF-8.4

Woodford Addition PH II
LOTS 31-38 BLK A, 1-17, Blk C, 4-10 Blk D
Final Plat Approved: 06/23/2014

Revised 6-13-14 per City comments
Job No. 12048 • Plot File 12048 PH2