



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE LEVI N. SPARKS SURVEY, ABSTRACT NUMBER 1135, DENTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO HEATLEY-MOIST, INC., AS RECORDED IN COUNTY CLERK'S FILING NUMBER 94-R0008638, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH RED CAP FOUND AT THE NORTHERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD (A 120' PUBLIC RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF GARDEN RIDGE BOULEVARD (A 190' PUBLIC RIGHT-OF-WAY);

THENCE N 00° 23' 55" W, 256.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF GARDEN RIDGE BOULEVARD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET AT THE POINT OF BEGINNING;

THENCE N 00° 23' 55" W, 453.05 FEET, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF GARDEN RIDGE BOULEVARD TO A 1/2 INCH IRON ROD WITH CAP STAMPED "ROCKWELL" FOUND AT THE NORTHWEST CORNER OF SAID HEATLEY-MOIST TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, VALLEY RIDGE BUSINESS CENTER PHASE 1, AS RECORDED IN CABINET G, PAGE 399, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 89° 33' 29" E, 675.64 FEET ALONG THE COMMON LINE OF SAID HEATLEY-MOIST TRACT AND SAID VALLEY RIDGE BUSINESS CENTER PHASE 1 TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET AT THE NORTHEAST CORNER OF SAID HEATLEY-MOIST TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID VALLEY RIDGE BUSINESS CENTER PHASE 1, AND BEING IN THE WEST LINE OF RIDGEVIEW ESTATES AS RECORDED IN CABINET U, PAGE 660, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE S 00° 23' 55" E, 909.70 FEET ALONG THE COMMON LINE OF SAID HEATLEY-MOIST TRACT AND SAID RIDGEVIEW ESTATES TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID HEATLEY-MOIST TRACT AND THE SOUTHWEST CORNER OF SAID RIDGEVIEW ESTATES;

THENCE 314.84 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD AND WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17° 01' 05", HAVING A RADIUS OF 1060.00 FEET, THE LONG CHORD OF WHICH BEARS N 63° 35' 08" W, 313.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 00° 23' 55" W, 319.34 FEET, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY RIDGE BOULEVARD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "CARTER & BURGESS" SET;

THENCE N 89° 33' 29" W, 395.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.464 ACRES OF LAND MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STEVE GEE, THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WENTWORTH VILLAS ADDITION, LOTS 1-20, 21X, BLOCK A, LOTS 1-16, BLOCK B, LOTS 1-19, BLOCK C, AND LOTS 1-5, BLOCK D, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREDIN, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING THE SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND MAINTAINING THE ABOVE MENTIONED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

JAMES STEVEN GEE, OWNER, WENTWORTH VILLAS, LP.

KAREN K. GOETTING, VICE PRESIDENT, CITIBANK TEXAS, N.A.

TODD MILLER, VICE PRESIDENT OF LAND ACQUISITION, BEAZER HOMES.

STATE OF TEXAS, COUNTY OF TARRANT.

STATE OF TEXAS, COUNTY OF TARRANT.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES STEVEN GEE 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 PURPOSE AND CONSIDERATION THEREIN STATED.

THIS 11th DAY OF November, 2005, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Notary Public, State of Texas, Tarrant County, Texas.

MY COMMISSION EXPIRES 9/23/2007

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN K. GOETTING 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 PURPOSE AND CONSIDERATION THEREIN STATED.

THIS 10th DAY OF November, 2005, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Notary Public, State of Texas, Tarrant County, Texas.

MY COMMISSION EXPIRES April 17, 2007

SURVEYOR'S CERTIFICATION

I, JEREMY LUKE DEAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JANUARY, 2005, AND THAT ALL CORNERS ARE AS SHOWN.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN.

JEREMY LUKE DEAL, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5696.



DATED 11-08-2005

STATE OF TEXAS, COUNTY OF TARRANT.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEREMY LUKE DEAL 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 PURPOSE AND CONSIDERATION THEREIN STATED.

THIS 8th DAY OF November, 2005, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Todd A. Bridges, Notary Public, State of Texas, Tarrant County, Texas.

MY COMMISSION EXPIRES 06/11/2006

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE WENTWORTH VILLAS ADDITION, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 15th DAY OF November, 2005, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREIN ABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS MY HAND THIS 15th DAY OF November, 2005.

JULIE WEINZEL, CITY SECRETARY, CITY OF LEWISVILLE, TEXAS.

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

BOBBY FOLMER, CHAIRMAN, PLANNING & ZONING COMMISSION, CITY OF LEWISVILLE, TEXAS.

DATE

Table with columns: REVISIONS, DATE, PROJECT NO. 018896.010.10482, DRAWN BY, APPROVED BY, DATE 02/05/2005.

Carter & Burgess logo and contact information: Carter & Burgess, Inc., 777 MAIN STREET, SUITE 76102, (817) 785-0000.

SHEET 2 OF 2 SHEETS

FINAL PLAT WENTWORTH VILLAS ADDITION

LOTS 1-20 & 21X, BLOCK A; LOTS 1-16, BLOCK B, LOTS 1-19, BLOCK C; LOTS 1-5, BLOCK D

9.464 ACRES ZONING "ETH" SITUATED IN THE LEVI N. SPARKS SURVEY, ABSTRACT NUMBER 1135, LEWISVILLE, DENTON COUNTY, TEXAS

FILED 12-20-2005, CAB. W, PG. 701 P.R.D.C.T.

Vertical text on the left margin: 1: P:\M... 2: P:\M... 3: P:\M... 4: P:\M... 5: P:\M... 6: P:\M... 7: P:\M... 8: P:\M... 9: P:\M... 10: P:\M... 11: P:\M... 12: P:\M... 13: P:\M... 14: P:\M... 15: P:\M... 16: P:\M... 17: P:\M... 18: P:\M... 19: P:\M... 20: P:\M... 21: P:\M... 22: P:\M... 23: P:\M... 24: P:\M... 25: P:\M... 26: P:\M... 27: P:\M... 28: P:\M... 29: P:\M... 30: P:\M... 31: P:\M... 32: P:\M... 33: P:\M... 34: P:\M... 35: P:\M... 36: P:\M... 37: P:\M... 38: P:\M... 39: P:\M... 40: P:\M... 41: P:\M... 42: P:\M... 43: P:\M... 44: P:\M... 45: P:\M... 46: P:\M... 47: P:\M... 48: P:\M... 49: P:\M... 50: P:\M... 51: P:\M... 52: P:\M... 53: P:\M... 54: P:\M... 55: P:\M... 56: P:\M... 57: P:\M... 58: P:\M... 59: P:\M... 60: P:\M... 61: P:\M... 62: P:\M... 63: P:\M... 64: P:\M... 65: P:\M... 66: P:\M... 67: P:\M... 68: P:\M... 69: P:\M... 70: P:\M... 71: P:\M... 72: P:\M... 73: P:\M... 74: P:\M... 75: P:\M... 76: P:\M... 77: P:\M... 78: P:\M... 79: P:\M... 80: P:\M... 81: P:\M... 82: P:\M... 83: P:\M... 84: P:\M... 85: P:\M... 86: P:\M... 87: P:\M... 88: P:\M... 89: P:\M... 90: P:\M... 91: P:\M... 92: P:\M... 93: P:\M... 94: P:\M... 95: P:\M... 96: P:\M... 97: P:\M... 98: P:\M... 99: P:\M... 100: P:\M...