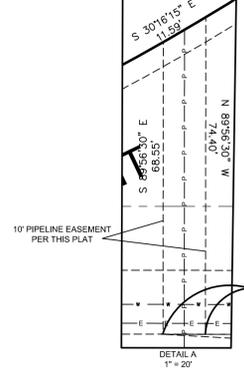
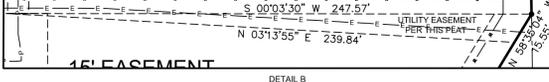
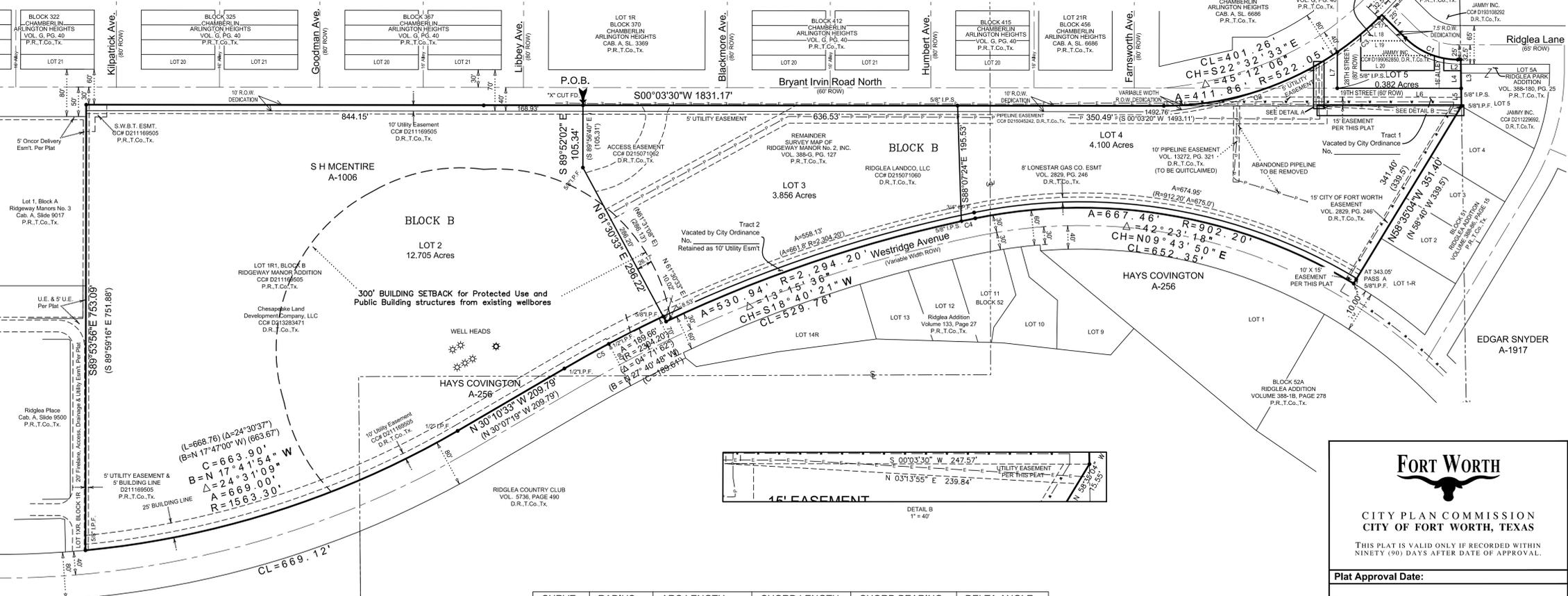


GPS Observations are based on NAD 83 Grid, Texas State Plane Coordinate System, North Central Zone

- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R.T.Co.,Tx	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.,T.Co.,Tx	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
()	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
---	SUBJECT PROPERTY
- - - -	ADJACENT PROPERTY
- - - -	EASEMENT
- - - -	BUILDING LINE
- - - -	CENTERLINE R-O-W
- - - -	WATER LINE
- - - -	OVERHEAD ELECTRIC
- - - -	PIPELINE



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAN IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

GENERAL NOTES:

- BEARINGS ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, "ZONE X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 48439C0285K, COMMUNITY PANEL No. 480596 0285 K, AS REVISED SEPTEMBER 25, 2009.
- RIGHTS-OF-WAY BEING VACATED ARE DESCRIBED AS TRACTS 1 AND 2

Site Drainage Study:

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

(T/PW Policy)

Utility Easements:

Any public franchised 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 interferes with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat. They shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

(Chap. IV., Sect. 405.A.1.)

Private Maintenance Note:

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

(T/TPW & Divmt. Dpt. Policy)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	126.96'	98.43'	98.98'	S22°17'55"W	44°25'08"
C2	522.05'	313.08'	308.41'	S17°07'20"E	34°21'39"
C3	522.05'	91.28'	91.16'	S39°18'41"E	10°01'04"
C4	2294.20	24.21'	24.21'	S11°44'25"W	00°36'16"
C5	2304.20	189.66'	103.51'	S26°36'12"W	02°36'12"

LINE	BEARING	DISTANCE
L1	S44°30'21"W	56.19'
L2	S00°05'21"W	5.01'
L3	S89°05'06"W	78.54'
L4	S89°05'06"W	48.54'
L5	S89°05'06"W	30.00'
L6	N00°03'30"E	210.58'
L7	N89°56'30"W	61.10'

Parkway Permits:

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Sidewalks:

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Covenants or Restrictions are Un-altered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Transportation Impact Fees:

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.

CERTIFICATION:

This is to certify that I, _____, Registered Professional Land Surveyor of the State of Texas, have surveyed the described property from an actual survey on the ground by Sempco Surveying, Inc.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY

_____, R.P.L.S.
Texas Registration No. _____

Date _____ NEW CASE NO.: FS-15-073

Tarrant County Document No. _____ Date _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Ridgela Landco, LLC., Jammy, Inc., and Chesapeake Land Development Company, LLC, are the sole owners of all those certain lots, tracts, or parcels of land situated in the Hays Covington Survey, Abstract No. 256, and the S.H. McEntire Survey, Abstract No. 1006, all located within the City of Fort Worth, Tarrant County, Texas, as conveyed in County Clerk's File No. (CC# D215071060, CC# D21528471 and CC# D19302850, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.) respectively, and being a portion of the Survey Map of Ridgeway Manor No. 2, Inc., according to the plats thereof recorded in Volume 388-G, Pg. 127 and CC# D21169505, of the Plat Records, Tarrant County, Texas (P.R., T.Co., Tx.), portions of Lots 17, 18, 19, & 20, Block 510, Chamberlin Arlington Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 6686, P.R., T.Co., Tx., and 2 tracts of land vacated by the City of Fort Worth, in City Ordinance No. _____, and being more particularly described, by metes and bounds, as follows:

BEGINNING at an "X" cut found, for the northeast corner of said Ridgela Landco Tract, said corner being South 00 degrees 03 minutes 30 seconds West a distance of 168.93 feet of the southeast corner of Lot 1R1, Block B, Ridgeway Manor Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in CC# D21169505, P.R., T.Co., Tx., said corner also being in the westerly Right-Of-Way (ROW) line of Bryant Irvin Road North, a 60 feet wide ROW, and being the northeast corner of the herein described tract of land;

THENCE South 00 degrees 03 minutes 30 seconds West with said west ROW line, 987.02 feet to a 5/8 inch iron pin set with a plastic cap stamped, "SEMPCO SURVEYING, INC.", for the northwest corner of said Tract 1, hereinafter all 5/8 inch iron pins set are so marked, said corner also being at the beginning of a tangent curve turning to the left with a radius of 522.05 feet, whose long chord bears South 22 degrees 32 minutes 33 seconds East, a distance of 401.26 feet;

THENCE with said curve to the left, continuing with said west ROW line and the north line of said Tract 1, at an arc length of 363.15 feet pass the north line of said Lot 18, and the east corner of said Tract 1, continuing with said ROW line, in all through a central angle of 45 degrees 12 minutes 06 seconds, an arc length of 411.86 feet, to a 5/8 inch iron pin set for corner at the intersection of said west ROW line and the north ROW line of Ridgela Lane, a 57.5 feet wide ROW;

THENCE South 44 degrees 30 minutes 21 seconds West, continuing with the southeast line of said Tract 1 and said north ROW line, a distance of 56.19 feet to a 5/8 inch iron pin set for corner, at the beginning of a tangent curve turning to the left, with a radius of 126.96 feet, whose long chord bears South 22 degrees 17 minutes 55 seconds West, a distance of 95.98 feet;

THENCE with said curve to the left, said Tract 1, and said north ROW line, through a central angle of 44 degrees 25 minutes 07 seconds, an arc length of 98.43 feet, to a 5/8 inch iron pin set for corner;

THENCE South 00 degrees 05 minutes 21 seconds West continuing with said ROW line, a distance of 5.01 feet to a 5/8 inch iron pin set for corner;

THENCE South 89 degrees 05 minutes 06 seconds West departing said ROW, at 7.50 feet pass the west ROW line of said Westridge Avenue, a 65 feet wide ROW, and the east line of Lot 5A, Ridgela Park Addition, an addition to the City of Fort Worth as recorded in Volume 388-180, Page 25, P.R., T.Co., Tx., at 22.50 feet pass the common north corner between said Lot 5A and Lot 5, Block 51, Ridgela Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-86, Page 15, P.R., T.Co., Tx., continuing in all a distance of 78.54 feet to a 5/8 inch iron pin found for corner, said corner also being the common north corner between said Lot 5 and Lot 4 of said Block 51;

THENCE North 58 degrees 35 minutes 04 seconds West with the north line of said Block 51, at 341.40 feet pass the most westerly southwest corner of said Ridgela Lanco tract and the southeast corner of Tract 2 of City Ordinance, continuing with the south line of said Tract 2 and the north line of said Block 51 at 343.05 feet pass a 5/8 inch iron pin found on line, continuing in all a total distance of 351.40 feet to a 5/8 inch iron pin set for corner with the east ROW line of Westridge Avenue, a variable width ROW, and the northwest corner of Lot 1 of said Block 51, at the beginning of a non-tangent curve turning to the left, with a radius of 902.20 feet, whose long chord bears North 09 degrees 43 minutes 50 seconds East, a distance of 652.35 feet;

THENCE with said curve to the left and said east ROW line, through a central angle of 42 degrees 23 minutes 18 seconds, an arc length of 667.46 feet, to a 5/8 inch iron pin set for corner at the beginning of a compound curve turning to the left, with a radius of 2,294.20 feet, whose long chord bears South 18 degrees 40 minutes 21 seconds West, a distance of 553.80 feet;

THENCE with said curve to the left, said Tract 2 and continuing with said east ROW line, through a central angle of 13 degrees 15 minutes 36 seconds, an arc length of 530.94 feet, to a 5/8 inch iron pin set for corner;

THENCE North 61 degrees 31 minutes 08 seconds East with the east ROW line for a distance of 10.02 feet, a 5/8 inch iron pin found for corner, at the beginning of a curve turning to the left, with a radius of 2304.20 feet, whose long chord bears South 27 degrees 40 minutes 48 seconds West, a distance of 189.61 feet;

THENCE with said curve to the left, and continuing with said north ROW line, through a central angle of 04 degrees 71 minutes 62 seconds, an arc length of 189.66 feet, to a 5/8 inch iron pin set for corner;

THENCE South 30 degrees 10 minutes 33 seconds West, a distance of 209.79 feet to a point for a corner, at the beginning of a curve turning to the left, with a radius of 1563.30 feet, whose long chord bears South 17 degrees 41 minutes 54 seconds West, a distance of 663.90;

THENCE with said curve to the left, and continuing with the north ROW line, through a central angle of 24 degrees 31 minutes 09 seconds, an arc length of 668.00, to a 5/8 inch iron pin found for a corner;

THENCE North 89 degrees 53 minutes 56 seconds West departing said north ROW line, 753.09 feet to a point for a corner, South 00 degrees 03 minutes 30 seconds West with said west ROW line, 844.15 feet to the POINT of BEGINNING, having an area of 21,403 Acres of land, more or less.

**STATE OF TEXAS §
COUNTY OF TARRANT §**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT RIDGELA LANDCO, LLC., JAMMY, INC., AND CHESAPEAKE LAND DEVELOPMENT COMPANY, LLC, being the sole owners of the herein above described lots, tracts or parcels of land, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOTS 2, 3, 4, & 5, BLOCK B, RIDGEMAN MANOR ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT RIDGELA LANDCO, LLC., JAMMY, INC., AND CHESAPEAKE LAND DEVELOPMENT COMPANY, LLC, ARE THE CURRENT OWNERS, AND HAVE NO OBJECTION TO THIS FINAL PLAT.

Ridgela Landco, LLC. - OWNER
By: Jason Dupont, CFO

Before me, the undersigned Notary Public, on this day personally appeared, Jason Dupont, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 201__.

Notary Public, State of Texas Notary name (printed)

My commission expires: _____

Jammy, Inc. - OWNER
By: Ralph Bradley, Jr.

Before me, the undersigned Notary Public, on this day personally appeared, Ralph Bradley, Jr., known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this ____ day of _____, 201__.

Notary Public, State of Texas Notary name (printed)

My commission expires: _____

A REPLAT OF

LOTS 2, 3, 4, & LOT 5, BLOCK B

RIDGEMAN MANOR ADDITION

BEING A REPLAT OF THE SURVEY MAP OF RIDGEMAN MANOR NO. 2 INC. AS RECORDED IN VOLUME 388-G, PAGE 127, P.R., T.CO., TX., AND PORTIONS OF LOTS 17, 18, 19, & 20, BLOCK 510, CHAMBERLIN ARLINGTON HEIGHTS, AS RECORDED IN VOLUME 388-138, PAGE 69, P.R., T.CO., TX. AND PORTIONS OF THE ABANDONED RIGHTS-OF-WAY OF 19TH STREET, AND 28TH STREET (TRACT 1) AND WESTRIDGE AVENUE (TRACT 2), AS PER CITY ORDINANCE # _____

December 18, 2015

Project No. 10063-Ridgeway Manor-FP (12-03-15)

Sempco Surveying Inc.
3208 S. MAIN ST., FORT WORTH, TX 76110-4278
TEL: (817)926-7876 FAX: (817)926-7878

GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS Copyright 2015