

OWNER'S CERTIFICATE
DESCRIPTION, of a 2.526 acre tract of land situated in the Brittain D. Alford Survey, Abstract No. 37, Tarrant County, Texas, sold tract being all of Lots 8-11, The Ridge, an addition to the City of Fort Worth according to the plat recorded in Volume 1316, Page 1 of the Deed Records of Tarrant County, Texas and all of Lot 19R and 20R, Block 3R, Deavers Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D218061716 of the Official Public Records of Tarrant County, Texas, sold tract also being all of that tract land described in Special Warranty Deed with Third Party Vendor's Lien to CND-Nursery Lane recorded in Instrument No. D218262862 of the said Official Public Records; sold 2.526 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the east right-of-way line of Sunset Lane (a 50-foot wide right-of-way); said point being at the northwest corner of said Lot 19R and the southwest corner of Lot 43, Sunset Ridge, an addition to the City of Fort Worth according to the plat recorded in Volume 1861, Page 527 of the said Deed Records;

THENCE, North 89 degrees, 54 minutes, 54 seconds East, departing the said east line of Sunset Lane, a distance of 132.70 feet to a 5/8-inch iron rod found for corner in the west line of said Lot 20R; said point being at the southeast corner of Lot 43 and the northeast corner of said Lot 19R;

THENCE, North 00 degrees, 05 minutes, 06 seconds West, along the east line of said Sunset Ridge Addition, the west line of said Deavers Addition and the west line of said The Ridge, a distance of 316.24 feet to a 3/8-inch iron rod found for corner, said point being the northwest corner of said Lot 8 and the southwest corner of Lot 7, of said The Ridge;

THENCE, North 89 degrees, 54 minutes, 54 seconds East, departing the said east line of Sunset Ridge Addition, a distance of 275.25 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the west line of Nursery Lane (a variable width right-of-way); said point being the northeast corner of said Lot 8 and the southeast corner of said Lot 7; from said point on an iron pipe found bears South 89 degrees, 54 minutes, 54 seconds East, a distance of 1.2 feet;

THENCE, along the said west line of Nursery Lane, the east line of said The Ridge and the east line of said Deavers Addition, the following five (5) calls:

South 00 degrees, 05 minutes, 06 seconds East, a distance of 300.24 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 31 minutes, 09 seconds West, a distance of 0.70 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 00 degrees, 10 minutes, 46 seconds East, a distance of 34.34 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a non-tangent curve to the right;

In a southerly direction along said curve, having a central angle of 06 degrees, 38 minutes, 30 seconds, a radius of 125.00 feet, a chord bearing and distance of South 03 degrees, 08 minutes, 37 seconds West, 14.49 feet, an arc distance of 14.49 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

South 06 degrees, 27 minutes, 32 seconds West, a distance of 25.59 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Lot 20R and the northeast corner of Lot 18R-1, of said Block 3R;

THENCE, North 89 degrees, 50 minutes, 46 seconds West, departing the said west line of Nursery Lane, a distance of 368.91 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of said Lot 18R-1 and an angle point in the south line of said Lot 19R;

THENCE, North 89 degrees, 59 minutes, 49 seconds West, a distance of 17.76 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said east line of Sunset Lane; said point being the southwest corner of said Lot 19R and being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction along said curve, along the east line Sunset Lane and the west line said Lot 19R, having a central angle of 33 degrees, 22 minutes, 00 seconds, an arc distance of 102.97 feet, a chord bearing and distance of North 16 degrees, 41 minutes, 38 seconds West, 59.12 feet, an arc distance of 59.12 feet to the POINT OF BEGINNING;

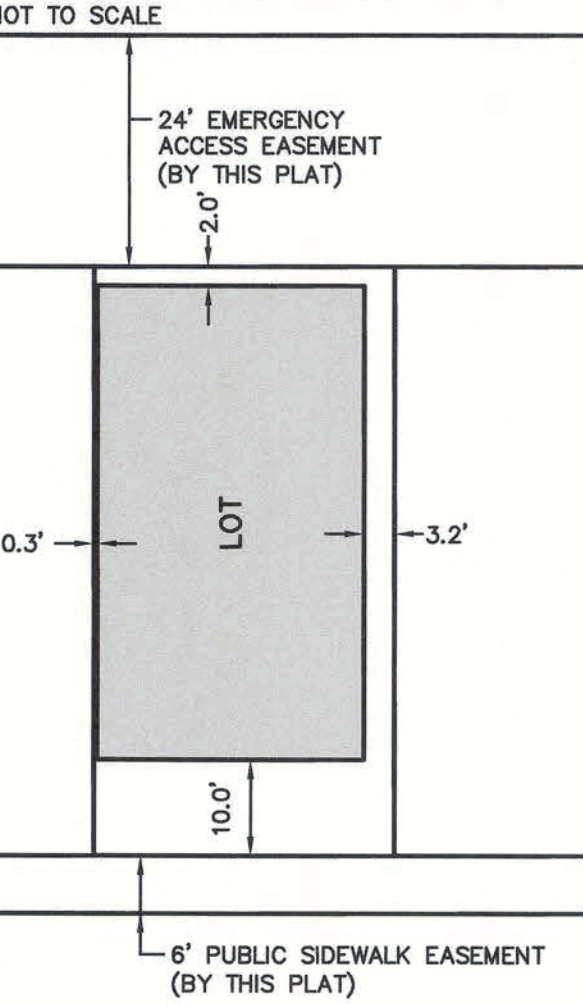
CONTAINING: 110,039 square feet or 2.526 acres of land, more or less.

LAND USE TABLE	
GROSS SITE AREA	2.526 ACRES
TOTAL NUMBER OF LOTS	46 LOTS
RESIDENTIAL LOTS TOTAL	42 LOTS
SINGLE FAMILY DETACHED	40
TWO FAMILY	2
NUMBER DWELLING UNITS	42
NON-RESIDENTIAL LOTS	4 LOTS
OPEN SPACE LOTS	4 LOTS

LEGEND

IRS 1/2-INCH IRON ROD
W/"PACHECO KOCH" CAP SET
(C.M.) CONTROLLING MONUMENT
--- PROPERTY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- FENCE
--- OVERHEAD UTILITY LINE
--- EASEMENT ABANDONED BY PLAT

LOT TYPICAL



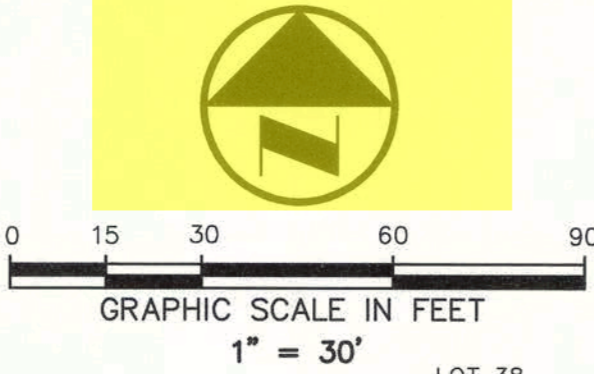
SEE SHEET 2 OF 2 FOR EASEMENTS DEDICATED BY PLAT

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: December 6, 2019

By: Arnold R. Brown Chairman
By: Mary Elliott Secretary



LOT 38
VIRGINIA STRONG
(INST. NO. D216264120)

LOT 39
CHARLES W. DAY
(VOL. 1861, PG. 527)

LOT 40
BOBBIE M. EILERS
(VOL. 2127, PG. 410)

LOT 41
SUNSET RIDGE ADDITION
(VOL. 1861, PG. 527)

HERMELINDO LEYVA
(INST. NO. D206096789)

LOT 22
SUBURB PROPERTIES LTD.
(INST. NO. D21204112)

LOT 21
SUNSET RIDGE ADDITION
(VOL. 1861, PG. 527)

GREGORY REED
(INST. NO. D206268069)

LOT 20
SARAH M. MARTINEZ
(INST. NO. D203469990)

LOT 21
SUNSET RIDGE ADDITION
(VOL. 1861, PG. 527)

GREGORY REED
(INST. NO. D206268069)

LOT 11R
N 89°54'54" E 132.70'

LOT 10R
N 89°54'54" E 108.70'

LOT 11R
N 89°54'54" E 108.70'

LOT 10R
N 89°54'54" E 108.70'

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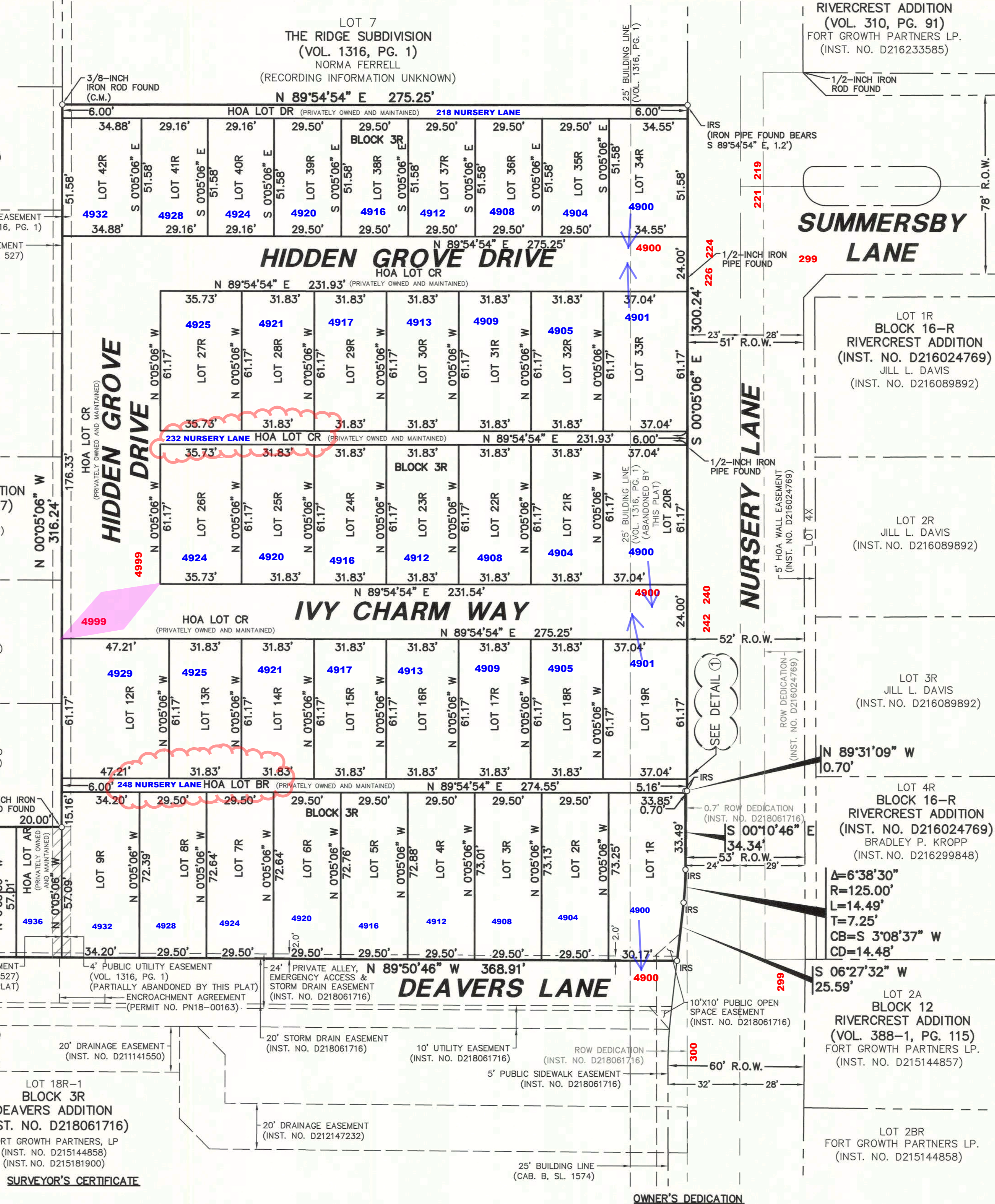
LOT 11R
N 89°54'54" E 108.70'

LOT 10R
N 89°54'54" E 108.70'

LOT 11R
N 89°54'54" E 108.70'

LOT 10R
N 89°54'54" E 108.70'

LOT 11R
N 89°54'54" E 108.70'



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, AND THEREFORE, know all men by these presents that, Weekley Homes, LLC does hereby adopt this plat as THE RIDGE, LOTS 1R-42R, AR, BR, CR AND DR, BLOCK 3, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the 21st day of November, 2019.

CND-Nursery Lane, LLC

By: T.J. Moore
Name: T.J. Moore
Title: Authorized agent

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared T.J. Moore, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of November, 2019.

Notary Public in and for the State of Texas
My Commission Expires: 05/04/2022

JENNA ELIZABETH FLOYD
Notary Public, State of Texas
Comm. Expires 05-04-2022
Notary ID 131565529

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0170K, Community-Panel No. 480596 0170 K, Revised Date: September 25, 2005. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

3. All HOA lots shall be privately owned and maintained.

STATE OF TEXAS
COUNTY OF DALLAS

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CND-Nursery Lane, LLC

By: T.J. Moore
Name: T.J. Moore
Title: Authorized agent

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COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared T.J. Moore, 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 consideration therein expressed, and in the capacity therein.

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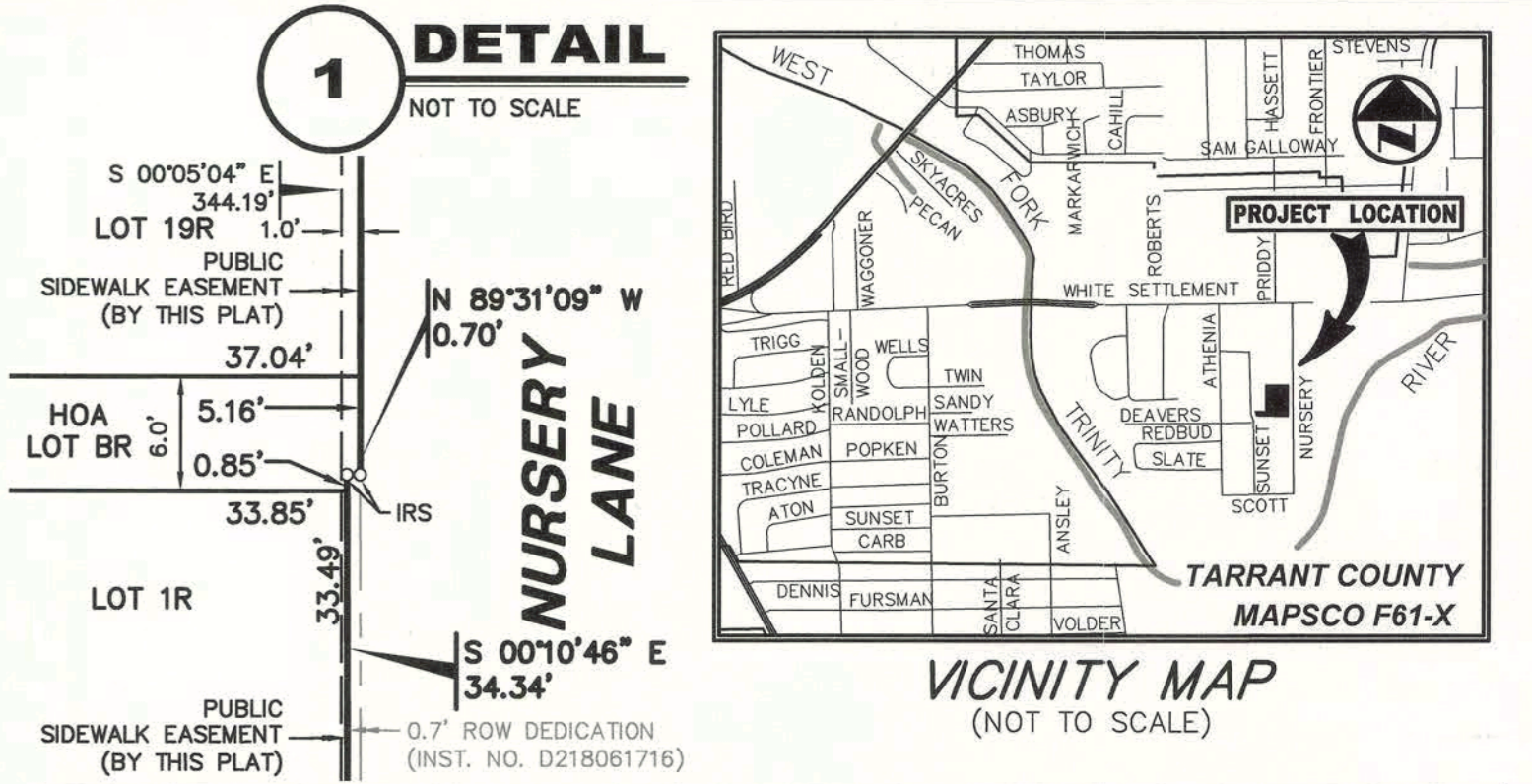
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3. All HOA lots shall be privately owned and maintained.

FILED FOR RECORD IN DOCUMENT NO. D219280966 O.P.R.T.C.T., DATE 12/06/2019



Water / Wastewater Impact Fees
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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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; and 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 its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be 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 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.

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.

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 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.

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.

Pressure Reducing Valves Required
Pressure reducing valves will be required if water pressure exceeds 80 P.S.I.

Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

Drainage Maintenance
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 drainage-ways 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.

Public Open Space Easement
No structure, object, or plant of any type may obstruct vision from height of 24-inches to a height of 11-feet above the top of curb including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

AREA TABLE

LOT SF

HOA LOT AR 1,141

HOA LOT BR 1,651

HOA LOT CR 20,162

HOA LOT DR 1,651

LOT 1R 2,423

LOT 2R 2,159

LOT 3R 2,156

LOT 4R 2,152

LOT 5R 2,148

LOT 6R 2,145

LOT 7R 2,143

LOT 8R 2,139

LOT 9R 2,473

LOT 10R 2,914

LOT 11R 3,179

LOT 12R 2,887

LOT 13R 1,947

LOT 14R 1,947

LOT 15R 1,947

LOT 16R 1,947

LOT 17R 1,947

LOT 18R 1,947

LOT 19R 2,266

LOT 20R 2,266

LOT 21R 1,947

LOT 22R 1,947

LOT 23R 1,947

LOT 24R 1,947

LOT 25R 1,947

LOT 26R 2,186

LOT 27R 2,185

LOT 28R 1,947

LOT 29R 1,947

LOT 30R 1,947

LOT 31R 1,947

LOT 32R 1,947

LOT 33R 2,266

LOT 34R 1,782

LOT 35R 1,522

LOT 36R 1,522

LOT 37R 1,522

LOT 38R 1,522

LOT 39R 1,522

LOT 40R 1,504

LOT 41R 1,504

LOT 42R 1,799

FP-18-123 SHEET 1 OF 2
FINAL PLAT

HOA LOTS AR, BR, CR & DR
AND LOTS 1R-42R, BLOCK 3R
THE RIDGE

BEING A REPLAT OF LOTS 8-11, THE RIDGE AND LOTS 19R AND 20R, BLOCK 3R, DEAVERS ADDITION LOCATED IN THE CITY OF FORT WORTH, TEXAS

AND BEING OUT OF THE

BRITAIN D. ALFORD SURVEY, ABSTRACT NO. 37, TARRANT COUNTY, TEXAS

4080 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch

DRAWN BY PMD

CHECKED BY DCP

SCALE 1"=30'

DATE 05/16/2018

JOB NUMBER 4105-18.196

REF: CASE# PP-18-045