

FS-25-319

The purpose of this Replat is to revise the common lot line between Lot 5RA-RB1 & Lot 5RB. This Replat does not modify or alter any existing covenants and restrictions applicable to this property.

- LEGEND**
- CIRF(M).....5/8" Capped Iron Rod Found Marked "MILLER 5665" D.R.T.C.T.....Deed Records, Tarrant County, Texas
 - IR.....Iron Rod Found
 - IR.....5/8" Capped Iron Rod Set Marked "BHB INC" O.P.R.T.C.T.....Official Public Records, Tarrant County, Texas
 - P.R.T.C.T.....Plat Records, Tarrant County, Texas
 - POB.....Point of Beginning
- FEMA FLOOD ZONE NOTE**
- Subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C02851, Map Revised March 21, 2019.

- GENERAL NOTES**
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 - Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
 - Unless otherwise noted all property corners are set 5/8 inch capped iron rods stamped "BHB INC".
 - This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
 - Record Easements shown hereon are depicted for geographical and floodplain reference purposes only. The surveyor does not certify the validity, current ownership, or legal enforceability of said easements, nor the accuracy or completeness of the underlying document.

Sidewalks and Streetlight Note
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

Private Common Areas and Facilities
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 be limited to: private streets, emergency access easements, 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 approval 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 forth herein.

P.R.V. Required
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

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

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 I 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.

Flood Plain/Drainage-Way: 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.



949 Hilltop Drive, Weatherford, TX 76086
tstock@bhinc.com • 817.596.7575 • bhinc.com
TBPELS FIRM #44 • TBPELS FIRM #10194146

OWNERS:
LOT 5RA-1R
WESTRIDGE STREET PARTNERS 1, LLC,
ATTN LARRY HEPPE
500 THROCKMORTON ST. APT. 1602
FORT WORTH, TX 76102

OWNERS:
LOT 5RB-1R
SUSAN J. MADDOX
6337 GENOA RD
FORT WORTH, TX 76116-2027

Parkway Permit Note
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks, and drainage inlets may be required at the building permit issuance via parkway permit.

Transportation Impact Fee
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 I 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.

Floodplain Restriction Note
No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

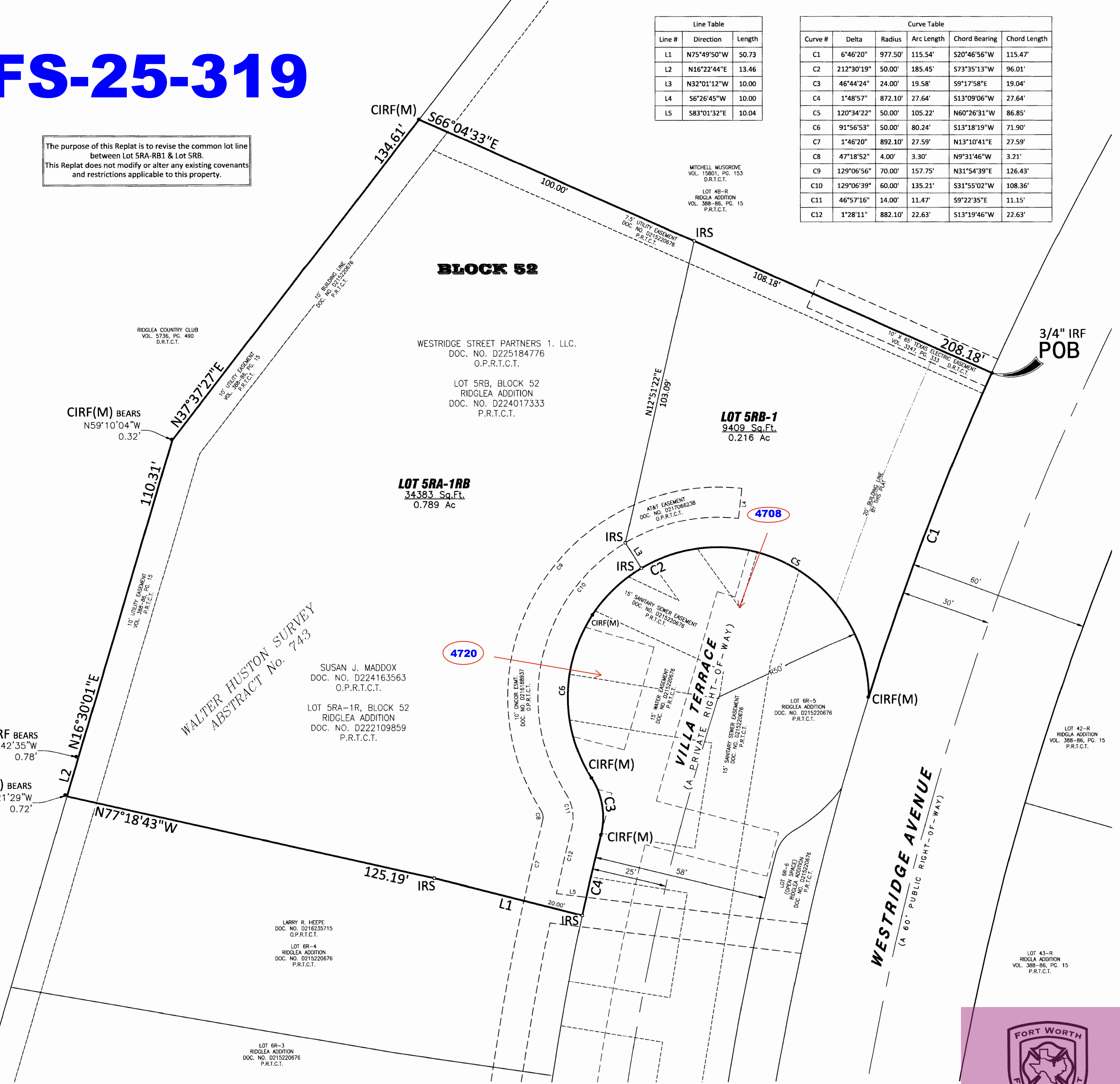
Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along 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.

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

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, or paving improvements; and approval is first obtained from the City of Fort Worth.

Private Maintenance
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.

Utility Easements
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 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.



Line Table

Line #	Direction	Length
L1	N75°49'50"W	50.73
L2	N16°22'44"E	13.46
L3	N32°01'12"W	10.00
L4	S6°26'45"W	10.00
L5	S83°01'32"E	10.04

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	6°46'20"	977.50'	115.54'	S20°46'56"W	115.47'
C2	212°30'19"	50.00'	185.45'	S73°35'13"W	96.01'
C3	46°44'24"	24.00'	19.58'	S9°17'58"E	19.04'
C4	1°48'57"	872.10'	27.64'	S13°09'06"W	27.64'
C5	120°34'22"	50.00'	105.22'	N60°26'31"W	86.85'
C6	91°56'53"	50.00'	80.24'	S13°18'19"W	71.90'
C7	1°46'20"	892.10'	27.59'	N13°10'41"E	27.59'
C8	47°18'52"	4.00'	3.30'	N9°31'46"W	3.21'
C9	129°06'56"	70.00'	157.75'	N31°54'39"E	126.43'
C10	129°06'39"	60.00'	135.21'	S31°55'02"W	108.36'
C11	46°57'16"	14.00'	11.47'	S9°22'35"E	11.15'
C12	1°28'11"	882.10'	22.63'	S13°19'46"W	22.63'

LAND USE TABLE

TOTAL GROSS ACREAGE	1.005 AC.
RIGHT-OF-WAY DEDICATION	N/A
NET ACREAGE	1.005 AC.
NUMBER OF RESIDENTIAL LOTS	2
RESIDENTIAL ACREAGE	1.005 AC.
PRIVATE PARK ACREAGE	0
PUBLIC PARK ACREAGE	0

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: 04/02/2026

By: Caroline Cranz Chairman
By: [Signature] Secretary

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, a Registered Professional Land Surveyor licensed in the State of Texas, prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein as set were property set under my personal supervision.

[Signature]
Toby G. Stock
State of Texas Registered Professional Land Surveyor No. 6412
Date: March 16, 2026



STATE OF TEXAS
COUNTY OF TARRANT §
WHEREAS, SUSAN J. MADDOX and WESTRIDGE STREET PARTNERS 1, LLC, are the owner/s of 1.005 acres of land situated in the Walter Huston Survey, Abstract Number 743, City of Fort Worth, Tarrant County, Texas, said tract being all of Lot 5RB, Block 52, Ridglea Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Document Number D224017333, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and all of Lot 5RA-1R, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Document Number D222109859, P.R.T.C.T., and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 3/4-inch iron rod found for the northeast corner of said Lot 5RB, same being the southeast corner of Lot 4B-R, Block 52, Ridglea Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Volume 388-86, Page 15, P.R.T.C.T., and also being on the northwest right-of-way line of Westridge Avenue (a 60 foot public right-of-way), and being the beginning of a curve to the left;

THENCE with the common line of said Lot 5RB and said northwest right-of-way line and along a curve having a central angle of 06°46'20", a radius of 977.50 feet, an arc length of 115.54 feet and a chord which bears South 20°46'56" West, a distance of 115.47 feet to a found 1/2-inch capped iron rod stamped "MILLER 5665" (CIRF(M)) for the southeast corner of said Lot 5RB, same being in the northerly right-of-way line of Villa Terrace (a 50 foot private right-of-way), and being the beginning of a curve to the left;

THENCE with said Lot 5RB and said northerly right-of-way line and along said curve to the left having a central angle of 212°30'19", a radius of 50.00 feet, passing at an arc distance of 127.85 feet to a CIRF(M) for the common corner of said Lot 5RB and aforementioned Lot 5RA-1RB, and now continuing with the common line of said Lot 5RA-1RB and said right-of-way line, in all, for a total arc length of 185.45 feet, and a chord which bears South 73°35'13" West, a distance of 96.01 feet to a CIRF(M), and being the beginning of a curve to the right;

along said curve to the right having a central angle of 46°44'24", a radius of 24.00 feet, an arc length of 19.58 feet, and a chord which bears South 09°17'58" East a distance of 19.04 feet to a CIRF(M), and being the beginning of a curve to the left;

along said curve to the left having a central angle 01°48'57", a radius of 872.10 feet, an arc length of 27.64', and a chord which bears South 13°09'06" West, a distance of 27.64 feet to a 5/8-inch capped iron rod marked "BHB INC" (IRS) set for the southeast corner of said Lot 5RA-1RB, same being the northeast of Lot 6R-4, Block 52, an addition to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Document Number D215220676, P.R.T.C.T.;

THENCE with the common line of said Lot 5RA-1RB and said Lot 6R-4 for the following courses and distances:

North 75°49'50" West, a distance of 50.73 feet to an IRS;

North 77°18'43" West, a distance of 125.19 feet to a point, being the southwest corner of said Lot 5RA-1RB, same being the northwest corner of said Lot 6R-4, and being on the east line of a tract of land described by deed to Ridglea Country Club recorded in Volume 5736, Page 490, Deed Records, Tarrant County, Texas, from which a CIRF(M) bears North 58°21'29" West, a distance of 0.72 feet;

THENCE with the common line of said Lot 5RA-1RB and said Ridglea Country Club for the following courses and distances:

North 16°22'44" East, a distance of 13.46 feet to a point from which a found 3/4-inch iron rod bears North 70°42'35" West, a distance of 0.78 feet;

North 16°30'01" East, a distance of 110.31 feet to a point for the northwest corner of said Lot 5RA-1RB, same being the southwest corner of the aforementioned Lot 5RB, and being on the west line of said Country Club tract, from which a CIRF(M) bears North 59°10'04" West, a distance of 0.32 feet;

THENCE North 37°37'27" East, with the common line of said Lot 5RB and said Ridglea Country Club, a distance of 134.61 feet to a CIRF(M) for the northernmost corner of said Lot 5RB, same being the southwest corner of the aforementioned Lot 4B-R;

THENCE South 66°04'33" East, with the common line of said Lot 5RB and said Lot 4B-R, a distance of 208.18 feet to the **POINT OF BEGINNING** and containing 43,793 square feet or 1.005 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT SUSAN J. MADDOX and WESTRIDGE STREET PARTNERS 1, LLC, does hereby adopt this plat as:

Lot 5RA-1RB and Lot 5RB-1, Block 52, RIDGLEA ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this 17th day of March 2026.
Susan J. Maddox - Owner

WITNESS my hand on this 17th day of March 2026.
Westridge Street Partners 1, LLC - Owner
Larry Heppie

STATE OF TEXAS
COUNTY OF TARRANT

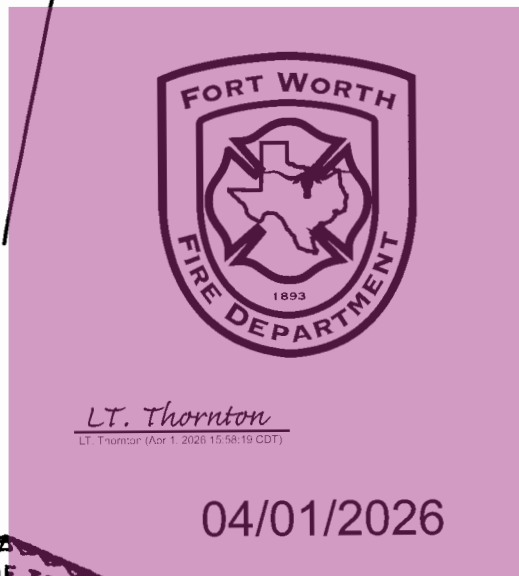
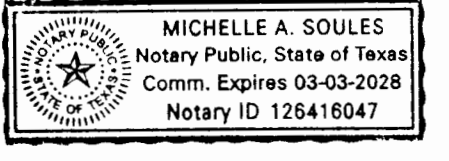
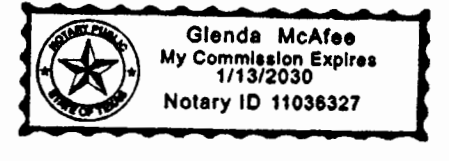
BEFORE ME, the undersigned authority, on this day personally appeared, Susan J. Maddox, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 17th day of March, 2026.
[Signature]
Notary Public in and for the State of Texas
My commission expires 3/31/2028

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Larry Heppie, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 17th day of March, 2026.
[Signature]
Notary Public in and for the State of Texas
My commission expires 3/31/2028



FINAL PLAT CASE NUMBER FS-25-319

FINAL PLAT
LOT 5RA-1RB & LOT 5RB-1, BLOCK 52, RIDGLEA ADDITION
BEING A REVISION OF LOTS 5RA-1R AND 5RB, BLOCK 52, RIDGLEA ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT/S THEREOF RECORD AS INSTRUMENT NUMBER/S D222109859, AND D224017333
OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
2 RESIDENTIAL LOTS - PROPERTY ZONING "A-5" ONE-FAMILY
MARCH 2026