

Now, Therefore, Know All Men By These Presents:

That 6500 Camp Bowie Blvd, LLC, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lot 11-R2, Block 13, Ridglea Hills, an addition to the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way and easements shown thereon. All parties with an interest in the title of this property have joined in any dedication.

Witness, my hand, this the 17th day of July, 2026.

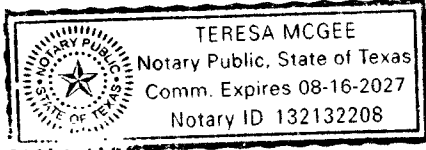
By: Jeff Schuessler
6500 Camp Bowie Blvd, LLC (Owner)
Jeff Schuessler (Manager)

State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Jeff Schuessler, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 17th day of July, 2026.

Teresa McGee
Notary Public in and for the State of Texas



City of Fort Worth Notes:

Water:
Water to be served by the City of Fort Worth.
Sewer:
Sanitary sewer to be served by the City of Fort Worth.

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 ways 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 their respective systems without the necessity at any time of procuring the permission of anyone.

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

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 operation 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.

Water/Wastewater Impact Fee:
The City of Fort Worth has an ordinance implementing the assessment of and collection of water and wastewater impact fees. The total amount assessed is established on the recitation 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 II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 I of the impact fee ordinance in effect as of the date of the amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

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 or 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.

Building Permits:
No building permits shall be issued for any lot in this subdivision until an approved 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.

Sidewalks & Street Lights:
Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

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

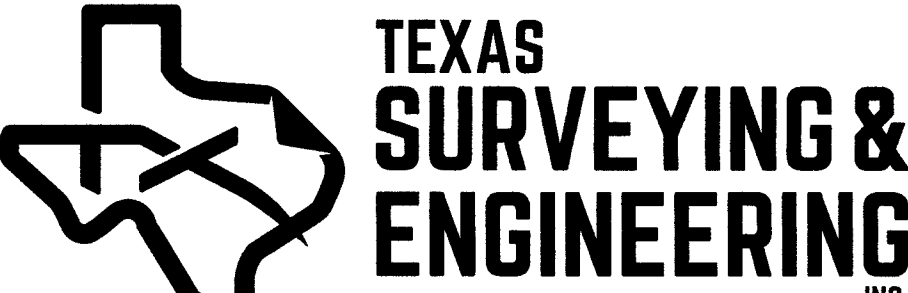
Covenants or Restrictions are Unaltered:
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

State Right-of-Way Access:
Direct access to US Highway 377 (Camp Bowie Blvd) is restricted to those locations that have been reviewed and approved by the Texas Department of Transportation (TxDOT).

Final Plat
Lot 11-R2, Block 13
Ridglea Hills
an addition to the City of Fort Worth,
Tarrant County, Texas

Being a 0.643 acre replat, consisting of Lots 11-R-1
(D218211518) and 11-R, Block 13, Ridglea Hills (V. 388-71, P. 606),
an addition to the City of Fort Worth, Tarrant County, Texas

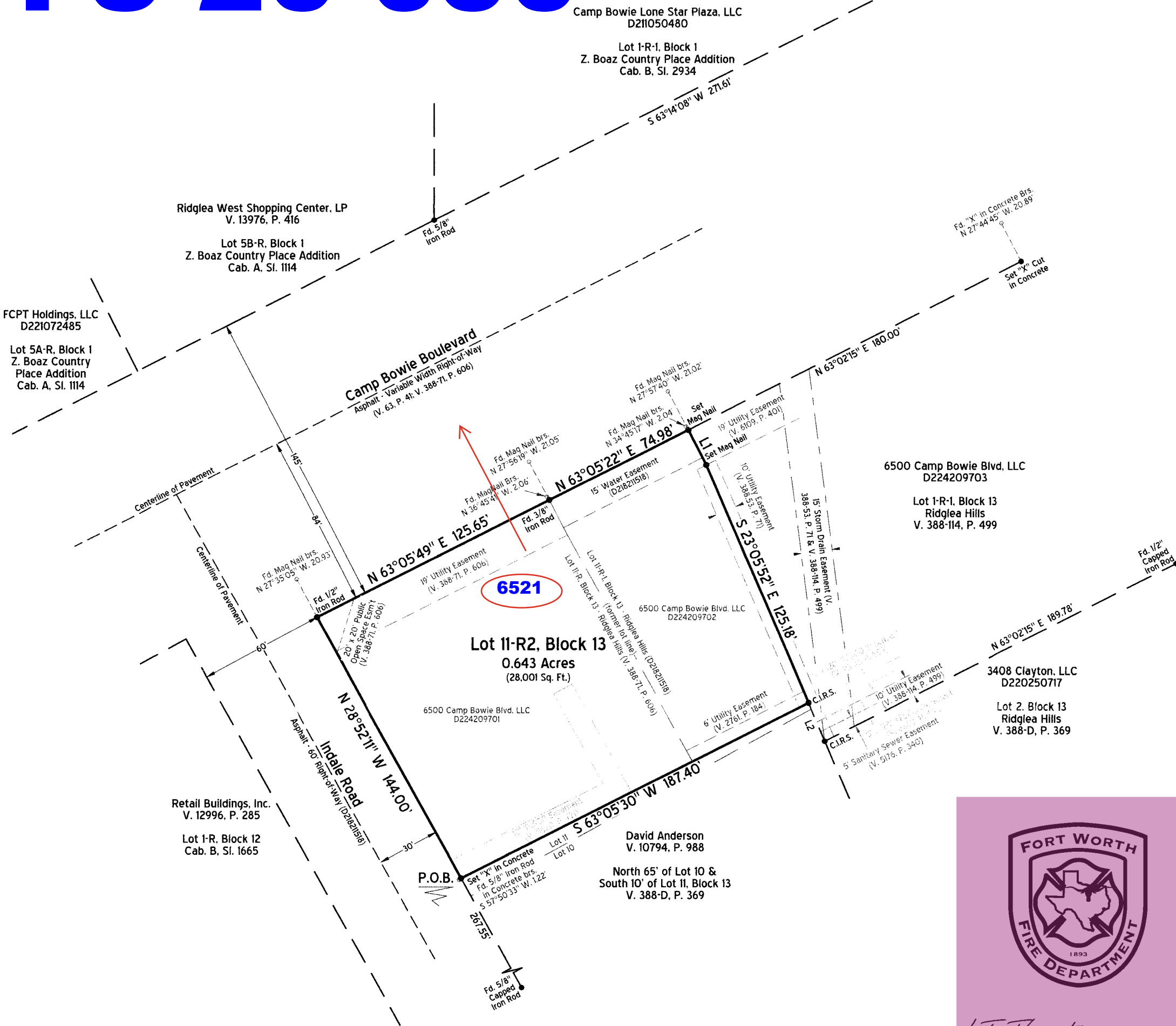
July 2026



WEATHERFORD - MINERAL WELLS - ALEDO INC.
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

LINE	BEARING	DISTANCE
L1	S 26°57'45" E	19.00'
L2	S 23°08'30" E	20.14'

FS-26-056



State of Texas
County of Tarrant

Whereas 6500 Camp Bowie Blvd, LLC, being the sole owner of a 0.643 acre tract of land, consisting of Lot 11-R-1, Block 13, Ridglea Hills (Clerk's File No. D218211518) and Lot 11-R, Block 13, Ridglea Hills (Volume 388-71, Page 606), additions to the City of Fort Worth, Plat Records, Tarrant County, Texas (P.R.T.C.T.); being those certain tracts conveyed to 6500 Camp Bowie Blvd, LLC in Clerk's File No.'s D224209701 and D224209702. Real Property Records, Tarrant County, Texas (R.P.R.T.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey Feet).

BEGINNING at a set "X" in concrete in the east right-of-way of Indale Road (paved; 60 foot width), at the westerly common corner of a tract conveyed to Anderson, described in Volume 10794, Page 988, R.P.R.T.C.T., and being the southwest corner of Lot 11-R, Block 13 (V. 388-71, P. 606), said corner being the southwest corner of said D224209701, for the southwest and beginning corner of this tract; whence a found 5/8" capped iron rod bears S 28°52'11" W 267.55 feet;

THENCE N 28°52'11" W 144.00 feet, with the common line of said Lot 11-R, Block 13 (V. 388-71, P. 606) and said Indale Road, to a found 1/2" iron rod in the south right-of-way of Camp Bowie Boulevard (paved; variable width), at the northwest corner of said Lot 11-R, Block 13 (V. 388-71, P. 606), said corner being the northwest corner of said D224209701, for the northwest corner of this tract; whence a found Mag Nail bears N 27°35'05" W 20.93 feet;

THENCE with the south right-of-way of said Camp Bowie Boulevard the following courses and distances:

N 63°05'49" E 125.65 feet, to a found 3/8" iron rod at the northerly common corner of said Lot 11-R, Block 13 (V. 388-71, P. 606) and said Lot 11-R-1, Block 13 (D218211518), for a corner of this tract; whence a found Mag Nail bears N 36°45'41" W 2.06 feet and a found Mag Nail bears N 27°56'19" W 21.05 feet;

N 63°05'22" E 74.98 feet, to a set Mag Nail at the northerly common corner of said Lot 11-R-1, Block 13 (D218211518), being the northwest corner of Lot 11-R-1, Block 13 (V. 388-114, P. 399), for the northeast corner of this tract; whence a found Mag Nail bears N 34°45'17" W 2.04 feet and a found Mag Nail bears N 27°57'40" W 21.02 feet, and whence a set "X" cut in concrete in the west right-of-way of Clayton Road, at the northeast corner of said Lot 11-R-1, Block 13 (V. 388-114, P. 399) bears N 63°02'15" E 180.00 feet;

THENCE with the common line of said Lot 11-R-1, Block 13 (D218211518) and said Lot 11-R-1, Block 13 (V. 388-114, P. 399) the following courses and distances:

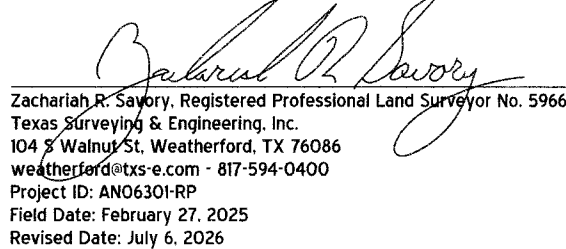
S 26°57'45" E 19.00 feet, to a set Mag Nail, for a corner of this tract;
S 23°05'52" E 125.18 feet, to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC."), at the northeast corner of said Anderson tract, also being the southeast corner of said D224209702 and said Lot 11-R-1, Block 13 (D218211518), for the southeast corner of this tract; whence a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC.") at the southwest corner of said Lot 11-R-1, Block 13 (V. 388-114, P. 399) bears S 23°08'30" E 20.14 feet;

THENCE S 63°05'30" W 187.40 feet, with the common line of said Anderson tract and this tract, to the POINT OF BEGINNING, and containing 0.643 acres, more or less.

Surveyor's Certificate

Know All Men By These Presents:

That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.



Surveyor's Notes:

1) With respect to the documents listed in Title Commitment No. 900122240307-07 the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in Vol. 388-114, Pg. 499, P.R.T.C.T. (Tract I) and Vol. 388-71, Pg. 606, P.R.T.C.T. (Tract 3)

Subject to the following Easement(s) and/or Document(s):

TESCO Esm't - Vol. 2380, Pg. 593, D.R.T.C.T. (shown)
TESCO Esm't - Vol. 6660, Pg. 531, D.R.T.C.T. (shown)
19' Utility Esm't - Vol. 6109, Pg. 401, D.R.T.C.T. (shown)
San. Swr. Esm't - Vol. 5176, Pg. 340, D.R.T.C.T. (shown)
6' Utility Esm't - Vol. 2761, Pg. 164, D.R.T.C.T. (shown)
TESCO Esm't - Vol. 5360, Pg. 771, D.R.T.C.T. (shown)

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 2490, Pg. 320, D.R.T.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Currently this tract appears to be located within the following area(s):

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48439C0285L, dated March 21, 2019; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

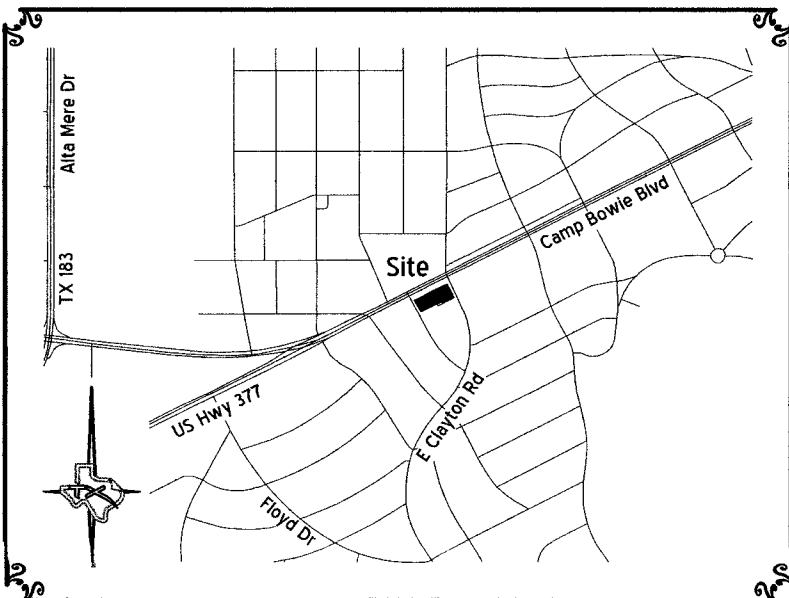
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, Grid - US Survey Feet.

4) Utilities shown hereon are based on above ground utility placement and field locations of reference marks (i.e. pin flags, paint, etc.), per local utilities, in reference to Texas 811 Ticket No. 2481620708. Call Texas811 and/or Utility Providers before excavation or construction.

5) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, home owners assoc., etc.).

6) C.I.R.S. = 1/2" Capped Iron Rod Set (plastic cap stamped "TEXAS SURVEYING INC.")

Vicinity Map (1" = 2,000')



City of Fort Worth Case No. FS-26-056



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: 07/24/2026

Caroline Cranz
Caroline Cranz (Jul 24, 2026 09:10:36 CDT)

CHAIRMAN

Stephen Murray
Stephen Murray (Jul 24, 2026 09:11:04 CDT)

SECRETARY

Land Use Table

Total Gross Acreage:	0.643 Acres
Number of Non-Residential Lots:	1
Non-Residential Acreage:	0.643 Acres

This Plat Recorded in

Doc. No. _____

Date _____