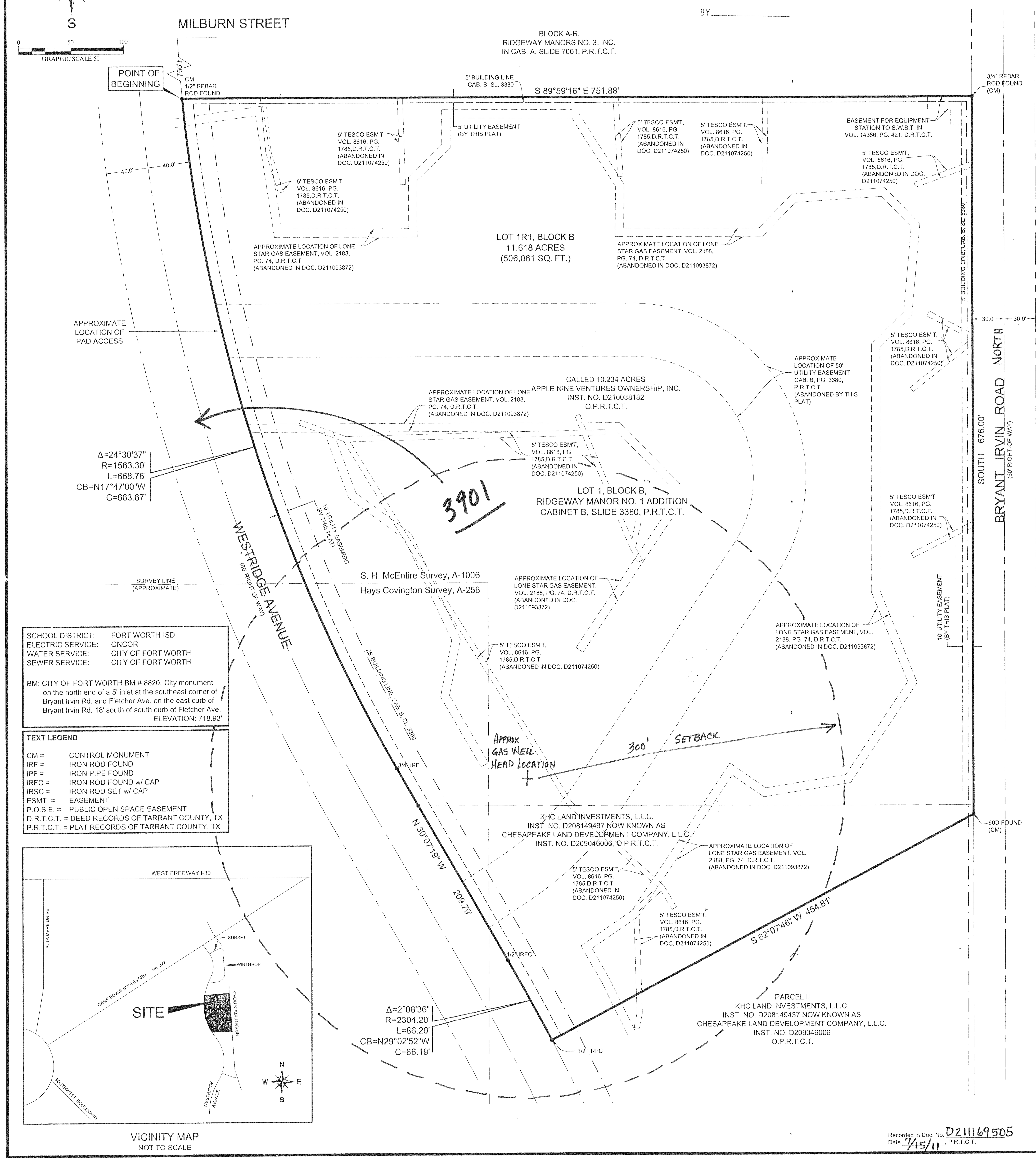
FILED
TARRANT COUNTY TEXAS
2011 JUL 15 PM 12:47
MARY LOUISE GARCIA
COUNTY CLERK
BY________



Recorded in Doc. No. D211169505
Date 7/15/11, P.R.T.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

WHEREAS CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. and APPLE NINE VENTURES OWNERSHIP, INC., are the owners of a tract of land situated in the Hays Covington Survey, Abstract No. 256 and the S. H. McEntire Survey, Abstract No. 1006, in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 1, Block B, Ridgeway Manor No. 1 Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 3380, Plat Records, Tarrant County, Texas, and being all of a called 10.234 acre tract of land conveyed to Apple Nine Ventures Ownership, Inc., as evidenced in a Special Warranty Deed recorded in County Clerk's Instrument No.D210038182, and a the remaining portion of a called Tract I, conveyed to KHC Land Investments, L.L.C., as evidenced in a Special Warranty Deed recorded in County Clerk's Instrument No. D208149437, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar rod found in the easterly line of Westridge Avenue (an 80-foot wide right-of-way), and being the northwest corner of said Lot 1 and the southwest corner of Block A-R, Ridgeway Manors No. 3 Inc., to the City of Fort Worth, Tarrant County, Texas, as shown on the plat recorded in Cabinet A, Slide 7061, Plat Records, Tarrant County, Texas, said iron rod also being the northwest corner of said Tract I;

THENCE South 89° 59' 16" East, departing easterly line of said Westridge Avenue, along the north line of said Tract I, and along the common line between said Lot 1 and Block A-R, distance of 751.88 feet to a 3/4-inch rebar rod found in the west line of Bryant Irvin Road (a 60-foot wide right-of-way) for the northeast corner of said Lot 1, said Tract I and the southeast corner of Block A-R;

THENCE SOUTH, along the east line of said Lot 1, the east line of said Tract I and the west line of said Bryant Irvin Road, a distance of 676.00 feet to a 60D nail found for the southeast corner of said Lot 1 and said Tract I;

THENCE South 62° 07' 46" West, leaving the west line of said Bryant Irvin Road, along the south line of said Lot 1 and the south line of said Tract I, a distance of 454.81 feet to a 1/2-inch capped iron rod found for the southwest corner of said Lot 1, the southwest corner of said Tract I, same being on the curving easterly line of aforesaid Westridge Avenue, said curve being a non-tangent curve to the left;

THENCE in a northerly direction, along the west line of said Lot 1, the west line of said Tract I and along the easterly line of said Westridge Avenue, and along the arc of said curve to the left, through a central angle of 02°08'36", having a radius of 2304.20 feet, a chord bearing of North 29°02'52" West, a chord distance of 86.19 feet and an arc length of 86.20 feet to a 1/2-inch capped iron rod found for the end of said curve;

THENCE North 30° 07' 19" West, continuing along the west line of said Lot 1, the west line of said Tract I and along the easterly line of said Westridge Avenue, a distance of 209.79 feet to a 3/4-inch iron rod found for corner, and being the beginning of a curve to the right;

THENCE northwesterly, continuing along the west line of said Lot 1, the west line of said Tract I and the easterly line of said Westridge Avenue, with said curve to the right, through a central angle 24°30'37", having a radius of 1563.30 feet, and a chord bearing and distance of North 17°47'00" West, 663.67 feet, an arc length of 668.76 feet to the **POINT OF BEGINNING** and containing 11.618 acres (506,061 square feet) of land, more or less.

Bearing system of this survey is based on the easterly line of a called 11.62 acre tract of land described in deed to KHC Land Investments, LLC, whose bearing is recorded in County Clerk's No. D208149437, of the Deed Records of Tarrant County, Texas, said bearing being South.

NOTES:

1.) **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 filing 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 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

2.) **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".

3.) **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.

4.) **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.

5.) **Floodplain Restriction** - 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, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100year flood elevation.

6.) **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.

7.) **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.

8.) **Parkway Permit** - Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalk and drainage inlets may be required at the time of building permit issuance via a parkway permit.

9.) **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.

10.) **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.

11.) **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.

12.) **Private Maintenance Note** - The City of Fort Worth shall not be held responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners 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 as set forth herein.

13.) **City of Fort Worth Urban Forestry Compliance Note:**
Compliance with Tree Ordinance #18615-05-2009 will be required.

14.) As scaled on Community Panel No. 48439C0285K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Federal Emergency Management Agency, Federal Insurance Administration, this property appears to be within Flood Zone X, which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

15.) Compliance with the City of Fort Worth Storm Water Management Plan Policy will be required prior to issuance of a building permit.

OWNER'S DEDICATION

STATE OF TEXAS *
COUNTY OF TARRANT *
CITY OF FORT WORTH *

That we, **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. and APPLE NINE VENTURES OWNERSHIP, INC.,** being the owner of the hereinafter described property do hereby adopt this plat designating the herein described property as **RIDGEWAY MANOR NO. 1, LOT 1R1, BLOCK B,** an addition to the City of Fort Worth, Tarrant County, Texas. We do hereby dedicate to the public use forever the rights-of-way and easements shown thereon.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

EXECUTED THIS 23rd day of May, 2011.

By: **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.**

[signature]
Henry J. Hood
Senior Vice President - Land and Legal & General Counsel

STATE OF OKLAHOMA *
COUNTY OF OKLAHOMA *

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Henry J. Hood, 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 23rd day of May, 2011.

[signature]
Notary Public in and for the State of Oklahoma

By: **APPLE NINE VENTURES OWNERSHIP, INC.**, a Virginia corporation

By: [signature]
Signature

David Buckley
Name

Vice President
Title

COMMONWEALTH OF VIRGINIA *
CITY OF RICHMOND *

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared David Buckley 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 considerations therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 1st day of July, 2011.

[signature]
Notary Public in and for the Commonwealth of Virginia

AMY DEVOL KRAMER
COMMONWEALTH
REGISTRATION NO. 7166445
MY COMM. EXPIRES 12/31/2012
OF VIRGINIA
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, **Michael B. Marx**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

[signature]
Michael B. Marx
Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR

FORT WORTH
FIRE DEPARTMENT
LT. RSC
7-14-2011

STATE OF TEXAS *
COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared **Michael B. Marx**, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 20 day of May, 2011.

[signature]
Notary Public of Texas

ALISON J. STERN
Notary Public, State of Texas
My Commission Expires
April 07, 2015

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within (90) days after date of approval.

Plat Approval Date: 7/15/2011

By: [signature] Chairman

By: [signature] Secretary

OWNERS REPRESENTATIVE / ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Contact: Ashley Frysinger, P.E.
Email: ashley.frysinger@kimley-horn.com.com

OWNER:

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
6100 N. Western Avenue
Oklahoma City, OK 73118
Tel. No. (405) 935-8478
Fax No. (405) 849-8478
Contact: Chip Keating

OWNER:

APPLE NINE VENTURES OWNERSHIP, INC.
814 E. Main Street
Richmond, VA 23219
Tel. No. (804) 344-8121

CASE NO. FS-009-172
CE SITE 76 = KHA TR 115

FINAL PLAT

RIDGEWAY MANOR NO. 1

LOT 1R1, BLOCK B
BEING A REPLAT OF
LOT 1, BLOCK B OF RIDGEWAY MANOR NO. 1
BEING 11.618 ACRES SITUATED IN THE
S. H. McENTIRE SURVEY SURVEY, ABSTRACT NO. 1006 AND
HAYES COVINGTON SURVEY, ABSTRACT NO. 256
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SURVEYOR / ENGINEER
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	03/29/2011	64411007	1 OF 1