

NOTES:

1. ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 2' ABOVE THE ULTIMATE 100 YEAR FLOOD ELEVATIONS AS SHOWN IN THE DRAINAGE STUDY UNDER CITY FILE NUMBER FP-05-075-CLM.
3. ACCORDING TO FEMA MAP NO. 48439C0285K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AT THIS TIME.
4. PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT IN-DRIVE APPROACHES, SIDEWALKS & 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".

**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.

**UTILITY EASEMENTS:**  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP ANY PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS 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 PLAN; 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.

**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 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

**BUILDING PERMITS:**  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PARKING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED:**  
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

**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 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.

**RESIDENTIAL DRIVEWAY ACCESS:**  
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:

- a. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR
- b. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE EASEMENT.

**FLOOD-PLAIN RESTRICTIONS:**  
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, SATISFACTORY ENGINEERING STUDIES AND/OR DETAILED ENGINEERING IMPROVEMENT PLANS SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITION. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

**MAINTENANCE: FLOOD-PLAIN/DRAINAGEWAY**  
THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FLOOD PLAIN EASEMENT

NUMBER	DIRECTION	DISTANCE
L4	S41°16'29"E	40.53
L5	S02°52'55"E	13.70
L6	S19°57'51"E	17.90
L7	N05°02'15"E	10.29
L8	S35°45'28"W	7.62
L9	S33°40'41"E	17.29
L10	N64°06'02"W	18.94
L11	S39°28'20"E	36.78
L12	S01°40'45"W	16.50
L13	S30°08'38"W	9.99
L14	N30°10'01"W	6.70

OWNERS:  
TARRANT COUNTY HOLDINGS, LLC.  
PATTI LYERLA  
6706 CAMP BOWIE BLVD.  
FORT WORTH, TEXAS 76116

OWNERS REP-  
NEWBY CONSTRUCTION INC.  
MARK NEWBY  
P.O. BOX 470333  
FORT WORTH, TX. 76147  
817.937.2428  
FAX: 817.984.1946

SURVEYOR:  
LOYD BRANSOM SURVEYORS, INC.  
CHARLES B. HOOKS, JR. RPLS  
1028 N. SYLVANIA AVE  
FORT WORTH, TEXAS 76111  
817.834.3477  
FAX: 817.831.9818

ENGINEER:  
EVOLVING ENGINEERING  
GLEN A. DIXON  
420 THROCKMORTON  
FORT WORTH, TEXAS 76102  
817.529.2700



**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 APPROVED DATE: January 20, 2015  
BY: Mary Elliott SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

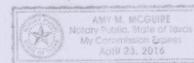
THAT WE, TARRANT COUNTY HOLDINGS, LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:  
BEING LOT 2R, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-0, PAGE 207, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND LOT 3, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-B, PAGE 273, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A CAPPED IRON PIN (GE JOHNSON) FOUND IN THE SOUTHWESTERLY R.O.W. LINE OF PELHAM ROAD FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT B1R, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 9280, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF SAID LOT 2R, BLOCK 11, RIDGLEA HILLS ADDITION;  
THENCE SOUTH 36 DEGREES 38 MINUTES 00 SECONDS EAST 151.63 FEET ALONG SAID R.O.W. TO A 5/8" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME B, PAGE 273, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 11, RIDGLEA HILLS ADDITION;  
THENCE SOUTH 53 DEGREES 22 MINUTES 00 SECONDS WEST 179.10 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 3 AND 4, BLOCK 11, RIDGLEA HILLS ADDITION TO A CAPPED IRON PIN (WARD) FOUND IN THE EASTERLY LINE OF LOT 18, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME B, PAGE 273, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, BLOCK 11 AND THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 11, RIDGLEA HILLS ADDITION;  
THENCE NORTH 34 DEGREES 16 MINUTES 00 SECONDS WEST 182.35 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 2R, BLOCK 11 AND LOT 3, BLOCK 11, RIDGLEA HILLS ADDITION AND SAID LOT 18, BLOCK 11, RIDGLEA HILLS ADDITION AND LOT 19-R-1, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 711, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A CAPPED IRON PIN (WARD) FOUND IN THE SOUTHERLY LINE OF SAID LOT B1R, BLOCK 11, RIDGLEA HILLS ADDITION FOR THE NORTHWESTERLY CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 19-R-1, BLOCK 11, RIDGLEA HILLS ADDITION AND THE NORTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 11, RIDGLEA HILLS ADDITION;  
THENCE NORTH 63 DEGREES 28 MINUTES 00 SECONDS WEST 174.28 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 2R, BLOCK 11 AND SAID LOT B1R, BLOCK 11, RIDGLEA HILLS ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 29323.37 SQUARE FEET MORE OR LESS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOTS 2R1, 2R2, 2R3 AND 2R4, BLOCK 11, RIDGLEA HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 14 DAY OF January, 2015

Patti Lyerla  
TARRANT COUNTY HOLDINGS, LLC.  
Managing Member

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patti Lyerla, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14 DAY OF January, 2015.  
Amy Madrine  
NOTARY PUBLIC



**FS14-065**

**FINAL PLAT**  
OF  
**LOTS 2R1, 2R2 AND 2R3, BLOCK 11**  
**RIDGLEA HILLS**

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING LOT 2R, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-0, PAGE 207, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND LOT 3, BLOCK 11, RIDGLEA HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-B, PAGE 273, PLAT RECORDS, TARRANT COUNTY, TEXAS



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.  
Charles B. Hooks, Jr.  
DATE: 03-25-14

THIS PLAT FILED IN INSTRUMENT NO. D215012019 DATED 1/20/2015