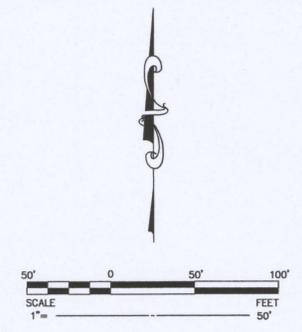


OWNER/DEVELOPER
 TURTLE CREEK COURT HOMEOWNERS ASSOCIATION
 5124 TURTLE CREEK COURT
 FORT WORTH, TEXAS 76116
 CONTACT: TOM MITCHELL
 E-MAIL: TOM.MITCHELL@FWCD.ORG

ENGINEER/SURVEYOR
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 (817) 335-7437 (FAX)
 CONTACT: SAM HANNA



FLOODPLAIN RESTRICTION
 No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works in accordance with the approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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.

PRIVATE MAINTENANCE
 The City of Fort Worth shall not be held 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

DEED COVENANTS OR RESTRICTIONS
 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 on the remainder of the subdivision.

URBAN FORESTRY
 Compliance with tree ordinance #17228-10-2006 will be required.

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, trees, 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 of any time of procuring the permission of anyone.

WATER / WASTEWATER IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment 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.

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.

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.

PARKWAY PERMIT
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.

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.

LAND USE TABLE	
Total Gross Acreage	0.773
Right-of-Way Dedication	0.0 Ac.
Net Acreage	0.773 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	0.0 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS 14-184

FORT WORTH

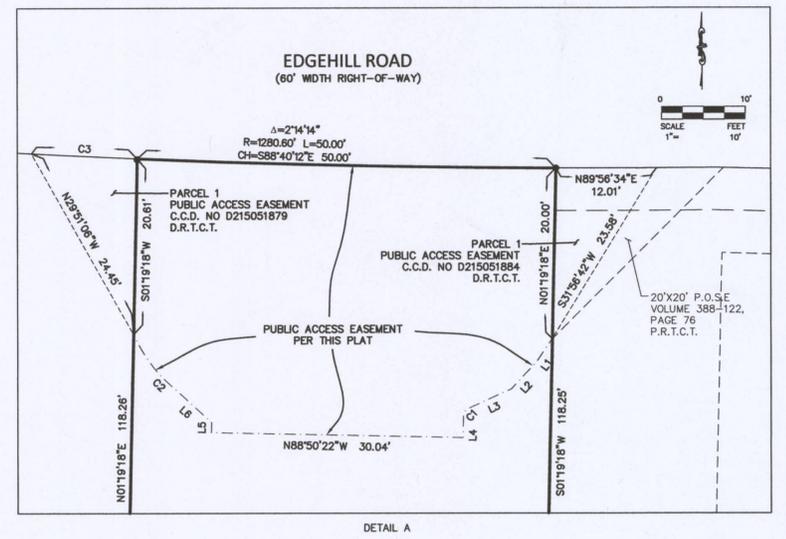
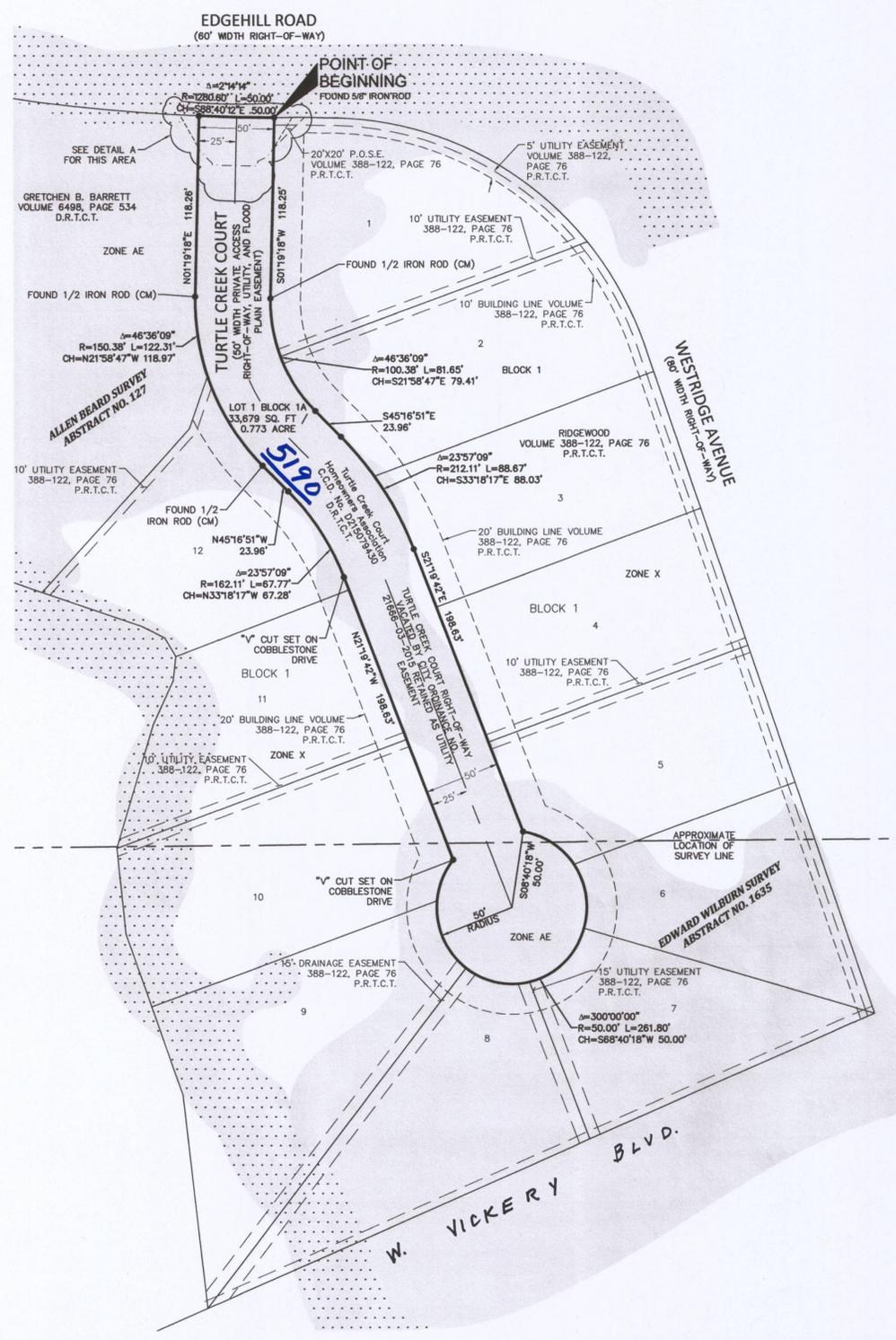
CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 5/8/2015

By: *Stephen R. Gosup* Chairman

By: *Anna S. Sufjanoff* Secretary



Line Table		
Line Number	Bearing	Distance
L1	S34°50'06"W	3.31'
L2	S43°22'48"W	4.37'
L3	S65°56'49"W	5.53'
L4	S01°31'16"W	2.70'
L5	N01°02'13"E	1.20'
L6	N46°17'39"W	6.17'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	47°55'48"	1.25'	1.05'	S41°58'56"W 1.02'
C2	24°28'30"	18.42'	7.86'	N36°55'32"W 7.80'
C3	0°33'59"	1280.60'	12.66'	S87°16'05"E 12.66'

- GENERAL NOTES:**
- Building lines will be per the City of Fort Worth Zoning Ordinances.
 - The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.
 - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 285 of 495, Map Number 48439C0285K, Map Effective Date: September 25, 2009, the subject property is located in "Zone AE (shaded)", defined as "Special Flood Hazard Areas Inundated By 100-Year Flood; Base flood elevations determined." and in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm. Additional information can be found at www.fema.gov.
 - All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" set unless otherwise noted hereon.
 - Lot 1, Block 1A, Ridgewood Addition is a Turtle Creek Court Homeowners Association, recorded County Clerk Document No. D215079431, lot for private vehicular access or public emergency access lot and no building permit will be issued for the lot.
 - Lot 1, Block 1A, Ridgewood Addition will be owned and maintained by the homeowners of the Turtle Creek Court Homeowners Association, recorded County Clerk Document No. D215079431.

CERTIFICATION:
 I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of July, 2014.

Stephen R. Gosup
 Stephen R. Gosup, R.P.L.S.
 Registered Professional Land Surveyor
 Texas Registration No. 5570

April 27, 2015
 Date



APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN AS DESIGNATED BY FEMA AND DELINEATED ON FIRM No. 48439C0285 K, DATED SEPTEMBER 25, 2009.

FLOODWAY

FS14-184

ADJOINING OWNERS INFORMATION FOR RIDGEWOOD LOTS

OWNER	ADDITION NAME	LOT	BLOCK	VOLUME/PAGE DOCUMENT NO.
TINA & EDUARDO CASTILLO	RIDGEWOOD	1	1	D205197465
DEMETRIS A. & TERRY ANNE KOURIS		2	1	D211254274
SHAWN & CHRISTIE MICHAEL		3, 4	1	D213124464
B. TED WOODLE		5	1	8063/1676
JOSEPH & PAULA STURIALE		6	1	12118/888
HUGH & LOUISE LAMENSORF		7	1	D207029829
GARY & DENISE POINTER		8	1	11775/1904
THOMAS W. AND STACY L. MITCHELL		9	1	D212216788
LINDA M. SMITH		10	1	D205138603
ANGELA F. BROWN		11	1	D210162836
GEORGE B. FAULDER IV & JILL W. JENKINS		12	1	13927/512

(TURTLE CREEK CT) ROW
 A FINAL PLAT OF
 LOT 1, BLOCK 1A
 RIDGEWOOD ADDITION

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817 335 1121
 FIRM REGISTRATION 10098100

D215096265 05/08/2015

An addition to the City of Fort Worth, Tarrant County, Texas, situated in the Allen Beard Survey, Abstract No. 127 and the Edward Wilburn Survey, Abstract No. 1635, being a replat of Turtle Creek Court, as shown on plat for Ridgewood, an addition to the City of Fort Worth according to the plat recorded in Volume 388-122, Page 76, Plat Records, Tarrant County, Texas.

JOB NO. B001095.003