

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N89°55'22"E	24.57'
L2	N00°04'08"W	5.00'
L3	N89°55'22"E	205.70'
L4	S00°04'08"E	5.00'
L5	S00°04'08"E	5.00'
L6	N89°55'22"E	195.70'
L7	N00°04'08"W	5.00'
L8	N00°15'00"W	9.31'
L9	N00°15'00"W	11.32'
L10	N00°14'50"W	18.72'

**LEGEND**

XF	** CUT IN CONCRETE FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH CAP SET
IRF	IRON ROD FOUND
PF	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING
INST.	INSTRUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
---	BOUNDARY LINE
- - -	EASEMENT LINE

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°17'44"	50.00'	23.82'	N13°38'52"W	23.60'
C2	27°02'54"	76.00'	35.88'	N13°46'17"W	35.55'
C3	90°00'00"	25.00'	39.27'	S45°14'50"E	35.36'
C4	89°59'45"	25.00'	39.27'	N45°14'57"W	35.35'
C5	90°00'00"	3.00'	4.71'	N45°14'50"W	4.24'
C6	90°00'10"	10.00'	15.71'	S44°45'05"W	14.14'

**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: July 1, 2016

By: Donald R. Bowen Chairman

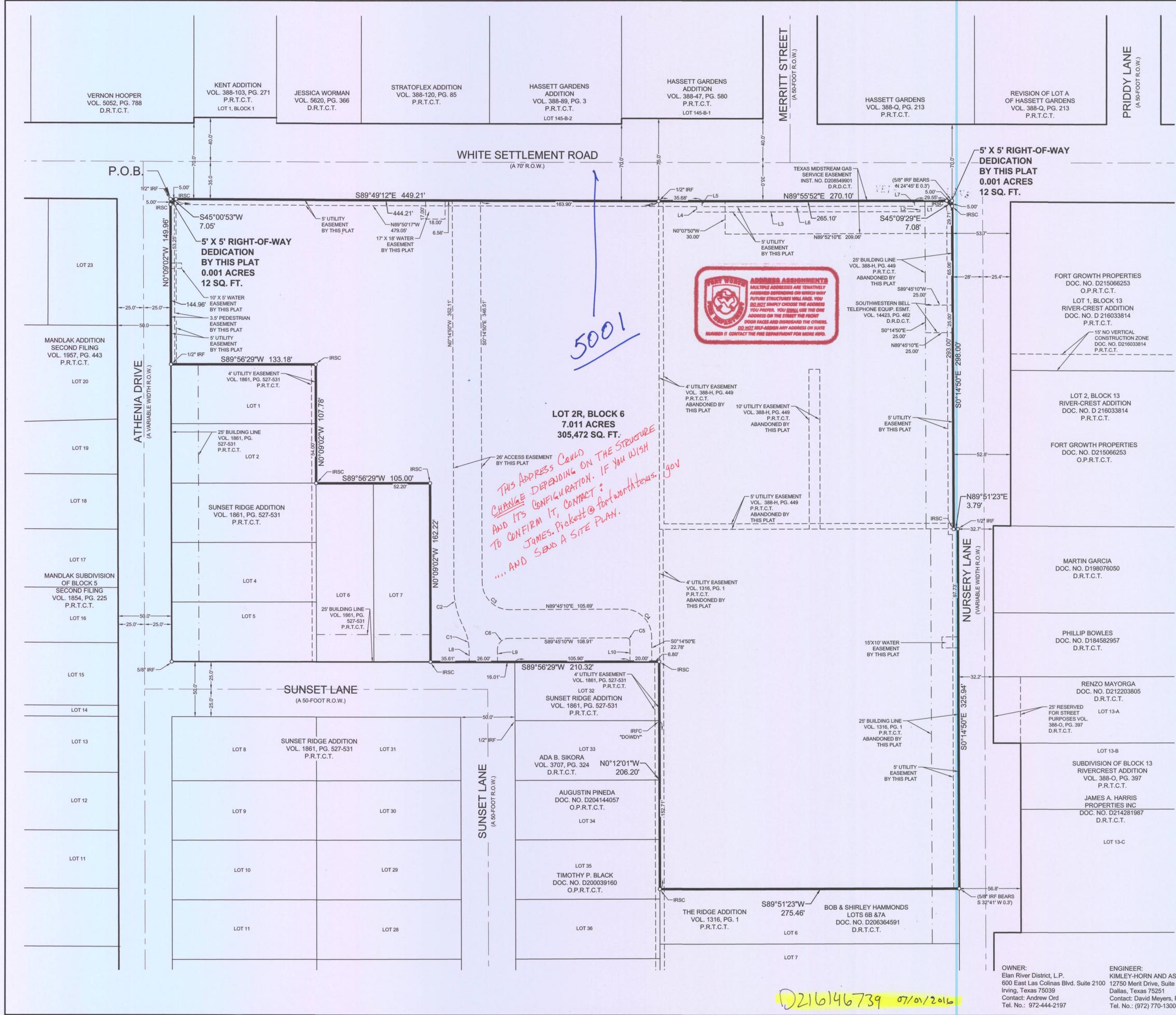
By: Mary Elliott Secretary

**FS15-219**  
CASE NO. FS-15-219  
**FINAL PLAT**  
**THE RIDGE ADDITION**  
**LOT 2R, BLOCK 6**  
**LOTS 2-5 & PART OF LOT 6**  
**OF THE RIDGE ADDITION**  
RECORDED IN VOLUME 1316, PAGE 1  
RECORDED IN VOLUME 388-H, PAGE 449  
BEING 7.013 ACRES OUT OF  
B.D. ALFORD SURVEY, ABSTRACT NO. 37  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**Kimley»Horn**

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	DAB	APRIL 2016	067771632	1 OF 2



D216146739 07/01/2016

**OWNER:**  
Elan River District, L.P.  
600 East Las Colinas Blvd. Suite 2100  
Irving, Texas 75039  
Contact: Andrew Ord  
Tel. No.: 972-444-2197

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Contact: David Meyers, P.E.  
Tel. No.: (972) 770-1300

DWG NAME: K:\Dwg\SURVEY\00771632-GREYSTAR-WHITE SETTLEMENT\0609771632-GREYSTAR-WHITE SETTLEMENT\_PP.DWG PLOTTED BY: PATRICK, DAVID 6/20/16 2:42 PM LAST SAVED: 6/20/16 2:41 PM

NOTES:

- 1.) No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other U.E. of any type.
- 2.) 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.
- 3.) Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.
- 4.) 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, re-contruction, 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.
- 5.) 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.
- 6.) The property is in Zone "X" per the Federal Insurance Rate Map (FIRM) No. 48439C0170K, dated September 25, 2009, published by Federal Emergency Management Agency (FEMA) and is not in a special flood hazard area.
- 7.) 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.) 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 100-year flood elevation.
- 9.) Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.
- 10.) Covenants or Restrictions are unaltered.
- 11.) 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.) 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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.
- 13.) A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.
- 14.) 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.
- 15.) Private Pressure Reducing Valves will be required. Water pressures exceed 80 p.s.i.
- 16.) All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW all men by these presents that Elan River District, L.P., is the owner of the following described property:

BEING a tract of land situated in the B. D. Alford Survey, Abstract No.37, City of Fort Worth, Tarrant County, Texas and being all of Lots A, B, and C, of the Ridge Addition an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-H, Page 449, Plat Records, Tarrant County, Texas, and being all of Lots 2, 3, 4 and 5, and part of Lot 6 of the Ridge Addition an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 1316, Page 1, Plat Records, Tarrant County, Texas, and being part of a tract of land described in Special Warranty Deed to Elan River District, L.P., recorded in Document Nos. D216065155 & D216065156, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the south right-of-way line of White Settlement Road (a 70-foot right-of-way) with the east right-of-way line of Athenia Drive (a variable width right-of-way) and being the northwest corner of said Reeves tract;

THENCE with said south right-of-way line and north line of said Reeves tract, South 89°49'12" East, a distance of 449.21 feet to a 1/2-inch iron rod found for the northwest corner of said Lot C;

THENCE continuing with said south right-of-way line, and north line of said Lot C, North 89°55'52" East, a distance of 270.10 feet to a point at the intersection of said south right-of-way line with the west right-of-way of Nursery Drive (a variable width right-of-way) and being the northeast corner of said Lot C from which a 5/8-inch iron rod bears North 24°45'00" East 0.3 feet;

THENCE departing said south right-of-way line and with said west right-of-way line the following courses and distances, to wit:

South 0°14'50" East, a distance of 298.00 feet to a 5/8-inch iron rod set for the southeast corner of said Lot A and being in the north line of Lot 2 of said Ridge Addition;  
North 89°51'23" East, a distance of 3.79 feet to a 1/2-inch iron rod for the northeast corner of said Lot 2;  
South 0°14'50" East, a distance of 325.94 feet to point for the northeast corner of a tract of land described in General Warranty Deed to Bob Hammonds, recorded in Document No. D206364590, Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod found bears South 32°41'00" West, 0.3' feet;

THENCE departing said west right-of-way line and with the north line of said Hammonds tract, South 89°51'23" West, a distance of 275.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of Lot 6 of said Ridge Addition;

THENCE with said east line, North 0°12'01" West, passing at a distance of 152.71 feet to a 5/8-inch iron rod with plastic cap marked "DOWDY" found for the northeast corner of a tract of land described in Warranty Deed to Thomas J. Sikora and wife, Ada B. Sikora, Deed Records, Tarrant County, Texas, and continuing in all a total distance of 205.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 32;

THENCE with the north line of said Lot 32, South 89°56'29" West, passing at a distance of 132.70 feet the intersection of the northwest corner of said Lot 32 with the north right-of-way line of Sunset Lane (a 50-foot right-of-way), and continuing in all a total distance of 210.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Lot 7 of Sunset Ridge Addition an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 1861, Page 527-531, Plat Records, Tarrant County, Texas;

THENCE departing said north right-of-way line, and with the east line of said Lot 7, North 00°09'02" West, a distance of 162.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 7;

THENCE with the north line of said Lot 7, South 89°56'29" West, passing at a distance of 52.20 feet the northeast corner of Lot 6 of said Sunset Ridge Addition and continuing with the north line of said Lot 6 a total distance of 105.00 feet to the northwest corner of said Lot 6 and being the southeast corner of Lot 2, of said Sunset Ridge Addition;

THENCE with the east line of said Lot 2, North 00°09'02" West, passing at a distance of 54.00 feet the southeast corner of Lot 1 of said Sunset Ridge Addition and continuing a total distance of 107.78 feet, to the northeast corner of said Lot 1;

THENCE with the north line of said Lot 1, South 89°56'29" West, a distance of 133.18 feet to a 1/2-inch iron rod found in the east right-of-way line of said Athenia Drive and being the northwest corner of said Lot 1;

THENCE with said east right-of-way line, North 0°09'02" West, a distance of 149.96 feet to the POINT OF BEGINNING and containing 7.013 acres or 305,496 square feet of land.

LOT 2R, BLOCK 6  
THE RIDGE ADDITION

An Addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon.

EXECUTED THIS THE 21 DAY OF June, 2016.

Elan River District, L.P.,  
a Delaware limited partnership

By: River District GP, LLC  
a Delaware limited liability company  
its general partner

By: GS River District Holdings, LLC  
a Delaware limited liability company  
its general partner

*J. Laird Sparks*  
J. Laird Sparks, Vice President

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared J. Laird Sparks, 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.

*Lorena Watson*  
Notary Public in and for the State of Texas



08/28/2019  
My commission expires

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Dana Brown, 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.

*Dana Brown*

DANA BROWN  
Registered Professional Land Surveyor No. 5336  
KIMLEY-HORN AND ASSOCIATES, INC.  
12750 Merit Drive #1000  
Dallas, Texas 75251  
(972) 770-1300



STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, 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 21 day of June, 2016.

*Kassie L. Steels*  
Notary Public of Texas



CASE NO. FS-15-219  
FINAL PLAT  
THE RIDGE ADDITION  
LOT 2R, BLOCK 6  
LOTS 2-5 & PART OF LOT 6  
OF THE RIDGE ADDITION  
RECORDED IN VOLUME 1316, PAGE 1  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	DWP	DAB	APRIL 2016	067771632	2 OF 2

OWNER:  
Elan River District, L.P.  
600 East Las Colinas Blvd. Suite 2100  
Irving, Texas 75039  
Contact: Andrew Ord  
Tel. No.: 972-444-2197

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D216146739 07/01/2016