



**NOTES:**

- ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
- ACCORDING TO FEMA MAP NO. 48439C0280K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-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 MOVED ALL OR 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 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.

**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 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.

**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 I 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.

**INTERSTATE ACCESS:**  
DIRECT ACCESS TO THE SOUTHWEST BOULEVARD IS RESTRICTED TO THOSE LOCATIONS THAT HAVE BEEN REVIEWED AND APPROVED BY TXDOT.

**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 (TWO FEET) ABOVE THE 100 YEAR FLOOD PLAIN WATER ELEVATION, OR 1FT. (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 UNOBSTRUCTED 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 TRAVERSED 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.

**OWNER:**  
GILBERT RAMOS  
4101 SOUTHWEST BOULEVARD  
FORT WORTH, TEXAS, 76116  
817.349.1963

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



**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: 05/27/2016

BY: Charles B. Hooks, Jr. CHAIRMAN

BY: Dana Campbell SECRETARY



THIS PLAT FILED IN INSTRUMENT NO. D21614281 DATED 05/27/16

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GILBERT RAMOS, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOT 22 AND A PORTION OF LOT 21, BLOCK 10, RIDGLEA WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-C, PAGE 79, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" PIPE FOUND IN THE NORTHEASTERLY R.O.W. LINE OF SOUTH SOUTHWEST BOULEVARD FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 22 AND THE SOUTHWEST CORNER OF LOT 23, SAID BLOCK 10, RIDGLEA WEST;

THENCE NORTH 61 DEGREES 39 MINUTES 00 SECONDS EAST 194.40 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 22 AND 23, BLOCK 10, RIDGLEA WEST TO THE WEST LINE OF LOT 8, SAID BLOCK 10, RIDGLEA WEST FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 22 AND THE SOUTHWEST CORNER OF SAID LOT 23, BLOCK 10 RIDGLEA WEST;

THENCE SOUTH 23 DEGREES 36 MINUTES 00 SECONDS EAST 62.70 FEET ALONG THE COMMON LINE BETWEEN SAID LOTS 22 AND 21, BLOCK 10, RIDGLEA WEST AND LOTS 8 AND 9, SAID BLOCK 10, RIDGLEA WEST TO THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 60 DEGREES 53 MINUTES 12 SECONDS WEST 188.08 FEET TO A 1/2" IRON PIN FOUND IN THE NORTHEASTERLY R.O.W. LINE OF SOUTHWEST BOULEVARD FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 21, SAID BLOCK 10, RIDGLEA WEST, SAID POINT BEING LOCATED IN A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1826.70 FEET;

THENCE NORTHWESTERLY ALONG SAID R.O.W. AND CURVE TO THE RIGHT 65.00 FEET TO THE POINT OF BEGINNING, WHOSE CHORD BEARS 65.00 FEET NORTH 29 DEGREES 21 MINUTES 44 SECONDS WEST, AND CONTAINING 12198.79 SQUARE FEET OF LAND, MORE OR LESS

DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 22R, BLOCK 10, RIDGLEA WEST, 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 27th DAY OF May, 2016

Gilbert Ramos  
GILBERT RAMOS

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERT RAMOS 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 THE 27th DAY OF May, 2016.

Darlene Hooks  
NOTARY PUBLIC



FS15-226

**FINAL PLAT**  
OF  
**LOT 22R, BLOCK 10**  
**RIDGLEA WEST**

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

BEING A REVISION OF LOT 22, BLOCK 10 AND A PORTION OF LOT 21, BLOCK 10, RIDGLEA WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-C, PAGE 79, PLAT RECORDS, TARRANT COUNTY, TEXAS