

Tarrant County Notes:

- 1. Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
2. Tarrant County permits required prior to development within this subdivision, as applicable. Include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
3. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
4. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
5. Any 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 adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home 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 County shall have the right of entry for the purpose of inspecting maintenance work by the property owners.
6. Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
7. Tarrant County does not enforce subdivision deed restrictions.
8. Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development.
9. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

City of Fort Worth Notes:

- 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 their respective systems without the necessity at any time of procuring the permission of anyone.
Private Common Areas and Facilities: The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse / exercise / buildings and facilities. The land owners and subsequent owners of the lots and parcels in the subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivisions private common areas and facilities, and shall 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 association, as set forth herein.
Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
Private Sewer and Water: Water to be served by individual private wells. Sewer to be served by private individual disposal system.
Fire Truck Access: The Access easement should be paved or consist of an all-weather surface to support a fire vehicle weight of 75,000 pounds.
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.

Surveyor's Notes:

- 1) Currently this tract appears to be located within one or more of the following areas:
Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.
According to the F.I.R.M. Community Panel 48439C0270K, dated 09/25/2009, for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
2) All corners are C.I.R.S. - Set 1/2" iron rod with plastic cap stamped "TEXAS SURVEYING INC" - unless otherwise noted.
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83 (2011) Epoch 2010.00 for the continuous U.S. State Plane Coordinate System, North Central Zone 4202 (GRID).
4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
5) Before construction please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. architectural control committee, municipal departments, home owners assoc., etc.). No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.
6) Special Notice: Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
7) No abstract of title or title commitment was provided to this surveyor. record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. record documents other than those shown on this survey may exist and encumber this property.
8) The 40' and 50' proposed drainage easements shown hereon are intended to replace the 40' drainage easement depicted in the plat of Twilight Addition (A-5188) and the 50' drainage easement depicted in the plat of Lake Ridge (A-3965).
9) Minimum finished floor elevations provided by the City of Fort Worth Stormwater Development Services Department.
10) Private access easements and private drainage easements shall be maintained by the property owners.
11) The 24' permanent private access easement on the common line of Lot 40R-1 & Lot 41R-2 is intended to provide access, via a private driveway, that connects Lot 40R-2 to the "Whimsical Way" 24' public access easement.

LAND USE TABLE
Total Gross Acreage: 12.446 Acres
Number of Residential Lots: 4
Number of Non-Residential Lots: N/A
Non-Residential Acreage: N/A
Net Residential Acreage: 10.704 Acres
Private Park Acreage: N/A
Public Park Acreage: N/A
Street and Alley Acreage: 0.500 Acre

Surveyor:
Zachariah R. Savory
208 S Front St
Aledo, Texas 76008
aledo@txsurveying.com
817-441-5263

Owners:
Hubert, Sandra, Robert & Doris Lake
6901 Tumbling Trail
Fort Worth, TX 76116
rlake@emrtle.com

1" = 120'



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: 3/31/2023
CHAIRMAN: Donald R. Bowen
SECRETARY: [Signature]

Table with 3 columns: LINE, BEARING, DISTANCE. Contains survey data for various lots and easements.

Table with 3 columns: E42, E43, E44, E45, E46, E47, E48, E49, E50, E51, E52, E53, E54. Contains survey data for easements.

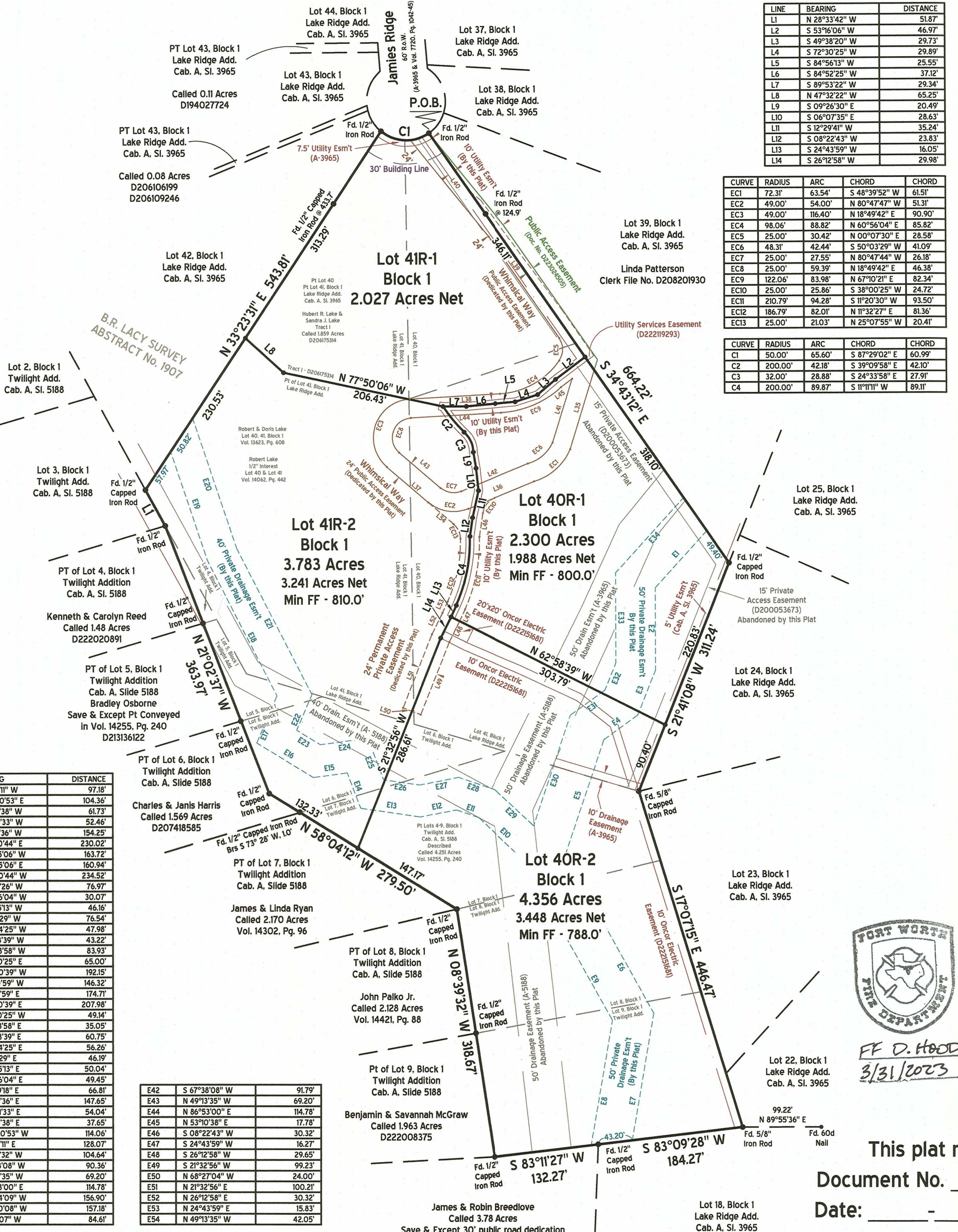


Table with 3 columns: LINE, BEARING, DISTANCE. Contains survey data for lines L1 through L14.

Table with 4 columns: CURVE, RADIUS, ARC, CHORD. Contains curve data for curves C1 through C4.

Table with 4 columns: CURVE, RADIUS, ARC, CHORD. Contains curve data for curves C1 through C4.

State of Texas
County of Tarrant

Whereas Robert Lake, Doris Lake, Hubert Lake, and Sandra Lake, being the owners of a 12.466 acres situated in the B.R. LACY SURVEY, ABSTRACT NO. 1907, Tarrant County, Texas, being all of Lots 40 & 41, Block 1, Lake Ridge, plat recorded in Cabinet A, Slide 3965, Plat Records, Tarrant County, Texas, and being portion of Lots 5, 6, 7, 8, & 9, Block 1, Twilight Addition, plat recorded in Cabinet A, Slide 5188, Plat Records, Tarrant County, Texas; same being all of those certain tracts conveyed in instrument to Lake, described in Volume 14062, Page 442; Volume 14255, Page 240, and Document No. D20617534, Real Property Records, Tarrant County, Texas, said 12.466 acres tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Grid); BEGINNING at a found 1/2" iron rod in the south right-of-way of James Ridge, being the northeast corner of said Lot 40, for a corner of the herein described tract; THENCE S 34°43'12" E, 664.22 feet, to a found 1/2" capped iron rod in the northwest line of Lot 24, said Block 1, Lake Ridge Addition, being the most easterly corner of said Lot 40, for a corner of the herein described tract; THENCE S 21°40'08" E, 446.47 feet, to a found 5/8" capped iron rod, being the common west corner of said Lot 24 and Lot 23, said Block 1, Lake Ridge Addition, for a corner of the herein described tract; THENCE S 17°07'15" E, 446.47 feet, to a found 5/8" iron rod, in the north line of Lot 18, said Block 1, Lake Ridge Addition, being the southeast corner of said Lot 9, Block 1, Twilight Addition, and the herein described tract; THENCE S 83°09'28" W, 184.27 feet, to a found 1/2" capped iron rod, being the northwest corner of said Lot 18, Block 1, for a corner of the herein described tract; THENCE S 83°09'28" W, 132.27 feet, to a found 1/2" capped iron rod in the south line of said Lot 9, for the southwest corner of the herein described tract; THENCE N 08°39'32" W, 318.67 feet, to a found 1/2" capped iron rod in the north line of Lot 8, being the northeast corner of that certain tract conveyed in instrument to John Palco Jr., described in V. 14421, P. 88, Real Property Records, Tarrant County, Texas, for a corner of the herein described tract; THENCE N 58°04'12" W, 279.50 feet, to a found 1/2" iron rod in the east line of that certain tract conveyed in instrument to Charles and Janis Harris, described in D207418565, Real Property Records, Tarrant County, Texas, being a corner of the herein described tract; THENCE N 21°02'37" W, 363.97 feet, to a found 1/2" iron rod, being the northeast corner of Lot 4, said Block 1, Twilight Addition, for a corner of the herein described tract; THENCE N 28°33'42" W, 51.87 feet, to a found 1/2" capped iron rod, being the most westerly corner of said Lot 41 and the herein described tract; THENCE N 33°23'31" E, 543.87 feet, to a found 1/2" iron rod in the south right-of-way of said James Ridge, being the northwest corner of said Lot 41 and there herein described tract; THENCE Southeasterly with the south right-of-way of said James Ridge, and along the arc of a curve to the left, having a radius of 50.00 feet, an arc length of 65.60 feet, and whose chord bears S 87°29'02" E 60.99 feet, to the POINT OF BEGINNING and containing 12.466 acres of land more or less.

Surveyor's Certificate

Know All Men By These Presents:
That I, Zachariah R. Savory, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Weatherford Branch
208 S. Front Street, Aledo, Texas 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
Filed Date: December 21, 2022 - AN0552-RP



Now, Therefore, Know All Men By These Presents:

That Hubert Lake, Sandra Lake, Robert Lake, and Doris Lake, acting herein by and through its duly authorized officer(s), do(es) hereby adopt this plat designating the herein above described property as Lots 40R-1, 40R-2, 41R-1 and 41R-2, Lake Ridge Addition, an addition in the extraterritorial jurisdiction of the City of Fort Worth, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

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

Witness my hand, this the 30 day of March, 2023.

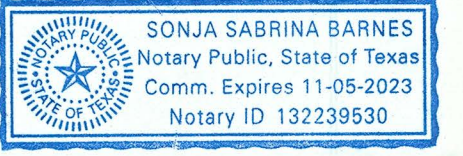
By: [Signatures of Hubert Lake, Sandra Lake, Robert Lake, Doris Lake]

State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Hubert R. Lake, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 30 day of March, 2023.

[Signature of Sonja Sabrina Barnes]

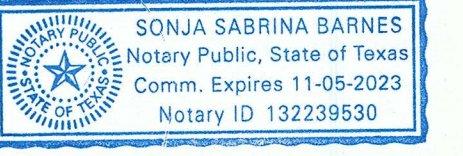


State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Sandra Lake, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28 day of March, 2023.

[Signature of Sonja Sabrina Barnes]

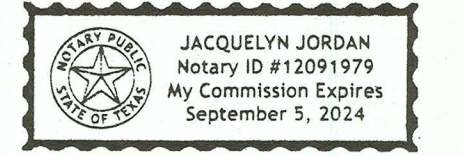


State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Robert Lake, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the 28 day of March, 2023.

[Signature of Jacquelyn Jordan]

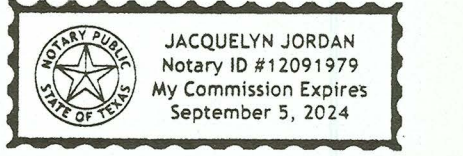


State of Texas
County of Tarrant

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Doris Lake, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

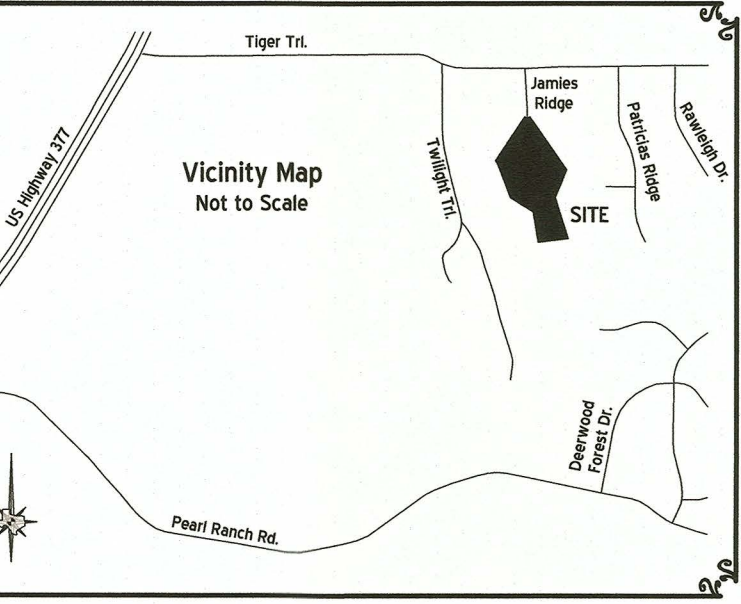
given under my hand and seal of office on this the 28 day of March, 2023.

[Signature of Jacquelyn Jordan]



This plat recorded in
Document No. _____
Date: - - -

City of Fort Worth Case No. FS-22-193



COMMISSIONER'S COURT TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE:
BY:
CLERK OF COMMISSIONER'S COURT
NOTE: Construction not completed within 2 years of the recording date shall be subject to current County Subdivision Standards and Regulations

Final Plat
Lots 40R-1, 40R-2, 41R-1 and 41R-2, Block 1
Lake Ridge Addition
an addition in the Extraterritorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas
BEING a 12.466 acres replat of Lots 40 & 41, Block 1, Lake Ridge, plat recorded in Cabinet A, Slide 3965, Plat Records, Tarrant County, Texas; and a portion of Lots 5, 6, 7, 8, & 9, Block 1, Twilight Addition, plat recorded in Cabinet A, Slide 5188; Plat Records, Tarrant County, Texas
March 2023
TEXAS SURVEYING INC.
ALEDO BRANCH - 817-441-5263
FIRM NO. 10194122 - ALEDD@TXSURVEYING.COM