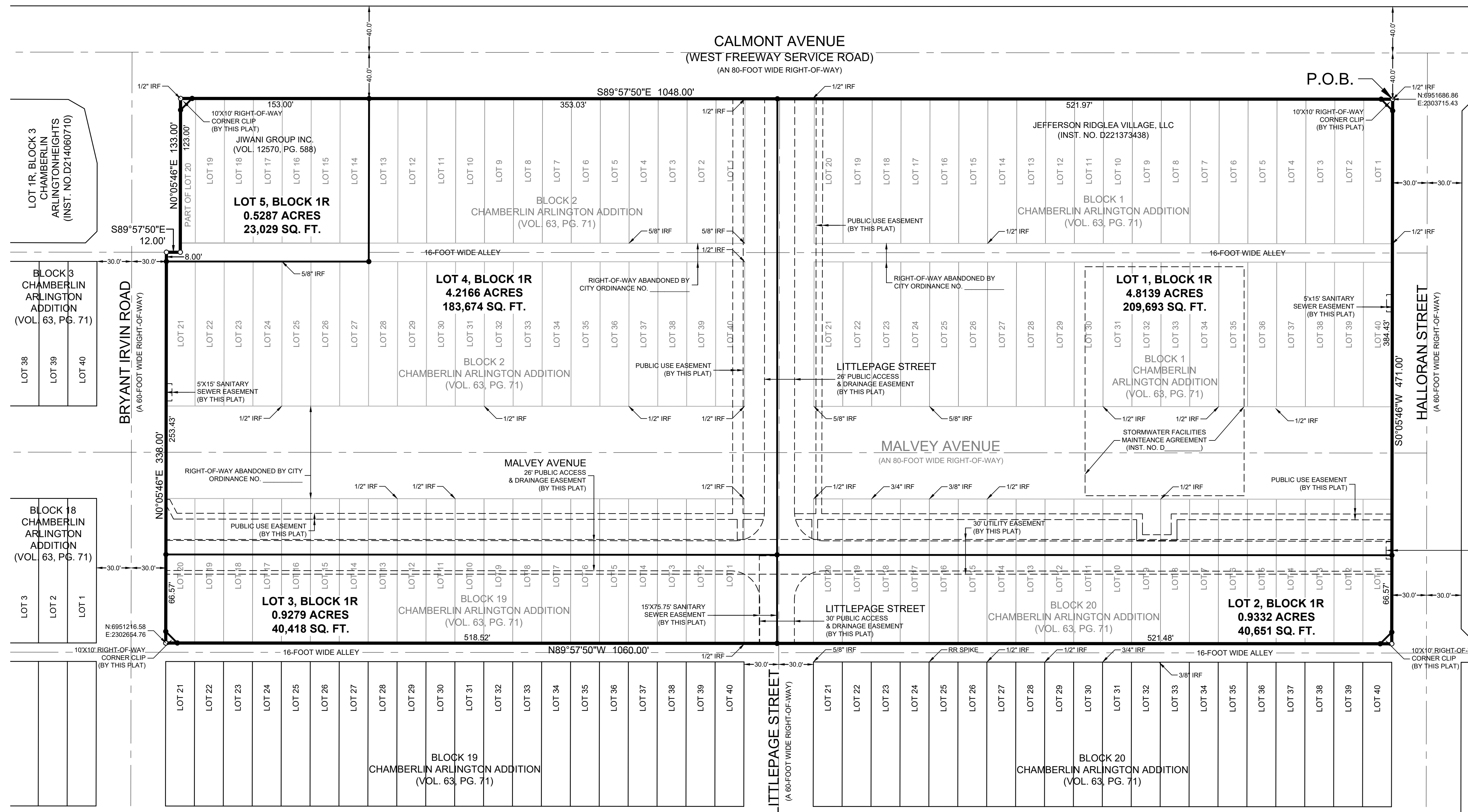
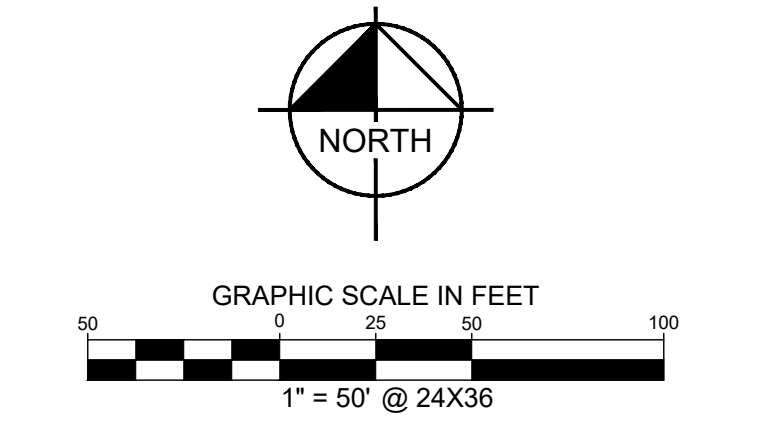


WEST FREEWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

CALMONT AVENUE
(WEST FREEWAY SERVICE ROAD)
(AN 80-FOOT WIDE RIGHT-OF-WAY)

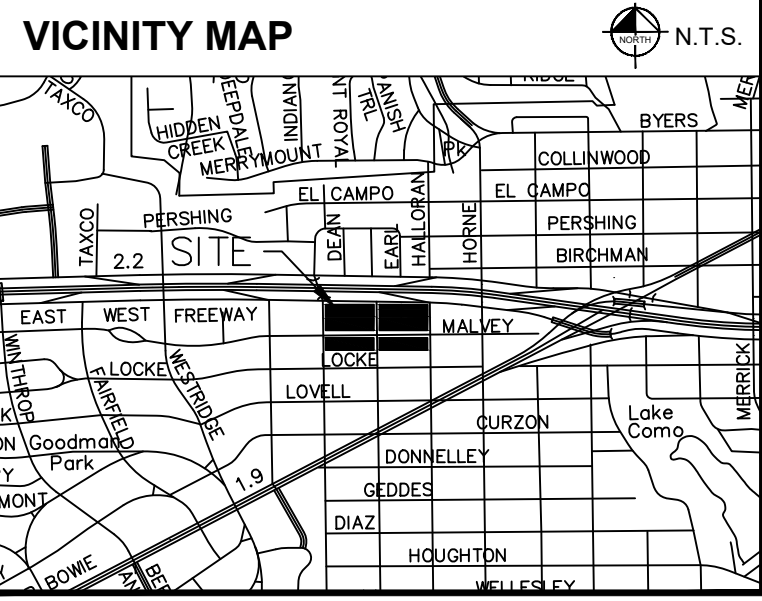


NOTES:

- 1. The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on October 28, 2020 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
4. The subject tract is zoned UR & PD 19.
5. The perimeter of Block 1R is 3,052 feet.

FLOOD STATEMENT:

According to Map No. 48439C0285L, dated March 21, 2019 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency this property is not within a special flood hazard area (Zone X). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LINE TYPE LEGEND table with columns for Boundary Line, Easement Line, and Building Line.

LAND USE table with columns for Lot No., Acres, and Sq. Ft. for various lots.

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

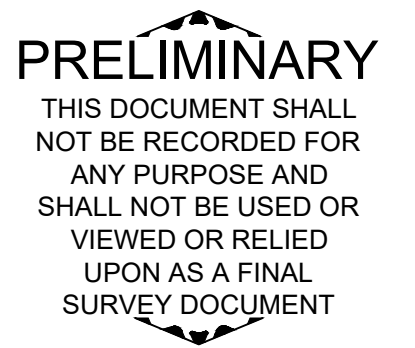
LOT TABLE table with columns for Lot No., Acres, and Sq. Ft. for lots 1-5, 1R, 2, 3, 4, and 5.

OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, JEFFERSON RIDGLEA VILLAGE, LLC AND JIWANI GROUP, INC. are the owners of an 11,4248 acre (497,664 square foot) tract of land situated in the Joseph Turner Survey, Abstract No. 1500, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 1-38, Block 1, Lots 1-40, Block 2, Lots 1-20, Block 19, Lots 3-20, Block 20, Chamberlin Arlington Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 71 of the Deed Records of Tarrant County, Texas; said tract also being all of Lots 39 & 40, Block 112 and all of Lots 1 & 2, Block 139, Chamberlin Arlington Heights, 1st Filing, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 21 of said Deed Records; said tract also being all of those tracts of land described in Special Warranty Deed to Jefferson Ridglea Village, LLC recorded in Instrument No. D221373438 of the Official Public Records of Tarrant County, Texas; said tract also being all of those tracts of land described in Warranty Deed with Vendor's Lien to Jiwani Group, Inc. recorded in Volume 12570, Page 588 of said Deed Records; said tract also being part of Malvey Avenue (an 80-foot wide right-of-way), part of Littlepage Street (a 60-foot wide right-of-way) and part of a 16-foot wide alley, all abandoned by City of Fort Worth Ordinance No. _____; said tract 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 Calmont Avenue (an 80-foot wide right-of-way) and the west right-of-way line of Halloran Street (a 60-foot wide right-of-way);
THENCE South 00°05'46" West, along the said west line of Halloran Street, a distance of 471.00 feet to a point for corner at the intersection of the said west line of Halloran Street and the north right-of-way line of a 16-foot wide alley; said point being the southeast corner of said Lot 1, Block 139;
THENCE North 89°57'50" West, along the said north line of the 16-foot wide alley, a distance of 1,060.00 feet to a point for corner at the intersection of the said north line of the 16-foot wide alley and the east right-of-way line of Bryant Irvin Road (a 60-foot wide right-of-way);
THENCE along the said east line of Bryant Irvin Road, the following three (3) calls:
North 00°05'46" East, a distance of 338.00 feet to a point for corner;
South 89°57'50" East, a distance of 12.00 feet to a point for corner; said point being the southwest corner of said Jiwani Group, Inc. tract;
North 00°05'46" East, a distance of 133.00 feet to a point for corner at the intersection of the said east line of Bryant Irvin Road and the said south line of Calmont Avenue;
THENCE South 89°57'50" East, along the said south line of Calmont Avenue, a distance of 1048.00 feet to the POINT OF BEGINNING and containing 497,664 square feet or 11.4248 acres of land, more or less.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT
NOW AND THEREFORE, know all men by these presents that JEFFERSON RIDGLEA VILLAGE, LLC AND JIWANI GROUP, INC. do hereby adopt this plat as LOTS 1-5, BLOCK 1R, CHAMBERLIN ARLINGTON ADDITION an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.
Executed this the _____ day of _____, 2022.
JEFFERSON RIDGLEA VILLAGE, LLC
JIWANI GROUP, INC.
By: _____ Name, Title
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.
Notary Public in and for the State of Texas
My Commission expires: _____
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.
Notary Public in and for the State of Texas
My Commission expires: _____

WATER / WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water & wastewater impact fees. The total amount assessed is established on the recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.
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 its respective systems without the necessity at any time of procuring the permission of anyone.
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.

SURVEYOR'S CERTIFICATION
I, Michael Cleo Billingsley, Registered Professional Land Surveyor, 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 in accordance with the Subdivision Ordinance of the City of Fort Worth.
Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558



Plat Approval Date:
By: _____ Chairman
By: _____ Secretary

FINAL PLAT
LOTS 1-5, BLOCK 1R
CHAMBERLIN
ARLINGTON ADDITION
BEING A REPLAT OF LOTS 1-38, BLOCK 1
LOTS 1-40, BLOCK 2, LOTS 1-20,
BLOCK 19, LOTS 3-20, BLOCK 20
CHAMBERLIN ARLINGTON ADDITION
VOL. 63, PG. 71, PRTCT
LOTS 39 & 40, BLOCK 112, LOTS 1 & 2, BLOCK 139
CHAMBERLIN ARLINGTON HEIGHTS,
1ST FILING VOL. 63, PG. 21, PRTCT
JOSEPH TURNER SURVEY, ABSTRACT NO. 1500
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. Tel. No. (817) 335-6511 www.kimley-horn.com