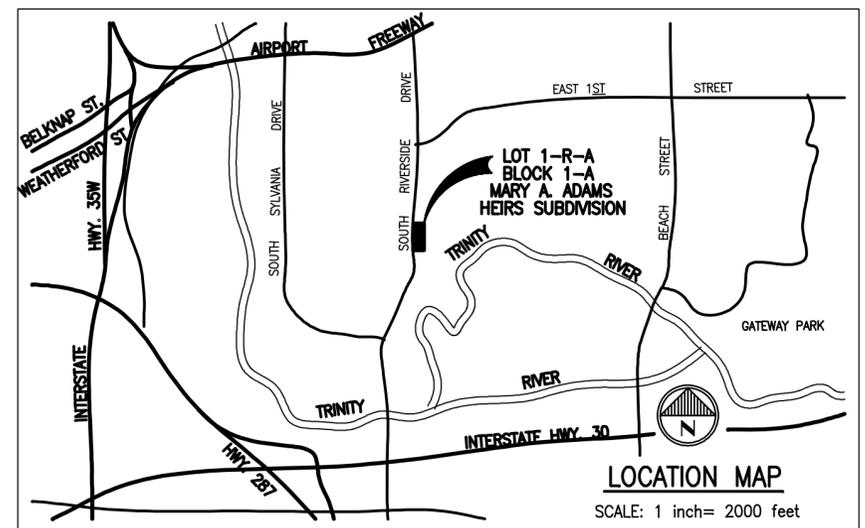
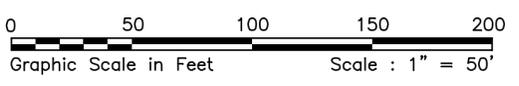
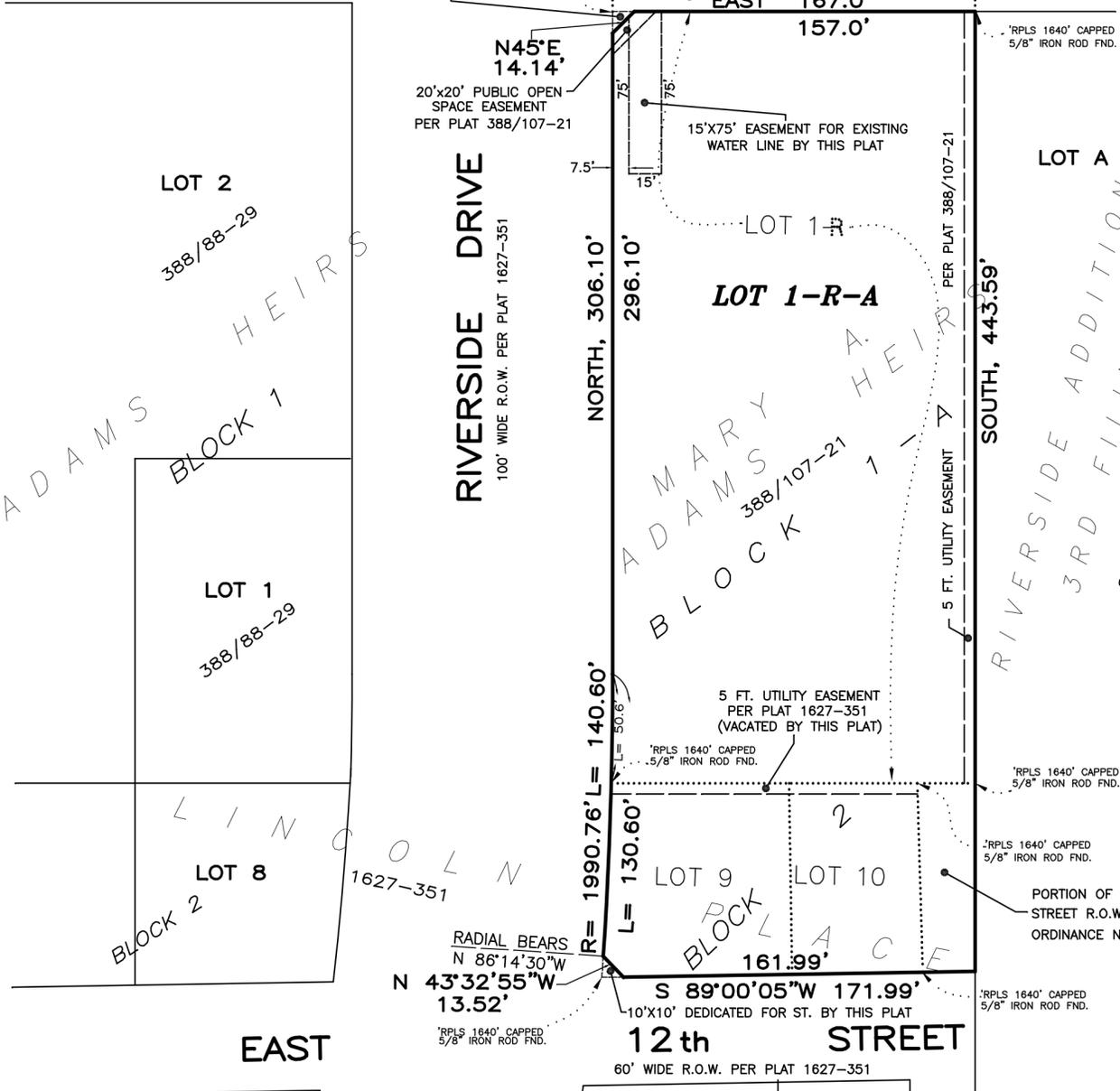


RIVERSIDE ADDITION
 BLOCK 79-R LOT 2
 LOT 12-S BLOCK 78
 LOT 10 LOT 9



ENNIS

13.3 FT. DEDICATED FOR ST. PER PLAT 388/107-21
 60' WIDE R.O.W. PER PLAT 388/107-21
 EAST 167.0'
 157.0'



ADAMS HEIRS
 BLOCK 1
 LOT 2 388/88-29
 LOT 1 388/88-29
 LOT 8 1627-351
 BLOCK 2
 LOT 13
 BLOCK 2

LOT A
 RIVERSIDE ADDITION
 3RD FILING
 204A-114
 SOUTH, 443.59'
 PORTION OF UN-NAMED 30 FT. STREET R.O.W. VACATED BY ORDINANCE NO. _____

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.

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 this 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.

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 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 or lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common area 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.

FLOODPLAIN/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 drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement lines as shown on the plat.

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 will be 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 required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works 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.

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.

PARKWAY PERMIT

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

URBAN FORESTRY COMPLIANCE REQUIREMENT

Compliance with Tree Ordinance NO. 18615-05-2009 is required.

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 on 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.

FLOODPLAIN

By scaled map location of FEMA's Flood Insurance Rate Map No. 48439C0195K, dated September 26, 2009, the subject property lies within Zone X. Said zone is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

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.

PRIVATE PRV'S REQUIRED

Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenances.

Compiled from records and surveys made on the ground under my supervision.
 GERRY CURTIS ASSOCIATES, INC., Surveyors

Plat of
LOT 1-R-A, BLOCK 1-A,
MARY A. ADAMS HEIRS SUBDIVISION,
 in the City of Fort Worth, Tarrant County, Texas.
 being all of LOT 1-R, BLOCK 1-A, MARY A. ADAMS HEIRS SUBDIVISION,
 as shown on plat thereof recorded in Volume 388-107, Page 21,
 of the Tarrant County Plat Records;
 all of LOTS 9 & 10, BLOCK 2, LINCOLN PLACE,
 and a portion of a un-named 30 ft. street,
 as shown on plat thereof recorded in Volume 1627, Page 351,
 of the Tarrant County Deed Records,

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 : _____

By : _____ Chairman

By : _____ Secretary

AREA LOT 1-R-A
 1.7092 ACRES

OWNER AT TIME OF PLATTING
 STUART HOSE & PIPE, LTD.
 701 RIVERSIDE DRIVE
 FORT WORTH, TEXAS 76111-4401

NOTE: All originally signed documents produced by the surveying organization identified hereon will contain an impressed seal. Any document appearing with this company's identification block and surveyor's signature without that impressed seal should be considered a copy not produced under the surveyor's supervision, and may have been altered without the surveyor's knowledge and consent.

GERRY CURTIS ASSOCIATES, INC.
 Surveyors
 P.O. Box 471787 817/334-0381
 Fort Worth, Texas 76147-1408