N

50 0 50 100 150

GRAPHIC SCALE - FEET

CITY OF FORT WORTH STANDARD NOTES:

Flood Note

ACCORDING TO THE FIRM COMMUNITY PANEL NUMBER 48439C0015K DATED 9-25-09

FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS THE 100 YEAR FLOOD PLANE DOES AFFECT THIS PROPERTY.

Flood-Pain/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 that would result in unsanitary conditions, and the City shall have the right of entry for the of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that can not 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.

Transportation Impact Fee

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.

Site Drainage Study

A site drainage study showing conformance with the approved regional drainage plan may be required before any building permit will be issued on this site (a site grading plan is some instances may suffice). If the site does not conform from a drainage study may be required along with a CFA for any required improvement 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.

Floodplain Restriction

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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100 year flood elevation.

Parkway Permit

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

Construction Prohibited Over Easements

No permanent building or structure shall be constructed over any easiblig water or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Water/Wastewater Impact Fee

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount of assessed is established on the filing 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 becomes effective on the date a building permit is issued, or on the connection date is the municipal water and/or wastewater system.

Utility Easement

Any public franchised 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 purposes 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.

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 and shall include, but are not limited to: private streets, emergency access easements, and gated security entrances, recreation areas, landscaped areas, and open space areas, water and wastewater distribution, systems, and treatment facilities, and recreation/ clubhouse/ exercise/ buildings and facilities.

The landowners and subsequent owners of the lots and parcels on 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 areas and facilities, and shall agree to identify 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.

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 parking improvements, and approval is first obtained from the City of Fort Worth.

Sidewalks

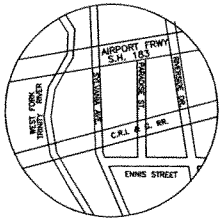
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standard".

Urban Forestry

This plat shall comply with the City of Fort Worth Ordinance No. 18615-05-2008 regarding urban forest rules and regulations.

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.



VICINITY MAP
ORIGINAL SCALE 1" = 1000'

N

LEGEND

● 1/2" IRS	1/2" IRON ROD SET
● 1/2" IP	1/2" IRON ROD FOUND
● W. SPIKE	RAILROAD SPIKE FOUND
"X" CUT	X CUT IN CONCRETE
"X" FOUND	X FOUND CUT IN CONCRETE
O SMH	SANITARY SEWER MANHOLE
U/G	UNDERGROUND LINES I.E. ELECTRIC
O/H	OVERHEAD LINES I.E. TELEPHONE
F.H.	FIRE HYDRANT
V.E.	VALLEY EMBANKMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
WM	WATER METER
WV	WATER VALVE
F.C.	FENCE CORNER
—x—	FENCE LINE
F.P.	FLAGPOLE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS :

THAT, _____ authorized agent for owner of the described LOT 9-R-1 BLOCK 84 and 12-R BLOCK 83 RIVERSIDE ADDITION, to the City of Fort Worth, Tarrant County, Texas, does hereby adopt this plat and do hereby dedicate to the public use forever the rights-of-way and easements.

Witness my hand this the _____ day of _____, 2011.

shown hereon.

_____

Moses Davis

COUNTY OF TARRANT |

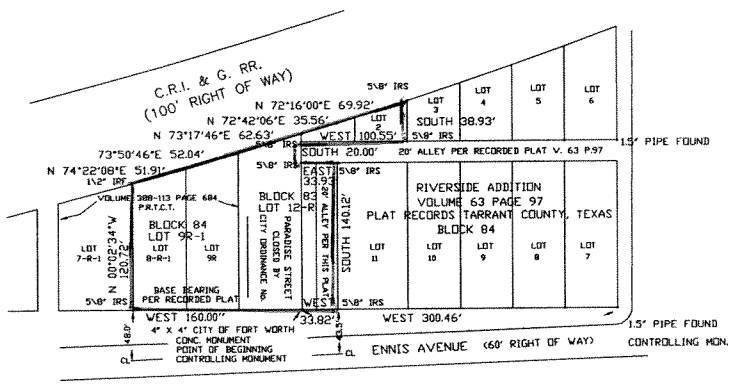
STATE OF TEXAS |

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared MOSES DAVIS known to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that they executed the same they executed the same for the purpose and considerations therein expressed.

Notary Public, State of Texas
Given under my hand and seal of office this the _____ day of _____, 2011

My Commission Expires _____.

_____



DEDICATION

STATE OF TEXAS |
COUNTY OF TARRANT |

THAT WHEREAS MOSES DAVIS, THE AUTHORIZED AGENT FOR CORINTH BAPTIST CHURCH OF FORT WORTH, INC. BEING THE SOLE OWNER OF LOT 8-R-1 AND 9-R BLOCK 84, RIVERSIDE ADDITON TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-113 PAGE 684, AND A PORTION OF LOT 1, AND A PORTION OF LOT 2, BLOCK 63, RIVERSIDE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63, PAGE 97, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, ALONG WITH A PORTION OF PARADISE STREET VACATED BY FORT WORTH CITY ORDINANCE No. _____. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the center point of a City of Fort Worth 4 inch square concrete monument found at the intersection of the East line of Paradise Street (a 60' wide right of way) and the South line of Block 83 and Block 84, Riverside Addition to the City of Fort Worth as recorded in Volume 63, Page 97, of the Plat Records, Tarrant County, Texas;

THENCE: West 160.00' along the South line of the above referenced RIVERSIDE ADDITION to a 5/8" Iron Rod Set for the southwest corner of Lot 9-R-1 Block 84 said point also being the southeast corner of Lot 7-R-1 as recorded in Volume 388-113 Page 684 of the Plat Records, Tarrant County, Texas;

THENCE: N 00°02'34" W 120.72' along the east line of said Lot 7-R-1 to a 1/2" iron rod found in the southeast right of way line (50' from centerline of tracks) of the C. R. I. & G RAILROAD right of way then as follows:

N 74°22'08" E 51.91' for a corner;

N 73°50'46" E 52.04' for a corner;

N 73°17'46" E 62.63' for a corner;

N 72°42'06" E 35.56' for a corner;

N 72°16'00" E 69.42' for a 5/8" Iron Rod Set for corner;

THENCE: South 38.93' along a portion of the East line of Lot 2 Block 83 of the above referenced RIVERSIDE ADDITION to a 5\8" Iron Rod Set in the North line of a 20' alley and being the southeast corner of said Lot 2;

THENCE: West 100.55' along the North line of said 20' alley to a 5\8" Iron Rod Set in same;

THENCE: South 20.00' to a 5\8" Iron Rod Set in the South line of said 20' alley;

THENCE: East 33.93' along said South line of the 20' alley for a 5\8" Iron Rod Set in same;

THENCE: South 140.12' to a 5\8" Iron Rod Set in the South line of Block 83 of RIVERSIDE ADDITION for the southeast corner of Lot 12-R, BLOCK 83, of said RIVERSIDE ADDITION;

THENCE: West 33.82' to the POINT OF BEGINNING and containing 30,024 square feet or 0.689 acres of land.

FINAL PLAT

LOT 9-R-1 BLOCK 84 AND LOT 12-R BLOCK 83 RIVERSIDE ADDITION

IN FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REPLAT OF LOT 8-R-1 AND 9-R BLOCK 84 AS RECORDED IN VOLUME 388-113 PAGE 684 P.R.T.C.T. AND A PORTION OF LOT 12, A PORTION OF LOT 1, AND A PORTION OF LOT 2, BLOCK 83 RIVERSIDE ADDITION AS RECORDED IN VOLUME 63, PAGE 97, P.R.T.C.T. ALONG WITH A PORTION OF PARADISE STREET BEING VACATED BY FORT WORTH CITY ORDINANCE No. _____

THIS PLAT FILED_____DATE_____.

CASE No. _____

FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL

PLAT APPROVED DATE _____

BY:_____
SECRETARY

BY:_____

I, Walter Alan Ward, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision in August, 2010, and that all corners are as shown.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4186.
DATE PREPARED: 10-24-11
REVISION 1:

OWNER: CORINTH BAPTIST CHURCH OF FORT WORTH INC.
2704 ENNIS AVENUE
FORT WORTH, TEXAS 76111
TELEPHONE: 817-9805415 MOSES DAVIS

SURVEYOR: ALAN WARD SURVEYING CO.
3127 RACE STREET
FORT WORTH, TEXAS 76111
TELEPHONE: 817-8340697

ALAN WARD SURVEYING CO.

P.O. BOX 7378 OFF. 817-8340897
FT. WORTH, TX. 76111 FAX 817-8340940
EMAIL ADDRESS: alsurvco@flash.net