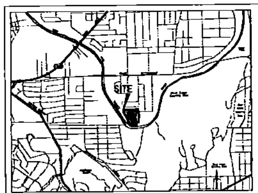


LOCATION MAP

NOT TO SCALE

SCALE: 1" = 100'

0' 100' 200' 300'

LINE CHART		
NO.	BEARING	DISTANCE
L1	S00°01'33"E	25.78'
L2	N30°30'09"W	7.63'
L3	S89°58'51"E	25.28'
L4	N00°01'33"W	5.000
L5	N89°58'51"E	5.828
L6	N00°01'33"W	34.861
L7	N89°58'51"E	7.27'
L8	S00°03'40"E	25.00'
L9	S00°03'40"E	25.00'
L10	S00°03'40"E	25.00'
L11	S00°03'40"E	25.00'
L12	N22°09'25"W	3.72'
L13	N77°44'58"E	18.38'
L14	S88°00'12"W	13.68'
L15	S44°58'20"W	14.34
L16	N45°03'40"W	14.14'
L17	N44°58'20"E	28.58'
L18	S44°57'35"W	14.34'
L19	S45°02'25"E	14.15'
L20	S45°02'25"E	14.15'
L21	N45°02'25"W	14.15'
L22	N44°57'35"E	14.14'
L23	S44°57'35"W	14.34'
L24	S44°58'20"W	14.14'
L25	N45°03'40"W	14.14'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CH. BEARING	CH. DISTANCE
C1	38.38'	21°58'40"	100'	S78°59'31"W	38.15'
C2	38.38'	21°58'40"	100'	S78°12'13"W	58.05'
C3	42.73'	122°25'16"	10'	N24°48'31"W	36.06'
C4	102.84'	107°37'06"	50'	N28°24'26"W	85.54'
C5	22.28'	63°50'22"	20'	N63°17'49"W	21.15'
C6	50.00'	57°23'53"	50'	N81°18'13"W	48.02'
C7	67.48'	22°05'45"	175'	S3°08'33"E	67.07'
C8	207.40'	67°54'15"	175'	S56°08'33"E	195.47'
C9	78.54'	90°00'00"	50'	N44°58'20"E	70.71'
C10	35.55'	67°54'15"	30'	N56°06'33"W	33.51'
C11	8.06'	173°42'45"	20.0'	S63°09'47"E	15.96'
C12	8.91'	180°00'00"	2.2'	N00°01'09"W	17.6'
C13	4.91'	176°58'60"	2.8'	S00°01'09"E	17.6'
C14	8.91'	180°00'00"	2.2'	N00°01'09"W	17.6'
C15	32.02'	12°13'53"	150'	S83°51'54"W	127.84'
C16	32.02'	12°13'53"	150'	S83°51'54"W	31.96'
C17	50.07'	57°23'53"	50'	N81°18'13"W	48.02'
C18	25.28'	26°54'17"	50'	N18°10'08"W	24.96'
C19	57.85'	21°05'45"	50'	S17°06'33"E	57.49'
C20	177.77'	67°54'15"	150'	S56°06'33"E	167.55'
C21	78.54'	90°00'00"	50'	N44°58'20"E	70.71'
C22	48.18'	22°05'45"	125'	S17°06'33"E	47.91'
C23	148.14'	67°54'15"	125'	S56°06'33"E	139.62'
C24	7.53'	06°17'15"	68.5'	N88°50'13"E	7.51'
C25	11.57'	22°05'45"	30'	N17°06'33"W	11.5'

FORT WORTH

CITY PLANNING COMMISSION

CITY OF FORT WORTH

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

PLAT APPROVAL DATE: ____________________

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

SHEET 1 OF 1

NOTES

1. 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.

2. 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 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.

3. 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.

4. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE 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 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.

5. 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.

6. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

7. 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.

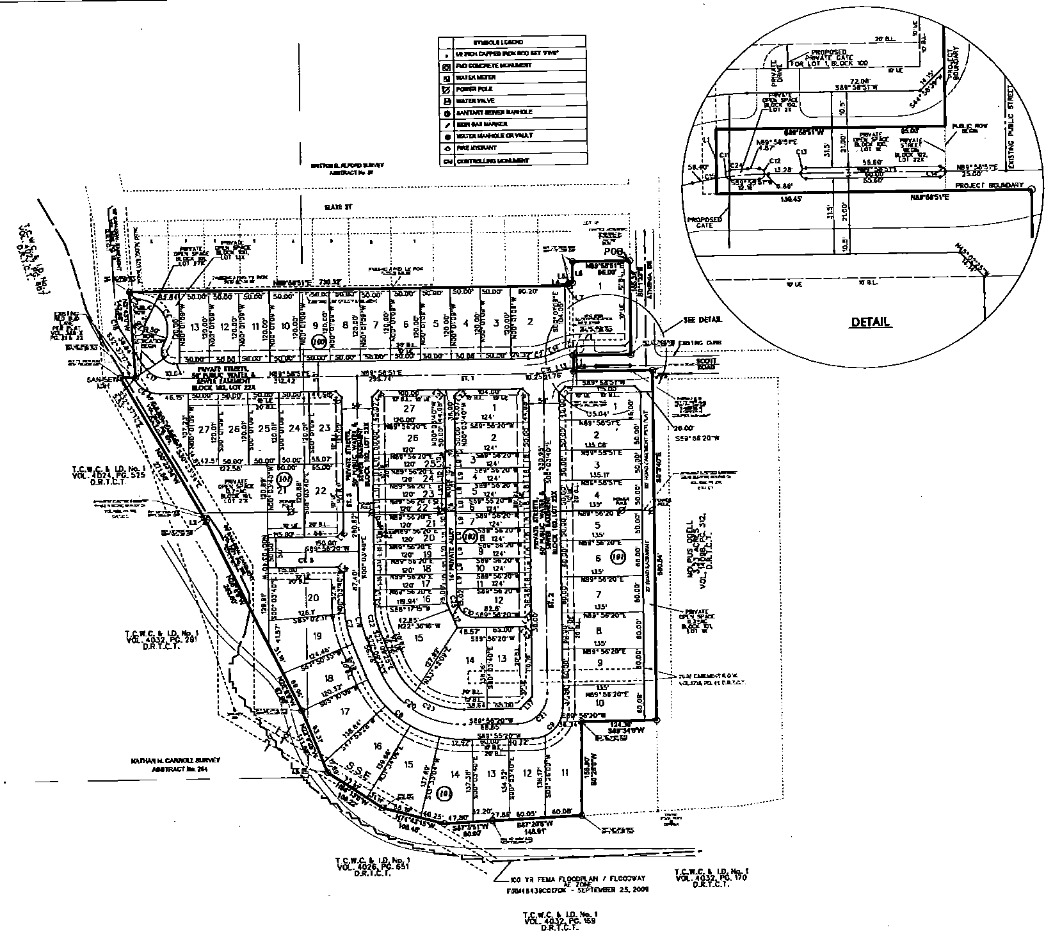
8. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0230K, DATED SEPTEMBER 25, 2009.

9. 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.

10. 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.

11. ALL STREETS ARE TO BE "PRIVATE STREET, EMERGENCY ACCESS EASEMENTS AND PUBLIC STORM DRAINAGE SEWER & WATER EASEMENT". ALL PRIVATE STREETS SHALL BE MAINTAINED BY HOA.

12. A 30' WIDE SANITARY SEWER EASEMENT THAT AFFECTS LOTS 14, 15, 16 AND 17, BLOCK 101 WILL BE DEDICATED WITH THIS FINAL PLAT.



LEGAL DESCRIPTION

Being a 13.826 acre tract of land situated in the Britton D. Alford Survey, Abstract No. 37, and the Nathan H. Carroll Survey, Abstract No. 264, of Tarrant County, Texas, and being part of those certain twelve tracts of land as conveyed by deed to Richard A. Mitchell, Judson P. Germany, Nancy & Louis Corona, and Rudene S. Kudlac as recorded in Plats in Volume 310, Page 92, Volume 388-X, Page 21, and Volume 388-9, Page 495, Rivercrest Addition, an addition to the City of Fort Worth, Texas, according to Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a found 7/8" iron rod, located on the West R.O.W. line of Alhenia Lane, approximately 78.14 feet South of the Southwest intersection point of Alhenia Lane and State Street;

THENCE S 00°01'33" E, a distance of 155.36', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 89°58'51" W, a distance of 95.00', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 00°01'33" E, a distance of 26.79', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 89°58'51" E, a distance of 130.45', to a point in the intersection of Alhenia Lane and Scott Lane;

THENCE S 00°03'40" E, a distance of 580.54', to a point where a 1/2" iron rod bears S 89°34'00" W, 0.38' for a corner;

THENCE S 89°34'00" W, a distance of 124.38', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 00°28'00" W, a distance of 155.90', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 87°20'08" W, a distance of 148.01', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 87°05'51" W, a distance of 80.00', to a found 5/8" iron rod for a corner;

THENCE N 74°43'15" W, a distance of 105.45', to a found 5/8" iron rod for a corner;

THENCE N 68°13'08" W, a distance of 108.22', to a found 5/8" iron rod for a corner;

THENCE N 22°09'25" W, a distance of 111.66', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 26°08'09" W, a distance of 87.90', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 26°08'09" W, a distance of 283.60', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 30°30'09" W, a distance of 7.63', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 30°23'34" W, a distance of 271.86, to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 89°58'51" E, a distance of 25.28', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 03°43'00" W, a distance of 142.58', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 89°58'51" E, passing a found 1/2" iron rod at 128.08' and at 309.58' and continuing in all a distance of 736.15', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 00°01'33" W, a distance of 39.86', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 89°58'51" E, a distance of 95.00', to The Point of Beginning and containing 13.822 Grid ACRES, and 13.826 Surface ACRES of land more or less.

THIS PLAT FILED IN

COUNTY CLERK'S FILE NO. ____________________

DATE: ____________________

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS THAT JAMES R. HARRIS DOES HEREBY GRANT THIS PLAT AS:

RIVERCREST ADDITION, RE-PLAT OF BLOCK8, BLOCK 9 TO BLOCK 100, BLOCK 101 AND BLOCK 102

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

WITNESS MY HAND ON THIS ______ DAY OF ________________, 20__

OWNER/DEVELOPER: JAMES R. HARRIS PARTNERS, LLC
2929 W. FIFTH ST., #A
FORT WORTH, TX 76107
PHONE: (817)332-9600
FAX: (817)332-8405

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES R. HARRIS 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , A.D. 20 .

NOTARY PUBLIC,
TARRANT COUNTY, TEXAS

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW CAP UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER KIMMY BRADLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

FOR REVIEW AND COMMENT ONLY

CHRISTOPHER KIMMY BRADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5251

DATE:

FORT WORTH SURVEYING REG. NO. 100784-00
107 E. COLLEGE AVE.
ALVARADO, TEXAS, 76009
817-790-5900

STATE OF TEXAS — REGISTERED — CHRISTOPHER KIMMY BRADLEY — 5251 — PROFESSIONAL LAND SURVEYOR

LOT TABULATION
BLOCK 100: 16 LOTS (3 OPEN SPACE)
BLOCK 101: 30 LOTS (3 OPEN SPACE)
BLOCK 102: 29 LOTS (1 PRIVATE STREET, 1 PRIVATE ALLEY)
TOTAL 75 LOTS
(67 RESIDENTIAL LOTS, 6 OPEN SPACE, 1 PRIVATE STREET, 1 PRIVATE ALLEY)
TOTAL ACREAGE: 13.8 ACRES

PP-13-057
FP-14-XXX

DATE OF PREPARATION: 4-18-2014

PAPE-DAWSON ENGINEERS

500 WEST 7TH ST SUITE 827 | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

ULTIMATE DEVELOPER/OWNER:
JAMES R. HARRIS PARTNERS, LLC
2929 W. FIFTH ST., #A
FORT WORTH, TX 76107
PHONE: (817)332-9600
FAX: (817)332-8405

FINAL PLAT
RIVERCREST ADDITION
RE-PLAT OF BLOCK 8, BLOCK 9 TO BLOCK 100 - BLOCK 102

LOTS 1-13, 1X, 2X, 13X, BLK 100; LOTS 1-27, 1X, 21X, 27X, BLK 101; LOTS 1-27, 1X, 22X, BLK102

BEING A 13.826 ACRES OF LAND SITUATED IN BRITTON D. ALFORD SURVEY, ABSTRACT NO. 37, AND THE NATHAN H. CARROLL SURVEY, ABSTRACT NO. 264, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

S:\projects\810\Calida\Ongoing Projects\Rivercrest Addition (Band)_70080\Fplot\Fplat_20140418.dgn