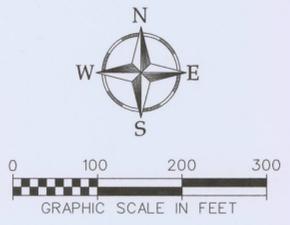
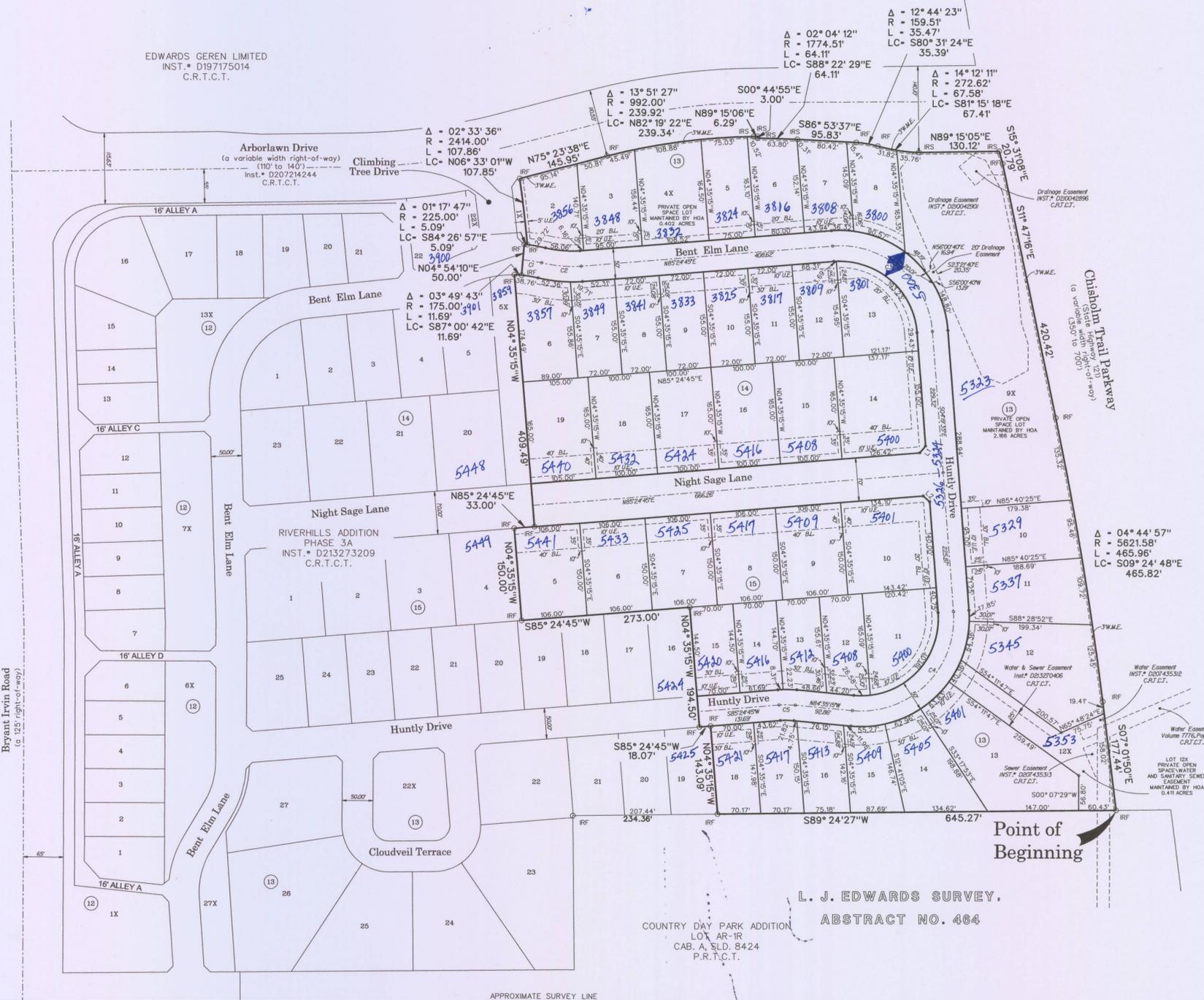


L. J. EDWARDS SURVEY,
ABSTRACT NO. 464



EDWARDS GEREN LIMITED
INST. # D197175014
C.R.T.C.T.



LEGEND

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

LAND USE TABLE

RIGHT-OF-WAY	2.992 ACRES
RESIDENTIAL	13.500 ACRES
OPEN SPACE	2.979 ACRES
TOTAL	19.471 ACRES

LOT TABULATION

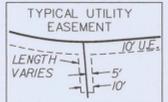
BLOCK 13	18 LOTS (3 OPEN SPACE LOTS)
BLOCK 14	14 LOTS
BLOCK 15	11 LOTS
TOTAL	43 LOTS (3 OPEN SPACE LOTS)

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 40° 32' 35" W	14.17'
L2	S 49° 27' 25" E	14.11'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	08° 51' 48"	200.00'	30.94'	S 80° 39' 56" E	30.91'
C2	18° 21' 13"	200.00'	64.07'	S 85° 24' 30" E	63.79'
C3	90° 15' 41"	150.00'	236.30'	S 49° 27' 25" E	212.62'
C4	99° 44' 19"	150.00'	261.12'	S 45° 32' 35" W	229.37'
C5	10° 00' 00"	150.00'	26.18'	N 89° 35' 15" W	26.15'



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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: Feb. 17, 2016

By: Mary Elliott Secretary

By: Samuel R. Brown Chairman



OWNER \ DEVELOPER
RIVERHILLS DEVELOPMENT Co., LLC
4200 SOUTH HULEN, SUITE 614
FORT WORTH, TEXAS 76109
PH: 817.731.7396

P. HOUGHT SURVEY,
ABSTRACT NO. 708

L. J. EDWARDS SURVEY,
ABSTRACT NO. 464
COUNTRY DAY PARK ADDITION
LOT AR-1R
CAB. A. SLD. 8424
P.R.T.C.T.

W. HOUSTON SURVEY,
ABSTRACT NO. 745

B.B.B. & C.R.R. CO. SURVEY,
ABSTRACT NO. 217

FP 13-055

A FINAL PLAT OF
LOTS 2, 3, 5-8, 10-18, 4X, 9X, 12X, BLOCK 13;
LOTS 6-19, BLOCK 14; AND LOTS 5-15, BLOCK 15.

**EDWARDS RANCH
RIVERHILLS ADDITION**

SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PHASE 3B
19.471 ACRES

DATE OF PREPARATION: JANUARY 2013

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216031513 DATE 2-17-16

Revisions:

Job #:	TWS12001
Drawn By:	D. FREEMON
Checked By:	T. BRIDGES
Date:	01-15-13

PELOTON
LAND SOLUTIONS
5751 KROGER DR. STE. 185 | KELLER, TX 76244 | 817-562-3350

SHEET
1
OF 2 SHEETS

10:31:29 AM 2/12/2016 Default G:\JOB\TWS12001_Riverhills_Sur\TWS12001_P42.dgn TWP's Firm Reg. No. 1077700 Copyright © 2016 Peloton Land Solutions, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT RIVERHILLS DEVELOPMENT CO., LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A TRACT OF LAND IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO RIVERHILLS DEVELOPMENT CO., LLC RECORDED IN INSTRUMENT NUMBER D215246938, COUNTY RECORDS, TARRANT COUNTY, TEXAS;

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND AT THE SOUTHEAST CORNER OF SAID RIVERHILLS DEVELOPMENT TRACT, BEING IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 AS RECORDED IN INSTRUMENT NUMBER D205118475, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF LOT ARRI, COUNTRY DAY PARK, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN CABINET A, SLIDE 8424, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 89°24'27"W, 645.27 FEET WITH THE COMMON SOUTH LINE OF SAID RIVERHILLS DEVELOPMENT TRACT AND THE NORTH LINE OF SAID COUNTRY DAY PARK ADDITION TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, BEING THE SOUTHEAST CORNER OF RIVERHILLS ADDITION, PHASE 3A, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213273209, SAID COUNTY RECORDS;

THENCE DEPARTING SAID COMMON LINE WITH THE EAST LINE OF SAID RIVERHILLS ADDITION, PHASE 3A THE FOLLOWING COURSES AND DISTANCES:

N 04°35'15"W, 143.09 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
S 85°24'45"W, 18.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
N 04°35'15"W, 194.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
S 85°24'45"W, 273.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
N 04°35'15"W, 150.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
N 85°24'45"E, 33.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;
N 04°35'15"W, 409.49 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.69 FEET, THROUGH A CENTRAL ANGLE OF 03°49'43", HAVING A RADIUS OF 175.00 FEET, THE LONG CHORD WHICH BEARS S 87°00'42"E, 11.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND;

N 04°54'10"E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND; THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 5.09 FEET, THROUGH A CENTRAL ANGLE OF 01°17'47", WHOSE RADIUS IS 225.00 FEET, THE LONG CHORD WHICH BEARS S 84°26'57"E, 5.09 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND, THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 107.86 FEET, THROUGH A CENTRAL ANGLE OF 02°33'36", WHOSE RADIUS IS 2414.00 FEET, THE LONG CHORD WHICH BEARS N 06°33'01"W, 107.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ARBORLAWN DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D207214244, SAID COUNTY RECORDS;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 75°23'38"E, 145.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 239.92 FEET, THROUGH A CENTRAL ANGLE OF 13°51'27", WHOSE RADIUS IS 992.00 FEET, THE LONG CHORD WHICH BEARS N 82°19'22"E, 239.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 89°15'06"E, 6.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET AT THE NORTHWEST CORNER OF A RIGHT-OF-WAY ACQUISITION AS RECORDED IN INSTRUMENT NUMBER D21066203, SAID COUNTY RECORDS;

THENCE WITH SAID RIGHT-OF-WAY ACQUISITION LINE THE FOLLOWING COURSES AND DISTANCES:

S 00°44'55"E, 3.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 64.11 FEET, THROUGH A CENTRAL ANGLE OF 02°04'12", WHOSE RADIUS IS 1774.51 FEET, THE LONG CHORD WHICH BEARS S 88°22'29"E, 64.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 86°53'37"E, 95.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 35.47 FEET, THROUGH A CENTRAL ANGLE OF 12°44'23", WHOSE RADIUS IS 159.51 FEET, THE LONG CHORD WHICH BEARS S 80°31'24"E, 35.39 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND, THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 67.58 FEET, THROUGH A CENTRAL ANGLE OF 14°12'11", WHOSE RADIUS IS 272.62 FEET, THE LONG CHORD WHICH BEARS S 81°15'18"E, 67.41 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

N 89°15'05"E, 130.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET IN THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121;

THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

S 15°31'08"E, 20.79 FEET, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" BEARS S 72°55'06"E, 0.39 FEET;

S 11°47'16"E, 420.42 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND, THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 465.96 FEET, THROUGH A CENTRAL ANGLE OF 04°44'57", WHOSE RADIUS IS 5621.58 FEET, THE LONG CHORD WHICH BEARS S 09°24'48"E, 465.82 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "GORRRONDONA" FOUND;

THENCE S 07°01'50"E, 177.44 FEET WITH SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 848,177 SQUARE FEET OR 19.471 ACRES OF LAND MORE OR LESS, TO BE KNOWN AS:

EDWARDS RANCH RIVERHILLS ADDITION
LOTS 2, 3, 5-8, 10-18, 4X, 9X, 12X, BLOCK 13;
LOTS 6-19, BLOCK 14; LOTS 5-15, BLOCK 15.

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED OR DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON

EXECUTED THIS THE _____ DAY OF _____, A.D. 2016.

RIVERHILLS DEVELOPMENT CO., LLC
A TEXAS LIMITED LIABILITY COMPANY

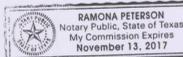
BY: *[Signature]*
TITLE: Manager

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 Taxxon E. Mahera OF RIVERHILLS DEVELOPMENT CO., LLC, KNOWN TO ME TO BE THE PERSON AND OFFICER 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF February, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: _____

NOTES

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 UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 1 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.

UTILITY EASEMENTS
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.

SITE DRAINAGE STUDY
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.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAN, WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

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 THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAN EASEMENT LINE AS SHOWN ON THE PLAT.

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 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.

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.

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.

RESIDENTIAL ACCESS
DIRECT ACCESS FROM SINGLE/DUPEX RESIDENTIAL DRIVES ONTO ARTERIALS (BRYANT IRVIN ROAD AND ARBORLAWN DRIVE) IS PROHIBITED.

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.

FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0285K, DATED SEPTEMBER 29, 2009.

PARKWAY PERMITS
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

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 1 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE (PRV'S) REQUIRED
PRIVATE P.R.V'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.



2-17-16
RSJ

A FINAL PLAT OF

LOTS 2, 3, 5-8, 10-18, 4X, 9X, 12X, BLOCK 13;
LOTS 6-19, BLOCK 14; AND LOTS 5-15, BLOCK 15.

EDWARDS RANCH
RIVERHILLS ADDITION

SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 2013

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216031513, DATE 2-17-16

PP 012-025
FP 013-055

PHASE 3B
19.471 ACRES

Revisions:	TWS12001	Job #:	08-29-15 Revised Blk 13, Lots 2-9
Drawn By:	D. FREEMON	Checked By:	T. BRIDGES
Date:	01-15-13		

PELTON
LAND SOLUTIONS
5751 KROGER DR. STE. 1851 KELLER, TX 76241 (817) 562-3350

SHEET
2
OF 2 SHEETS