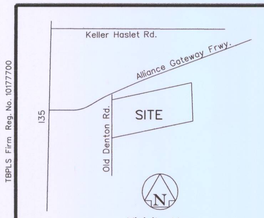
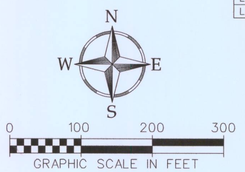


Vicinity Map
N.T.S.



LINE TABLE

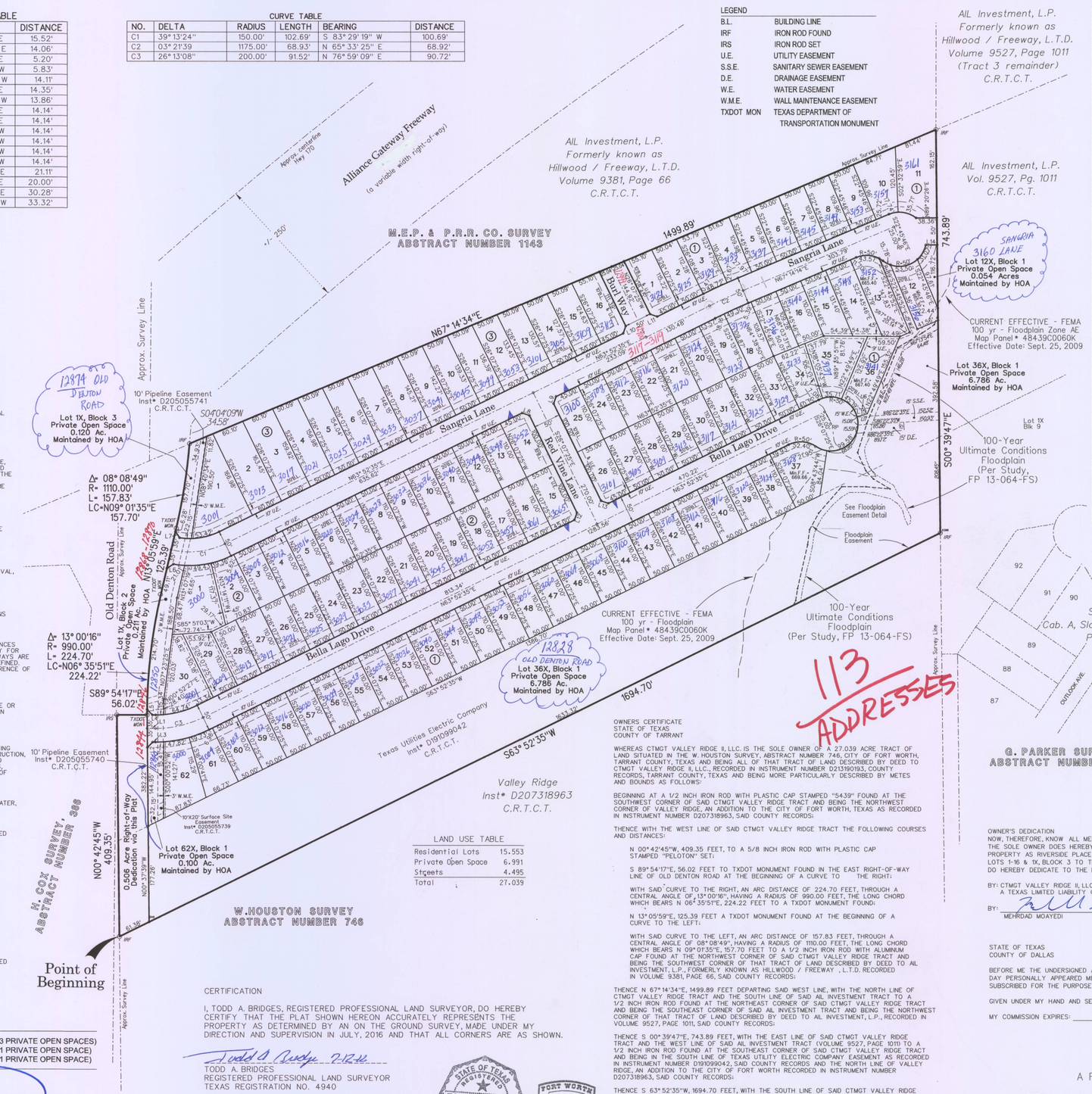
NO.	BEARING	DISTANCE
L1	S 89° 54' 17" E	15.52'
L2	N 44° 44' 02" E	14.06'
L3	S 89° 54' 17" E	5.20'
L4	N 89° 54' 17" W	5.83'
L5	N 44° 45' 35" W	14.11'
L6	N 57° 16' 52" E	14.35'
L7	N 33° 02' 47" W	13.86'
L8	S 71° 07' 25" E	14.14'
L9	N 18° 52' 35" E	14.14'
L10	S 18° 52' 57" W	14.14'
L11	N 71° 07' 25" W	14.14'
L12	S 18° 52' 35" W	14.14'
L13	N 71° 07' 25" W	14.14'
L14	N 89° 20' 05" E	21.11'
L15	N 74° 37' 01" E	20.00'
L16	N 86° 22' 35" E	30.28'
L17	S 86° 22' 35" W	33.32'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	39° 13'24"	150.00'	102.69'	S 83° 29' 19" W	100.69'
C2	03° 21'39	1175.00'	68.93'	N 65° 33' 25" E	68.92'
C3	26° 13'08"	200.00'	91.52'	N 76° 59' 09" E	90.72'

LEGEND

B.L.	BUILDING LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
TXDOT MON	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT



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 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.

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 I 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.

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.

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.

FLOOD PLAIN 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.

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 FLOODPLAIN EASEMENT LINE AS SHOWN 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 AREAS SHALL INCLUDE, BUT NOT BE 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 OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS 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 DRAINAGE, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

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.

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.

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

ALL IRON RODS SET ARE 5/8" IRON RODS WITH YELLOW CAP STAMPED "PELOTON".

FLOODPLAIN
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48439C0060K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING
PROPERTY IS BEING DEVELOPED
TO "A-5" STANDARDS.

PP# 13-022
FP# 13-072

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: 7/15/2016
By: _____ Chairman
By: _____ Secretary

LOT TABULATION

BLOCK 1	65 LOTS	(3 PRIVATE OPEN SPACES)
BLOCK 2	31 LOTS	(1 PRIVATE OPEN SPACE)
BLOCK 3	17 LOTS	(1 PRIVATE OPEN SPACE)
RESIDENTIAL	108 LOTS	
OPEN SPACE	5 LOTS	
TOTAL	113 LOTS	

OWNER/DEVELOPER
CTMGT VALLEY RIDGE II, LLC.
1221 North Interstate 35E
Suite 200
Collin County
469-892-7200

LAND USE TABLE

Residential Lots	15.553
Private Open Space	6.991
Streets	4.495
Total	27.039

CERTIFICATION

I, TODD A. BRIDGES, 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 SUPERVISION IN JULY, 2016 AND THAT ALL CORNERS ARE AS SHOWN.

Todd A. Bridges 7-12-16
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
JAM
07-14-16

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS CTMGT VALLEY RIDGE II, LLC. IS THE SOLE OWNER OF A 27.039 ACRE TRACT OF LAND IN THE W. HOUSTON SURVEY, ABSTRACT NUMBER 746, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO CTMGT VALLEY RIDGE II, LLC., RECORDED IN INSTRUMENT NUMBER D213190193, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "5439" FOUND AT THE SOUTHWEST CORNER OF SAID CTMGT VALLEY RIDGE TRACT AND BEING THE NORTHWEST CORNER OF VALLEY RIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS AS RECORDED IN INSTRUMENT NUMBER D207318963, SAID COUNTY RECORDS:

THENCE WITH THE WEST LINE OF SAID CTMGT VALLEY RIDGE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 00° 42'45"W, 409.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 89° 54'17"E, 56.02 FEET TO TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF OLD DENTON ROAD AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 224.70 FEET, THROUGH A CENTRAL ANGLE OF 13° 00'16", HAVING A RADIUS OF 990.00 FEET, THE LONG CHORD WHICH BEARS N 06° 35'51"E, 224.22 FEET TO A TXDOT MONUMENT FOUND:

N 13° 05'59"E, 125.39 FEET A TXDOT MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 157.83 FEET, THROUGH A CENTRAL ANGLE OF 08° 08'49", HAVING A RADIUS OF 1110.00 FEET, THE LONG CHORD WHICH BEARS N 09° 01'35"E, 157.70 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF SAID CTMGT VALLEY RIDGE TRACT AND BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., FORMERLY KNOWN AS HILLWOOD / FREEWAY , L.T.D. RECORDED IN VOLUME 9381, PAGE 66, SAID COUNTY RECORDS:

THENCE N 67° 14'34"E, 1499.89 FEET DEPARTING SAID WEST LINE, WITH THE NORTH LINE OF CTMGT VALLEY RIDGE TRACT AND THE SOUTH LINE OF SAID AIL INVESTMENT TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CTMGT VALLEY RIDGE TRACT AND BEING THE SOUTHEAST CORNER OF SAID AIL INVESTMENT TRACT AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, L.P., RECORDED IN VOLUME 9527, PAGE 1011, SAID COUNTY RECORDS:

THENCE S 00° 39'47"E, 743.89 FEET, WITH THE EAST LINE OF SAID CTMGT VALLEY RIDGE TRACT AND THE WEST LINE OF SAID AIL INVESTMENT TRACT (VOLUME 9527, PAGE 1011) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CTMGT VALLEY RIDGE TRACT AND BEING IN THE SOUTH LINE OF TEXAS UTILITY ELECTRIC COMPANY EASEMENT AS RECORDED IN INSTRUMENT NUMBER D191099042, SAID COUNTY RECORDS AND THE NORTH LINE OF VALLEY RIDGE, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D207318963, SAID COUNTY RECORDS:

THENCE S 63° 52'35"W, 1694.70 FEET, WITH THE SOUTH LINE OF SAID CTMGT VALLEY RIDGE TRACT AND THE NORTH LINE OF SAID VALLEY RIDGE TO THE POINT OF BEGINNING AND CONTAINING 1,177,821 SQUARE FEET OR 27.039 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CTMGT VALLEY RIDGE II, LLC., BEING THE SOLE OWNER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS RIVERSIDE PLACE, LOTS 1-62, 12X, 36X, 62X, BLOCK 1; LOTS 1-30 & 1X, BLOCK2; LOTS 1-16 & 1X, BLOCK 3 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND WE DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN THEREON.

BY: CTMGT VALLEY RIDGE II, LLC.
A TEXAS LIMITED LIABILITY COMPANY
BY: _____
MEHRDAD MOAYEDI

FP13-072

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED MEHRDAD MOAYEDI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS 12 DAY OF July, 2016.

MY COMMISSION EXPIRES: 9-26-14

ROME BRADLEY BARNES
My Commission Expires
September 26, 2016

A FINAL PLAT OF

Riverside Place

LOTS 1-62, 12X, 36X, & 62X, BLOCK 1;
LOTS 1-30, 1X, BLOCK 2; LOTS 1-16, 1X, BLOCK 3.
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE W. HOUSTON SURVEY, ABSTRACT NUMBER 746, TARRANT COUNTY, TEXAS

PREPARED DATE: July 2013

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: D 216158834 , DATE: 07/18/16

A FINAL PLAT OF

Riverside Place

LOTS 1-62, 12X, 36X, & 62X, BLOCK 1; LOTS 1-30, 1X, BLOCK 2; LOTS 1-16, 1X, BLOCK 3, AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE W. HOUSTON SURVEY, ABSTRACT NUMBER 746, TARRANT COUNTY, TEXAS

Revisions:	
Job #:	CEN13004
Drawn By:	W.Blades
Checked By:	T.Bridges
Date:	9.02.2013

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

SHEET 1 OF 1 SHEETS

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