

**LEGEND**

N.	North	-----	Boundary/Right-of-way
S.	South	-----	Easement
E.	East	-----	
W.	West	-----	
.	Degrees		
'	Feet or Minutes		
''	Inches or Seconds		
Sq.	Square		
Fl.	Foot		
Vol.	Volume		
Pg.	Page		
CAB	Cabinet		
Pg.	Page		
R=	Radius		
CA=	Central Angle		
A=	Arc Length		
CH=	Chord Bearing and Distance		
IRF=	Iron Rod Found		
IRS=	Iron Rod Set with cap stamped "RPLS 5632"		
POSE	Public Open Space Easement		

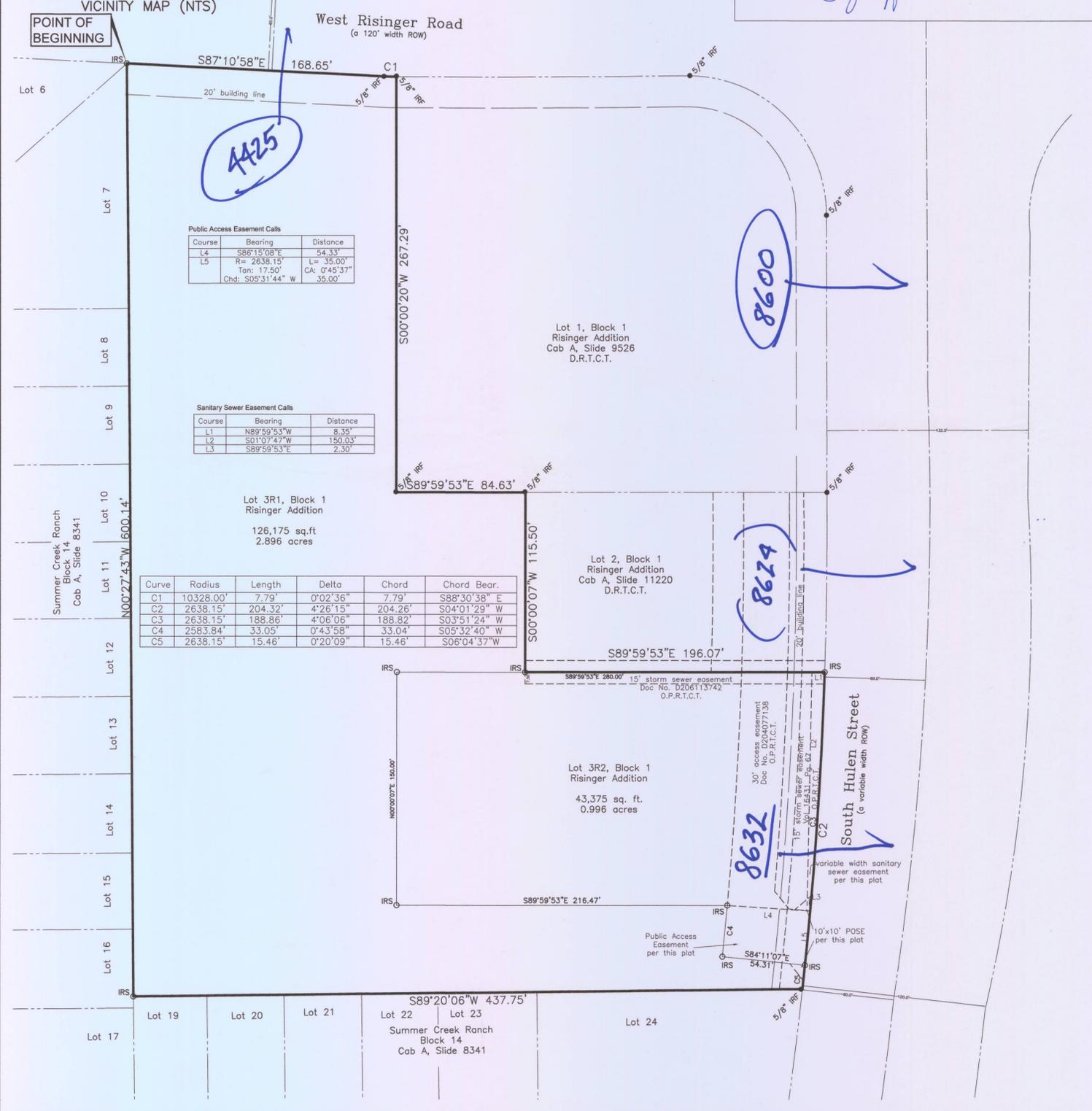
City of Fort Worth  
City Plan Commission

Note:  
This plat is valid only if recorded within Ninety (90) days after date of approval.

Plat Approved Date: 2/26/2016

By: *Ronald R. Boren*

By: *Daniel B. Hoff*



Public Access Easement Calls

Course	Bearing	Distance
L4	S86°15'08"E	54.33'
L5	R= 2638.15'	L= 35.00'
	Tan: 17.50'	CA: 0°45'37"
Chd:	S05°31'44" W	35.00'

Sanitary Sewer Easement Calls

Course	Bearing	Distance
L1	N89°59'53"W	8.35'
L2	S01°07'47"W	150.03'
L3	S89°59'53"E	2.30'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	10328.00'	7.79'	0°02'36"	7.79'	S88°30'38" E
C2	2638.15'	204.32'	4°26'15"	204.26'	S04°01'29" W
C3	2638.15'	188.86'	4°06'06"	188.82'	S03°51'24" W
C4	2583.84'	33.05'	0°43'58"	33.04'	S05°32'40" W
C5	2638.15'	15.46'	0°20'09"	15.46'	S06°04'37" W

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 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.

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.

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.

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.

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.

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 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.

Flood Plain/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 on the plat.

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.

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".

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.

**Owners Certificate**

WHEREAS 1. Coleman L. Robison, trustee for the Risinger Road Trust, being the owner of a 3.892 acre tract of land situated in the A. Castillo Survey, Abstract No. 272, Tarrant County, Texas and being all of Lot 3, Block 1, Risinger Addition, an Addition to the City of Fort Worth as recorded in Cabinet A, Slide 11220 of the Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 5632" set on the southerly right-of-way line of West Risinger Road (a 100 foot right-of-way) for the northwesterly corner of said Lot 3;

THENCE South 87°10'58" East along said southerly right-of-way line of West Risinger Road for a distance of 168.65 feet to a 5/8 inch iron rod;

THENCE along said southerly right-of-way line of West Risinger Road and with a non-tangent curve to the left having a radius of 10328.00 feet an arc length of 7.79 feet, and a central angle of 0°02'36", being subtended by a chord of South 88°30'38" East for a distance of 7.79 feet to a 5/8 inch iron rod with cap stamped "Dunaway" found for the common corner of Lot 3 and Lot 1, Block 1, Risinger Addition, an Addition to the City of Fort Worth as recorded in Cabinet A, Slide 9526 of the Official Public Records of Tarrant County, Texas;

THENCE South 00°00'07" West departing said southerly right-of-way line of West Risinger Road and along the common line of said Lot 3 and Lot 1 for a distance of 267.29 feet to a 5/8 inch iron rod with cap stamped "Dunaway" found;

THENCE South 89°59'53" East along said common line for a distance of 84.63 feet to a 5/8 inch iron rod with cap stamped "Dunaway" found for the common corner of said Lot 3 and Lot 2 of the aforesaid Risinger Addition Plat;

THENCE South 00°00'07" West along said common line for a distance of 115.50 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set for the common corner of said Lot 3 and Lot 2;

THENCE South 89°59'53" East along said common line for a distance of 196.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" found on the westerly right-of-way line of South Hulen Street (a variable width right-of-way) for the common corner of Lot 3 and Lot 2;

THENCE along said westerly right-of-way line of South Hulen Street with a non-tangent curve to the right having a radius of 2638.15 feet an arc length of 204.32 feet, and a central angle of 4°01'29", being subtended by a chord of South 04°01'29" West for a distance of 204.26 feet to a 5/8 inch iron rod with cap stamped "Sunvon" found for the common corner of said Lot 3 and Block 14, Summer Creek Ranch Addition, an Addition to the City of Fort Worth as recorded in Cabinet A, Slide 8341 of the Official Public Records of Tarrant County, Texas;

THENCE South 89°20'06" West departing said westerly right-of-way line of South Hulen Street for a distance of 437.75 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" set;

THENCE North 00°27'43" West along said common line for a distance of 600.14 feet to the POINT OF BEGINNING and containing 169,550 square feet or 3.892 acres.

STATE OF TEXAS  
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Coleman L. Robison, trustee for the Risinger Road Trust, do hereby adopt this plat designating the herein above described real property as Lot 3R1 and 3R2, Block 1, Risinger Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the street shown hereon. The easements shown hereon are hereby reserved for the purposes indicated.

*Coleman L. Robison*  
Trustee

Before me the undersigned Notary Public in and for said County and State, on this date personally appeared Coleman L. Robison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 18th day of February, 2016

*Larry G. Ferguson*  
Notary Public in and for said County.

**Surveyor's Statement**

This is to certify that I, Larry G. Ferguson, a Registered Professional Land Surveyor in the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners and angle points and points of curvature are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

*Larry G. Ferguson*  
Larry G. Ferguson, RPLS No. 5632

Before me the undersigned Notary Public in and for said County and State, on this date personally appeared Larry G. Ferguson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 16th day of February, 2016

*Jami L. Fillo*  
Notary Public in and for said County.

FS15-141

**General Notes:**

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map No. 48439C0410K, dated September 25, 2009. The property appears to lie within Zone "X" and does not lie within a "Special Flood Hazard Area (SFHA)" inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. Bearings are based on the westerly right-of-way line of South Hulen Street as shown on the Plat of Lot 1, Block 1, Risinger Addition as recorded in Cabinet A, Slide 9526 of the Official Public Records of Tarrant County, Texas.

**Owner**  
The Risinger Road Trust,  
1924 S Utica Ave., Suite 1115  
Tulsa, OK 74104

**Surveyor**  
LGF LAND SURVEYING, LLC  
Accurate Reliable Responsive  
132 PR 7889  
HOLLY LAKE RANCH, TEXAS 75007  
PHONE (214) 289-6804  
FAX (972) 212-7294  
Firm# 10148100  
LGSURVEYS.COM

**Recording Information**  
Document No. D16038749  
Date: 02/26/2016

Final Plat  
Lot 3R1 and 3R2, Block 1  
Risinger Addition  
in the City of Fort Worth, Tarrant County, Texas

being a replat of Lot 3, Risinger Addition  
as recorded in Slide A, Page 11220  
O.P.R.T.C.T.  
(Case No. FS-15-141)  
June 2015  
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