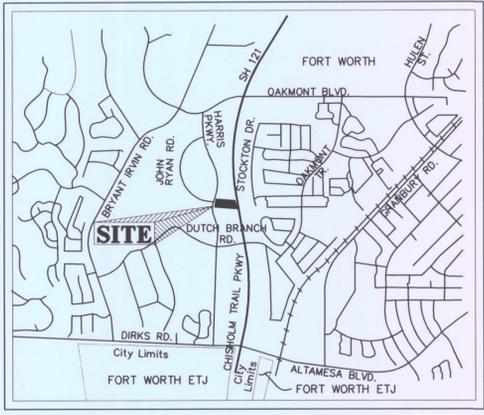
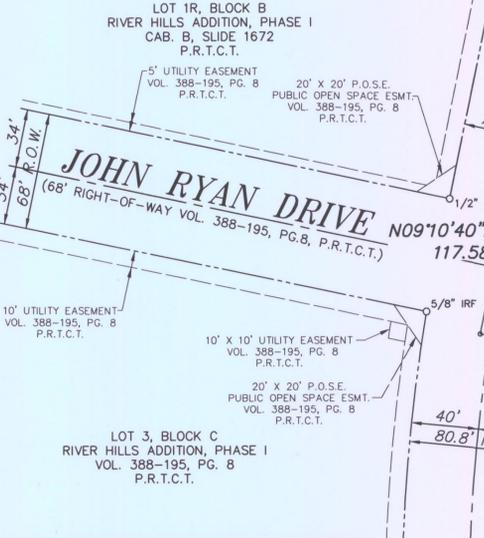


PRINTED: 9/7/2016 10:51 AM FILE: WER-SURVEY-STB LAST SAVED: 9/6/2016 10:51 AM SAVED BY: AARON L. STRINGFELLOW - SPORTRHAPY - 02114.01.DWG



LEGEND table with symbols for Control Monument, Iron Rod Found, and Public Open Space Easement.



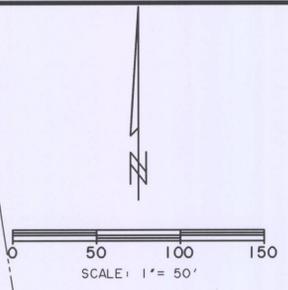
LAND USE TABLE with columns for MAPSCO No., GROSS SITE AREA, TOTAL NUMBER OF LOTS, TOTAL RESIDENTIAL LOTS, TOTAL NON-RESIDENTIAL LOTS, and LAND USE.

FORT WORTH CITY PLAN COMMISSION logo and text: 'THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. PLAT APPROVAL DATE: 9/16/2016'.

- NOTES: 1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) 'FLOOD INSURANCE RATE MAP' (FIRM)... 2. THE ABOVE REFERENCED 'FIRM' MAP IS FOR USE IN ADMINISTERING THE 'NFIP'... 3. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM...

EASEMENT CURVE TABLE with columns: CURVE, ARC, RADIUS, DELTA, BEARING, DIST.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST.



SURVEYOR'S STATEMENT: THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND...

STATE OF TEXAS COUNTY OF TARRANT. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF September, 2016. AMY HOCKETT, Notary Public, State of Texas.

COMMISSION EXPIRES: 08-15-2018. CASE NUMBER: FS-16-021. THIS PLAT RECORDED IN INSTRUMENT NUMBER D216216442 DATE: 09/16/2016.

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...

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...

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...

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

PRIVATE MAINTENANCE NOTE: THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES...

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.

BUILDING PERMITS: NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CTA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS...

PUBLIC OPEN SPACE EASEMENT: NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT 11-FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

PRESSURE REDUCING VALVES (P.R.V.'S): PRIVATE P.V.R.'S REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I. COVENANTS OR RESTRICTIONS ARE UN-ALTERED.

THIS PLAT 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.

STATE OF TEXAS COUNTY OF TARRANT. WHEREAS SCMC HOLDINGS, LP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THAT CERTAIN TRACT OF LAND LOCATED IN THE JOHN F. HEATH SURVEY, ABSTRACT NO. 641, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D215227228...

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF HARRIS PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF LOT 3A, BLOCK A, RIVER HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 6956, P.R.T.C.T.;

THENCE S 86°38'44" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS PARKWAY AND ALONG THE SOUTH LINE OF SAID LOT 3A AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 463.35 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED 'MIZELL' IN THE WEST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 3A AND THE NORTHEAST CORNER OF SAID LOT 4, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 189.97 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL PARKWAY, THE EAST LINE OF SAID LOT 4 AND SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4062.71 FEET, A CENTRAL ANGLE OF 02°40'45", AND A CHORD BEARING OF S 15°16'25" E, 189.95 FEET, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 5, BLOCK C, RIVER HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8751, P.R.T.C.T.;

THENCE N 86°38'44" W, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 540.29 FEET, TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS PARKWAY, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 4, THE NORTHWEST CORNER OF SAID LOT 5 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS PARKWAY AND THE WEST LINE OF SAID LOT 4, AS FOLLOWS: 1) NORTHEASTERLY, AN ARC LENGTH OF 63.19 FEET, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 03°46'16", AND A CHORD BEARING OF N 07°17'32" E, 63.18 FEET, TO A 1/2" IRON ROD FOUND; 2) N 09°10'40" E, 117.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.074 ACRES (90,331 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, SCMC HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 4R1 AND 4R2, BLOCK A, RIVER HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREET AND EASEMENTS SHOWN HEREON. WITNESS MY HAND AT Tarrant County, TARRANT COUNTY, TEXAS, THIS 13th DAY OF September, 2016.

BY: [Signature] SCMC HOLDINGS LP A TEXAS LIMITED PARTNERSHIP. STATE OF TEXAS COUNTY OF TARRANT. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN LACKEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF September, 2016. LAURA A. WARNER, Notary Public of the State of Texas. COMMISSION EXPIRES: 05-04-20.

OWNER: SCMC HOLDINGS, LP, 6512 MEADOWS WEST DR, FORT WORTH, TEXAS 76132. CONTACT: STEVEN LACKEY, PH: (817) 370-9891.

DEVELOPER: STEVE HAWKINS CUSTOM HOMES, CONTACT: STEVE HAWKINS, 7201 HAWKINS VIEW DRIVE, SUITE 101, FORT WORTH, TEXAS 76132. PH: (817) 737-4446, FAX: (817) 737-4858.

ENGINEER / SURVEYOR: WIER & ASSOCIATES, INC., 2201 E. LAMAR BLVD., SUITE 200E, ARLINGTON, TEXAS 76006-7440. CONTACT: TOBY RODGERS, E-MAIL: TobyR@WierAssociates.com, PH: (817) 467-7700, FAX: (817) 467-7713.

PREPARED BY: WIA WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS. 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700. DATE: 9/6/2016 W.A. No. 02114.01 SHEET 1 OF 1