

CONSTRUCTION PROHIBITED OVER EASEMENTS
 No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

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.

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.

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(ies) 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 are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution 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 the 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 CE or other acceptance 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".

FLOOD-PLAIN/DRAINAGEWAY: 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 and 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-plain easement line as shown on the plat.

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 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.

PRIVATE MAINTENANCE
 The city of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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.

FLOODPLAIN EASEMENTS
 Delineation-Floodplain easement is to encompass the entire floodplain, plus an additional 10' on each side of the floodplain, measured from the water surface elevation of the 100 year frequency precipitation event under ultimate development conditions. Only with written permission from the City of Fort Worth (DOE and/or TPW) may a floodplain easement be measured from approved CLOMR or flood study. In all cases the effective FEMA floodplain as determined by the firm must be delineated and appropriately labeled.

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 on 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.

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.

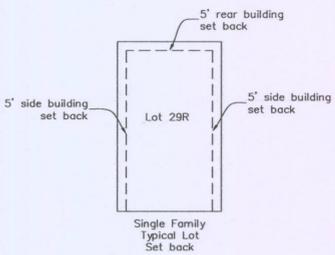
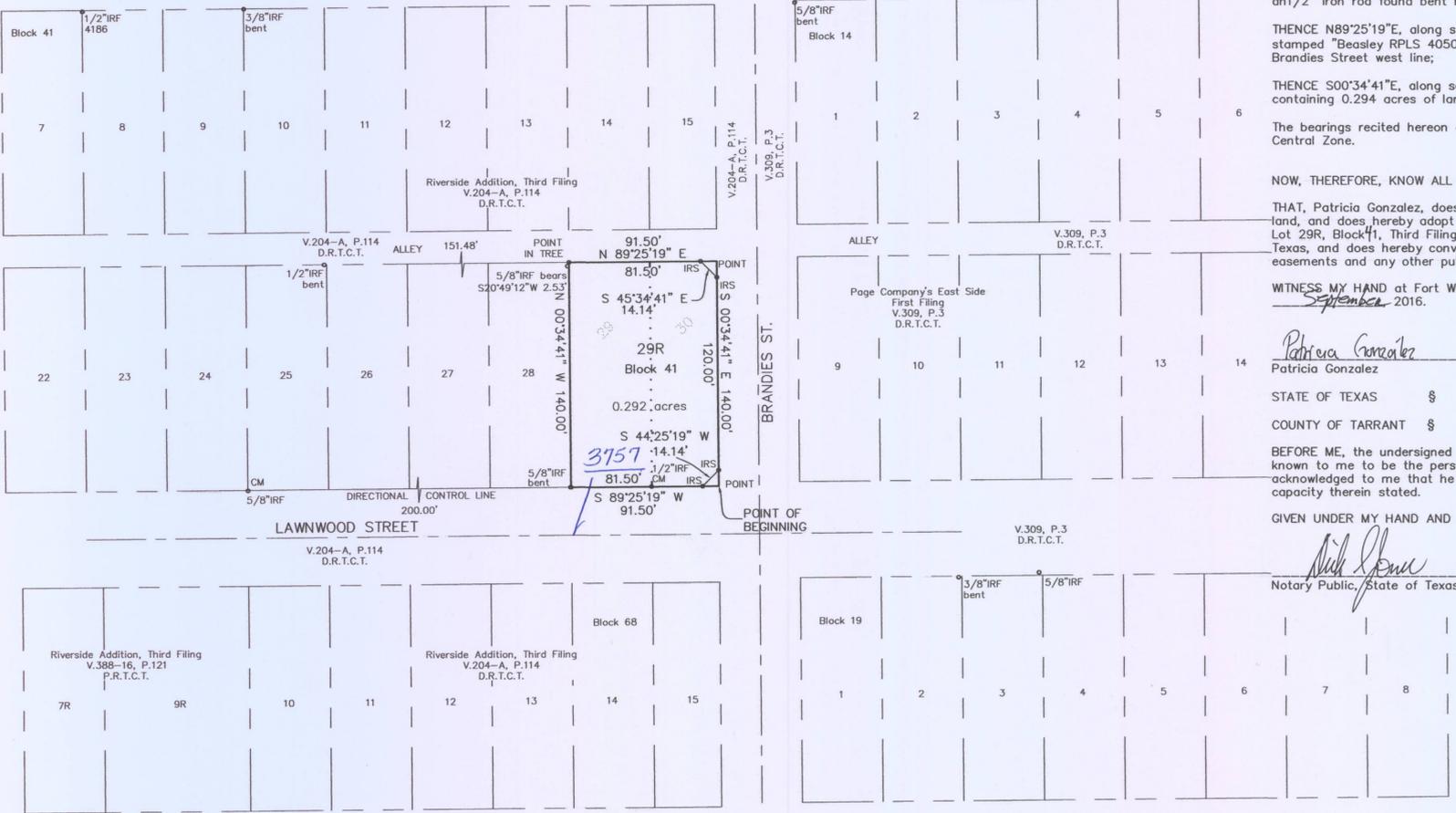
P.R.V.
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.



The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0195K, Community-Panel No. 480596 0195 K, dated September 25, 2009.

MAPSCO 64W

GALVEZ AVE.
 V.204-A, P.114
 D.R.T.C.T.



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: Sept. 30, 2016
 By: Mary Elliott Chairman
 By: [Signature] Secretary

HERBERT S. BEASLEY
 REGISTERED PROFESSIONAL SURVEYORS
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124
 hsbeasley@msn.com

OWNER
 PATRICIA GONZALEZ
 2822 BIRD STREET
 FORT WORTH, TX 76111
 PH: 214-236-0130
 Email: afonso.mares@yahoo.com

SURVEYOR:
 PATRICIA GONZALEZ
 P.O. BOX 8873
 FORT WORTH, TEXAS, 76124
 PH: 817-429-0194
 FAX: 817-446-5488
 Email: hsbeasley@msn.com

Note:
 IRF - Iron Rod Found
 IRS - 1/2" Iron Rod Stamped "Beasley RPLS 4050" Set.
 CM - Control Monument

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone. Grid Scale Factor = 0.99986338229

0 50 100 150
 SCALE 1"=50'

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, Patricia Gonzalez is the sole owner of a tract of land situated in the Robert Cross Survey, Abstract No. 304, Tarrant County, Texas according to the deed recorded in County Clerks Document Number D215047105, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped "Beasley RPLS 4050" set at the southeast corner of Lot 30, Block 42, Third Filing, Riverside Addition, to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204-A, Page 114, Deed Records, Tarrant County, Texas, from which an 1/2" iron rod found at the southeast corner of Lot 29, of said Block 42, bears S89°40'19"W 41.65 feet, said iron rod set lying in the west line of Brandies Street and the north line of Lawnwood Street;

THENCE S89°25'19"W, a distance of 91.50 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the southeast corner of Lot 28, of said Block 42, from which a 5/8" iron rod found bent bears S89°15'23"W 0.29 feet and from which a 5/8" iron rod found at the southwest corner of Lot 25, of said Block 42, bears S89°25'19"W 200.00 feet;

THENCE N00°34'41"W, along the east line of said Lot 28, a distance of 140.00 feet to a point in a tree at the common corner of said Lots 28 and 29, from which a 5/8" iron rod found bears S20°49'12"W 2.53 feet, said point lying in the south line of an alley, of said Block 42, from which an 1/2" iron rod found bent bears S89°24'44"W 151.48 feet;

THENCE N89°25'19"E, along said alley south line, a distance of 91.50 feet to an 1/2" iron rod stamped "Beasley RPLS 4050" set at the northeast corner of Lot 30, said iron rod lying in said Brandies Street west line;

THENCE S00°34'41"E, along said west line, a distance of 140.00 feet to the point of beginning, containing 0.294 acres of land.

The bearings recited hereon are oriented to: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia Gonzalez, does hereby certify that he is the legal owner of the above described land, and does hereby adopt this plat designating the hereinabove described real property as Lot 29R, Block 41, Third Filing, Riverside Addition, to the City of Fort Worth, Tarrant County, Texas, and does hereby convey to the public for public use, the streets, alleys, right-of-ways, easements and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 15 day of September, 2016.

Patricia Gonzalez
 Patricia Gonzalez

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Patricia Gonzalez, 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 consideration and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of September, 2016.

Nick Jones
 Notary Public, State of Texas



JAM
 09-22-16

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050". Irons that are damaged, disturbed, or not so marked are not original.



Nick Jones
 Dick S. Jones R.P.L.S.
 Texas Registration No. 5524

FS16-138

FINAL PLAT OF
 LOT 29R - BLOCK 41
 THIRD FILING, RIVERSIDE ADDITION,
 to the City of Fort Worth, Tarrant County, Texas
 Being a Revision of Lots 29 and 30, Block 41, Third Filing, Riverside Addition,
 to the City of Fort Worth, Tarrant County, Texas according to the plat
 recorded in Volume 204-A, Page 114, Plat Records, Tarrant County, Texas.

1 Lot
 Prepared April 2016

FINAL PLAT CASE # FS-16-138
 THIS MAP FILED IN INSTRUMENT No. D21623187 DATE 10/7/16