

**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."

**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."

**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."

**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**  
 "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."

**FLOOD PLAN**  
 A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0170 K, MAP REVISED SEPTEMBER 25, 2009

**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."

**WATER/WASTEWATER IMPACT FEES**  
 "THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE COLLECTION OF WATER AND WASTE ASSESSMENT AND 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 2 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."

**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."

**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."

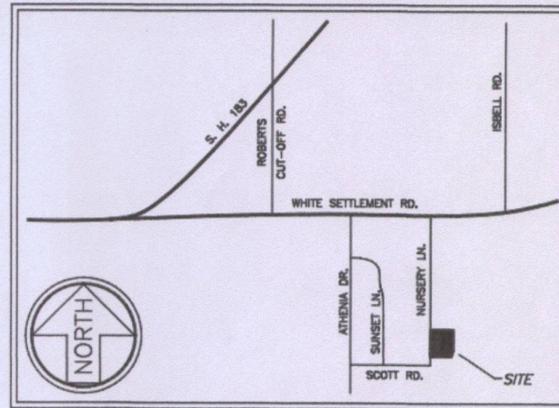
**FLOOD PLAN/DRAINAGE-WAY MAINTENANCE**  
 "THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME 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 COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT."

**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."

**P.R.V.'S REQUIRED**  
 "PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I."

**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: Mary Elliott SECRETARY



BASIS OF BEARINGS: EAST RIGHT-OF-WAY LINE OF NURSERY LANE ACCORDING TO DEED RECORDED IN VOL. 15426, PG. 361, D.R.T.C.T.



**Coombs Land Surveying, Inc.**

P. O. Box 11370 Fort Worth, Texas 76110  
 (817) 920-7600 (817) 920-7617 FAX  
 T.B.P.L.S. FIRM No. 101110880  
 CLS JOB No. 15-0024  
 GF No. 15-01282

\* NOTE \*  
 ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

IPF DENOTES IRON PIPE FOUND  
 IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET  
 W/ORANGE PLASTIC CAP STAMPED  
 "R. W. COOMBS RPLS 5294"  
 C.M. DENOTES CONTROLLING MONUMENT

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, RANDALL C. GIDEON and ELIZABETH GIDEON are the sole owners of the following described property to-wit:

BEING a portion of Block 12, RIVERCREST ADDITION to the City of Fort Worth, Texas according to the plat recorded in Volume 310, Pages 91 and 92 of the Plat Records of Tarrant County, Texas and being all that certain tract of land described in deed recorded in Clerk's File No. D215207794 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT" at the Southwest corner of said Block 12 and said Gideon Tract being the Northwest corner of that certain tract of land described in deed to Junita Skaggs Browning and Roy Browning, Jr. recorded in Instrument No. D212143352 of the Official Public Records of Tarrant County, Texas and lying in the East right-of-way line of Nursery Lane (a variable width right-of-way);

THENCE N 00° 26' 00" E, 185.50 feet along the West boundary line of said Gideon Tract with the said East right-of-way line of Nursery Lane to a 5/8-inch iron rod found at the Northwest corner of said Gideon Tract being the Southwest corner of Lot 2 I, Block 12, Rivercrest Addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-1, Page 119 of the Plat Records of Tarrant County, Texas and lying in the East right-of-way line of Nursery Lane (a variable width right-of-way);

THENCE S 89° 28' 05" E, at 140.00 feet passing the Southeast corner of said Lot 2 I and continuing in all a total distance of 155.59 feet along the North boundary line of said Gideon Tract to a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT" at the Northeast corner thereof;

THENCE along the East boundary line of said Gideon Tract as follows:

S 00° 26' 00" W, 148.12 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT";

S 16° 16' 00" W, 38.57 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "GRANT" at the Southeast corner of said Gideon Tract being the Northeast corner of aforesaid Browning Tract;

THENCE N 89° 33' 55" W, 145.06 feet along the common boundary line between said Gideon Tract and said Browning Tract to the PLACE OF BEGINNING, containing 0.658 acre (28,646 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RANDALL C. GIDEON and ELIZABETH GIDEON do hereby adopt this plat designating the hereinabove described real property as LOT 2CK1, BLOCK 12, RIVERCREST ADDITION to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 21<sup>ST</sup> day

of SEPTEMBER, 2016.

Randall C. Gideon  
 RANDALL C. GIDEON

Elizabeth Gideon  
 ELIZABETH GIDEON

STATE OF TEXAS

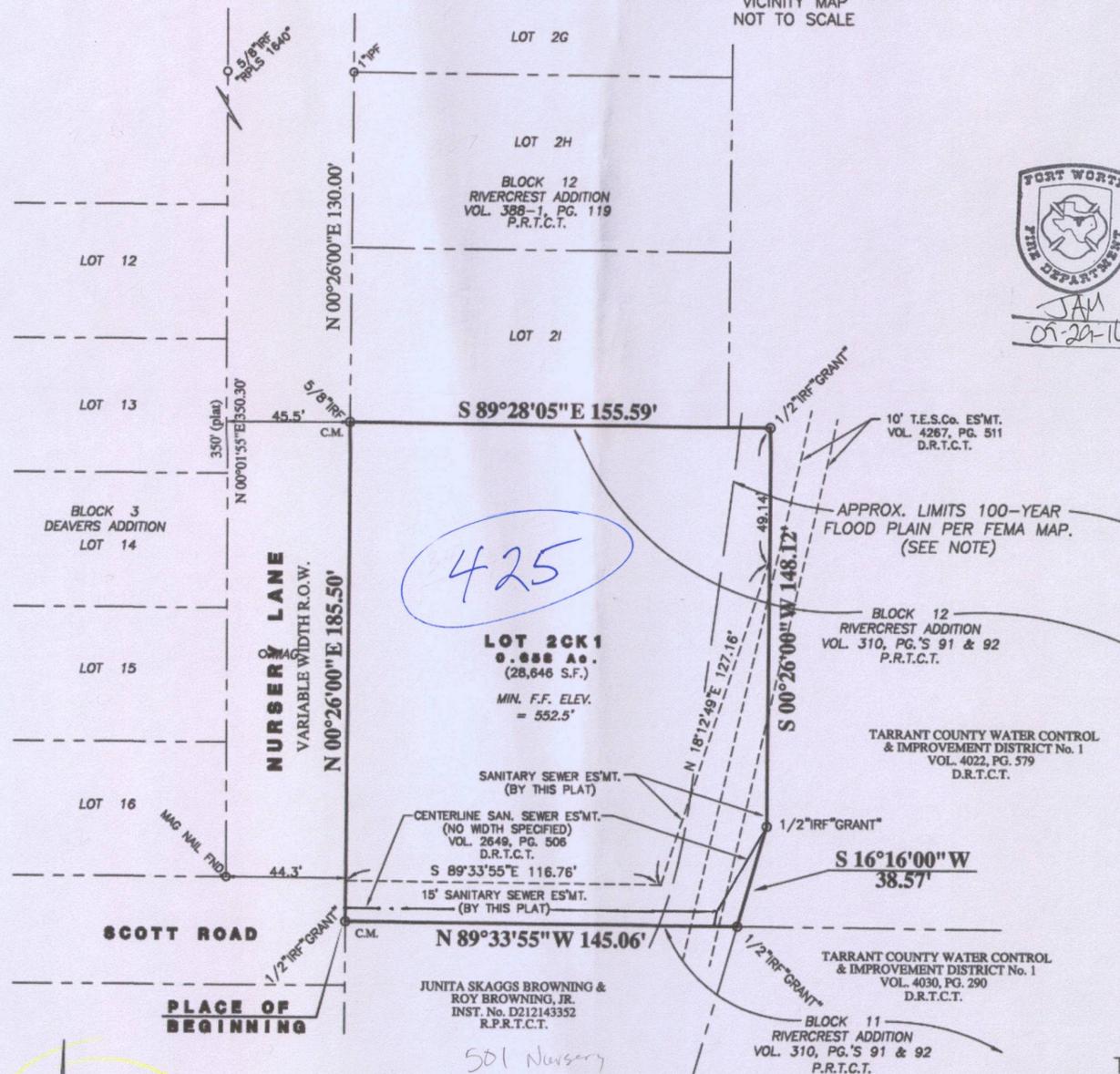
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared RANDALL C. GIDEON and ELIZABETH GIDEON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21<sup>ST</sup> day of

September, 2016.

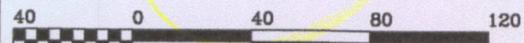
Tara S. West  
 NOTARY PUBLIC  
 STATE OF TEXAS



425

**SURVEYOR'S STATEMENT**  
 THIS IS to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.  
Ronald W. Coombs  
 RONALD W. COOMBS, R.P.L.S.  
 Texas Registration No. 5294

FS16-187



SCALE: 1" = 40'

THIS PLAT RECORDED IN INSTRUMENT # D216229434 DATE 09/30/16

**FINAL PLAT**  
**LOT 2CK1, BLOCK 12**  
**RIVERCREST ADDITION**  
 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 BEING A REVISION OF A PORTION OF BLOCK 12, RIVERCREST ADDITION  
 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO  
 THE PLAT RECORDED IN VOLUME 310, PAGES 91 AND 92  
 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

**SURVEYOR:**  
 COOMBS LAND SURVEYING, INC.  
 P.O. BOX 11370  
 FORT WORTH, TEXAS 76110  
 (817) 920-7600  
 (831) 920-7617 FAX  
 e-mail: ron.coombs@sbcglobal.net

**OWNERS:**  
 RANDALL C. GIDEON  
 2600 W. 7TH STREET # 2548  
 FORT WORTH, TEXAS 76107  
 (817) 919-7110  
 e-mail: randygideon@gmail.com

1 LOT 0.658 ACRE FS-16-187 SEPTEMBER 20, 2016