NOTES

1. 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 CURRENT IMPACT FEE ORDINANCE. 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 THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

2. ANY PUBLIC FRANCHISED 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.

3. 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 NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR 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.

4. NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

5. 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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

6. 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 LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES. THE LANDOWNERS 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.

7. 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.

8. SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

9. 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.

10. 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.

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

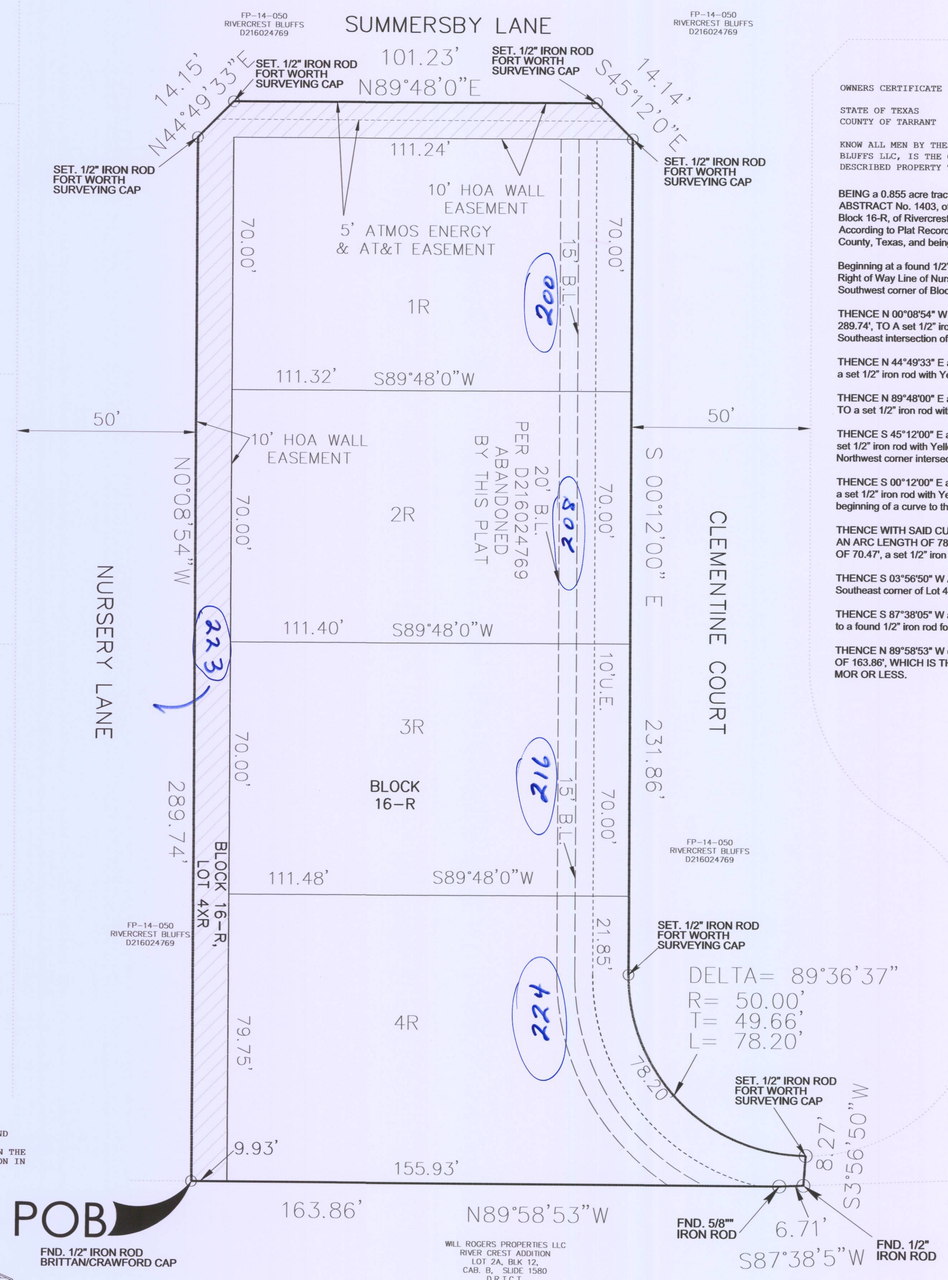
12. ALL STREETS ARE TO BE "PRIVATE STREET, EMERGENCY ACCESS EASEMENTS AND PUBLIC STORM DRAINAGE SEWER & WATER EASEMENT". ALL PRIVATE STREETS SHALL BE MAINTAINED BY HOA.

13. DIRECT ACCESS FROM SINGLE RESIDENTIAL DRIVES ONTO'WHITE SETTLEMENT ROAD' IS PROHIBITED.

14. CONVENANTS 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.

15. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0170K, DATED SEPTEMBER 25, 2009.

16. PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT FW RIVERCREST BLUFFS LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT;

BEING a 0.855 acre tract of land situated in the ISAAC SCHOONOVER SURVEY, ABSTRACT No. 1403, of Tarrant County, Texas, and being all of Lots 1,2,3, & 4, Block 16-R, of Rivercrest Addition to the City of Fort Worth, Texas, According to Plat Recorded under County Clerks File No. D216024769, of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with Brittan/Crawford Cap, located on the East Right of Way Line of Nursery Lane (a 50.00' ROW)said iron also being at the Southwest corner of Block 16-R;

THENCE N 00°08'54" W along the East R.O.W. Line of Nursery Land A DISTANCE OF 289.74', TO A set 1/2" iron rod with Yellow Fort Worth Surveying cap located at the Southeast intersection of Nursery Lane and Summersby Lane;

THENCE N 44°49'33" E along the South line of Summersby Lane A DISTANCE OF 14.15', TO a set 1/2" iron rod with Yellow Fort Worth Surveying cap, for a corner;

THENCE N 89°48'00" E along the South line of Summersby Lane A DISTANCE OF 101.23', TO a set 1/2" iron rod with Yellow Fort Worth Surveying cap, for a corner;

THENCE S 45°12'00" E along the South line of Summersby Lane A DISTANCE OF 14.14', a set 1/2" iron rod with Yellow Fort Worth Surveying cap, for a corner, located at the Northwest corner intersection of Clementine Court and Summersby Lane;

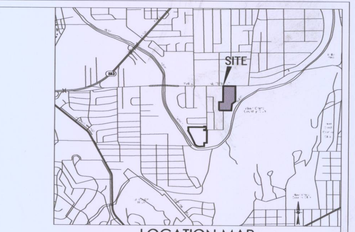
THENCE S 00°12'00" E along the West Line of Clementine Court, A DISTANCE OF 231.86', a set 1/2" iron rod with Yellow Fort Worth Surveying cap, for a corner, and the beginning of a curve to the left;

THENCE WITH SAID CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00', AN ARC LENGTH OF 78.20', AND WHOSE CHORD BEARS S 45°00'18" E A DISTANCE OF 70.47', a set 1/2" iron rod with Yellow Fort Worth Surveying cap, for a corner;

THENCE S 03°56'50" W A DISTANCE OF 8.27', to a found 1/2" iron rod located at the Southeast corner of Lot 4, Block 16-R, for a corner;

THENCE S 87°38'05" W along the South line of Lot 4, Block 16-R A DISTANCE OF 6.71', to a found 1/2" iron rod for a corner;

THENCE N 89°58'53" W continuing along the South line of Lot 4, Block 16-R A DISTANCE OF 163.86', WHICH IS THE POINT OF BEGINNING,HAVING AN AREA OF 0.855 ACRES MOR OR LESS.



LOCATION MAP
NOT-TO-SCALE

GRAPHIC SCALE
0 20' 40' 60'

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James R. Harris 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, A.D. 2016.

Melissa Anderson
TARRANT COUNTY, TEXAS NOTARY PUBLIC,

Mellissa Anderson
Notary Public, State of Texas
Expires:04-16-2018

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS THAT FW RIVERCREST BLUFFS, LLC, DOES HEREBY GRANT THIS PLAT AS:

RIVERCREST ADDITION:

LOTS 1R-4R, 4XR, BLK 16-R

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

WITNESS MY HAND ON THIS 21st DAY OF December, 2016

OWNER/DEVELOPER: FW RIVERCREST BLUFFS, LLC
2929 W. FIFTH ST., #A
FORT WORTH, TX 76107
PHONE: (817)332-9600
FAX: (817)332-8405

FORT WORTH FIRE DEPARTMENT
Fire
12-22-16

THIS PLAT FILED IN COUNTY CLERK'S FILE NO. D216299059

DATE: 12/22/2016

THE ONLY PURPOSE OF THIS CORRECTION PLAT IS:

1. ADDED LOT 4XR INTO TITLE BLOCK / DEDICATION STATEMENT.
2. CORRECTED OPEN SPACE LOT NUMBER FROM 4X TO 4XR.

FS16-227 REF: FP14-050

PAPE-DAWSON ENGINEERS

500 WEST 7TH ST SUITE 350 | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION • 470

OWNER:
FW RIVERCREST BLUFFS, LLC
2929 W. FIFTH ST., #A
FORT WORTH, TX 76107
PHONE: (817)332-9600
FAX: (817)332-8405

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 12/22/2016

BY: Donald R. Boren CHAIRMAN

BY: Dana Burghdoff SECRETARY

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER KINNY BRADLEY, 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 THE SUPERVISION IN NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

Christopher Kinny Bradley
CHRISTOPHER KINNY BRADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5251

DATE: 12-21-16

FORT WORTH SURVEYING REG. NO. 100784-00
107 E. COLLEGE AVE.
ALVARADO, TEXAS, 76009
817-790-5900

STATE OF TEXAS REGISTERED CHRISTOPHER KINNY BRADLEY 5251 PROFESSIONAL LAND SURVEYOR

THE ONLY PURPOSE OF THIS REPLAT IS:

1. REDUCE BUILDING FRONT SETBACK FROM 20' TO 15' FOR LOT 1R TO LOT 4R, BLOCK 16-R.

PP-13-038
FS-16-227

DATE OF PREPARATION: 6-28-2016
DATE OF SUBMITTAL: 9-29-2016
DATE OF REVISION: 10-28-2016

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW CAP UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

CORRECTION PLAT OF
FINAL PLAT
LOTS 1R-4R, 4XR, BLK 16-R

RIVERCREST ADDITION

BEING A REPLAT OF LOT 1-4, 4X, BLOCKS 16-R, RIVERCREST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED D216024769 P.R.T.C.T.

SHEET 1 OF 1

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12/20/2016