

PAPE-DAWSON ENGINEERS and PIERCE-MURRAY LAND SOLUTIONS logos and contact information.

Table with columns for LEGEND, LAND USE TABLE, and MINIMUM FINISHED FLOOR ELEVATIONS.

Table with columns for LINE, BEARING, DISTANCE, CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH.

Table with columns for LINE, BEARING, DISTANCE, CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH.

FP-22-008
79 addresses and 10 block ranges
SEE ADDRESSES ON PAGE 2

Called: 12.963 ACRES
FERNANDO MARTINEZ and JOSE MARTINEZ
VOLUME 15595, PAGE 276
O.P.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.

WATER / WASTEWATER IMPACT FEES
TRANSPORTATION IMPACT FEES
UTILITY EASEMENTS
FLOODPLAIN RESTRICTION
FLOODPLAIN/DRAINAGE WAY MAINTENANCE
SIDEWALKS
PRIVATE COMMON AREAS AND FACILITIES
BUILDING PERMITS
OWNER'S CERTIFICATE
EXECUTED AT FORT WORTH, TEXAS, THIS THE 9 DAY OF March 2022.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MADISON TAYLOR BEENE
Notary ID 131173665

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 RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

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.

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 PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PRECURING 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.

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 FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM LTIMATE DEVELOPMENT OF THE WATERWAYS.

FLOOD PLAIN/ DRAINAGE-WAY MAINTENANCE
THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL 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 TRAVELING THEIR PROPERTY CLEAR 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 OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE 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". 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 INCLUDING BUT NOT LIMITED TO: RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND GATED SECURITY ENTRANCES, 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.

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.

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

RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY FROM AN ADJACENT URBAN LOCAL RESIDENTIAL CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:
a. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR
b. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS U.S. HOME LLC, IS THE OWNER OF A 20.89 ACRE TRACT OF LAND SITUATED IN THE S.P. LOVING SURVEY, ABSTRACT NUMBER 943, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 2R, BLOCK A, RIVERSIDE PLAZA ADDITION AS RECORDED IN INSTRUMENT NUMBER 221000605, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENTS:
THAT, U.S. HOME LLC, DOES HEREBY ADOPT THIS SIERRA VISTA: LOTS 1-23, 1X, AND 15X BLOCK 1, LOTS 1-15, 1X BLOCK 2, LOTS 1-18, 9X, BLOCK 3, LOTS 1-18, 9X, BLOCK 4, RIVERSIDE PLAZA ADDITION AS RECORDED IN INSTRUMENT NUMBER 221000605, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER THE RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON.

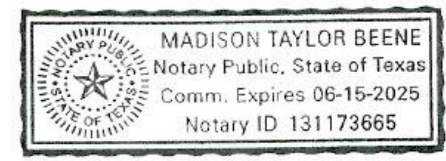
EXECUTED AT FORT WORTH, TEXAS, THIS 9 DAY OF March 2022.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
a Texas Limited Partnership
BY: US HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER.

BY: Jennifer Eller
NAME: Jennifer Eller
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Eller FOR KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF March 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6.15.25



SURVEYOR'S CERTIFICATION
I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF FORT WORTH.

CLP
CAMDEN D. PIERCE, RPIS 6791
DATE: MARCH 2022



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

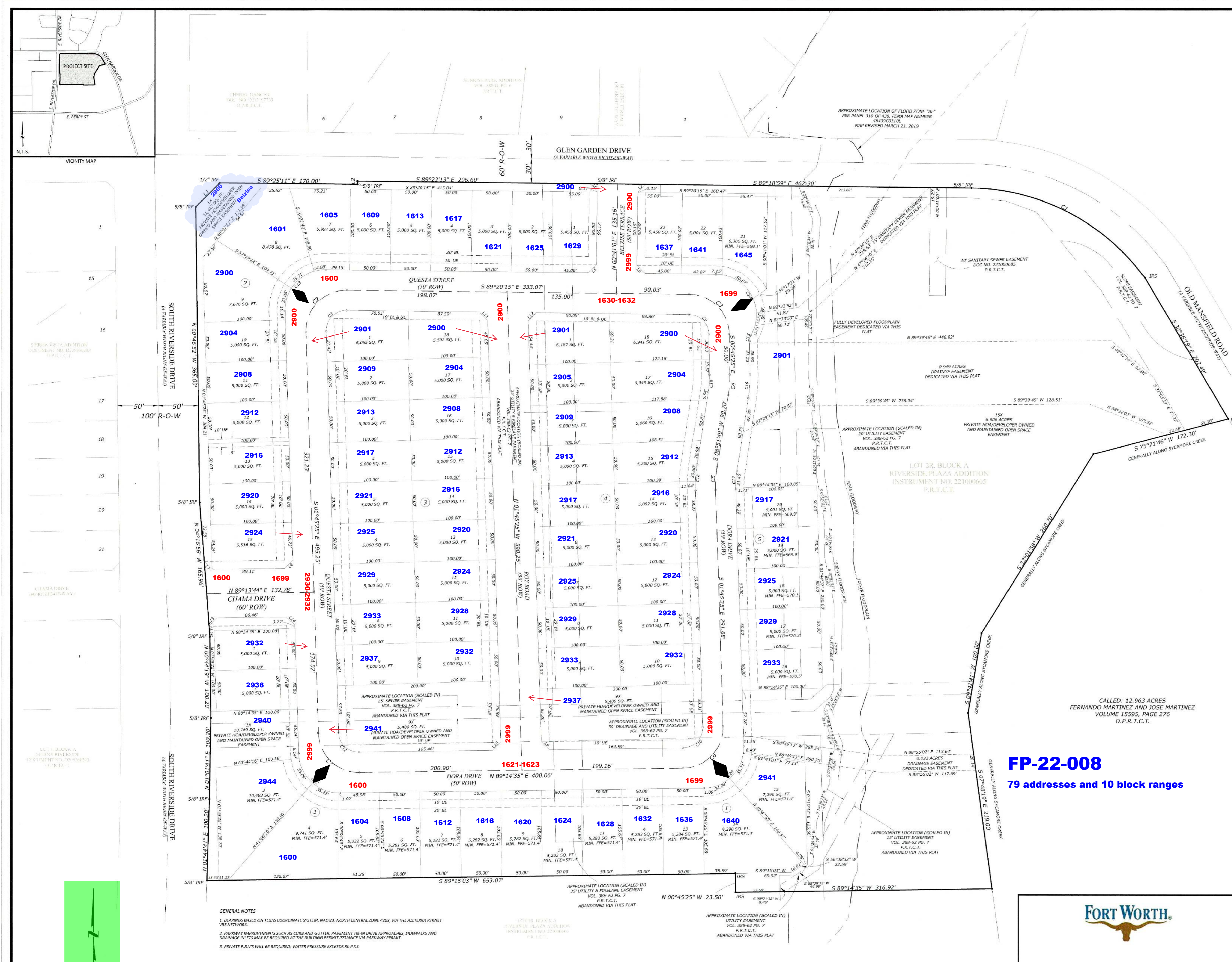
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE:
BY: CHAIRMAN
BY: SECRETARY

FINAL PLAT
SIERRA VISTA
LOTS 1-23, 1X, AND 15X BLOCK 1, LOTS 1-15, 1X BLOCK 2, LOTS 1-18, 9X, BLOCK 3, LOTS 1-18, 9X, BLOCK 4,
BEING A RE-PLAT OF LOT 2R, BLOCK A, RIVERSIDE PLAZA ADDITION AS RECORDED IN INSTRUMENT NUMBER D221000605, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING SITUATED IN THE S.P. LOVING SURVEY, ABSTRACT NUMBER 943, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

THIS PLAT IS RECORDED IN DOCUMENT NUMBER . DATE:

FP-22-008 PREPARED MARCH 2021.

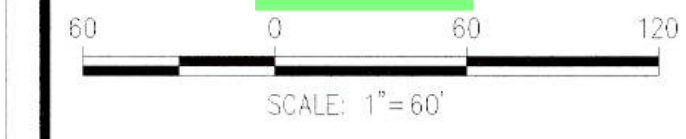


Pape-Dawson Engineers logo and contact information: 800 TALLYHO CIR, TYLER, TEXAS 75703, (877) 278-5646, (903) 529-2256, TBPCLS FIRM REGISTRATION NO. 10194437

Table with 2 columns: Land Use Table (Residential Lots, Non-Residential Lots, etc.) and Developer (Lennar Homes of Texas Land and Construction, etc.)

Table with 2 columns: Engineer (Pape-Dawson Engineers, Inc.) and Surveyor (Pierce-Murray Land Solutions, LLC)

Table with 4 columns: Curve, Bearing, Distance, Chord. Lists curve data for various points on the plat.



GENERAL NOTES
1. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RINKET VIS NETWORK.
2. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PARALLEL TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INETS MAY BE REQUIRED AT THE BUILDING PERMIT STAGE VIA PARKWAY PERMIT.
3. PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.