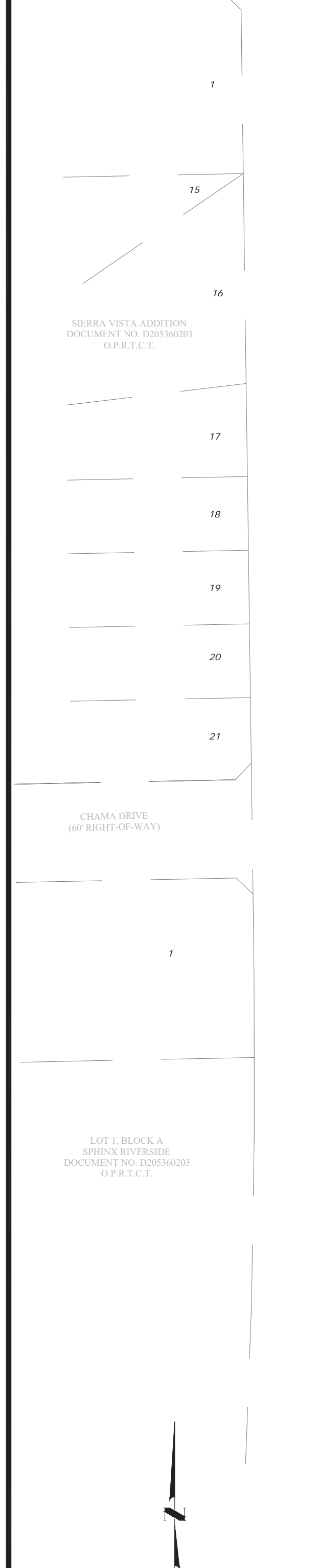
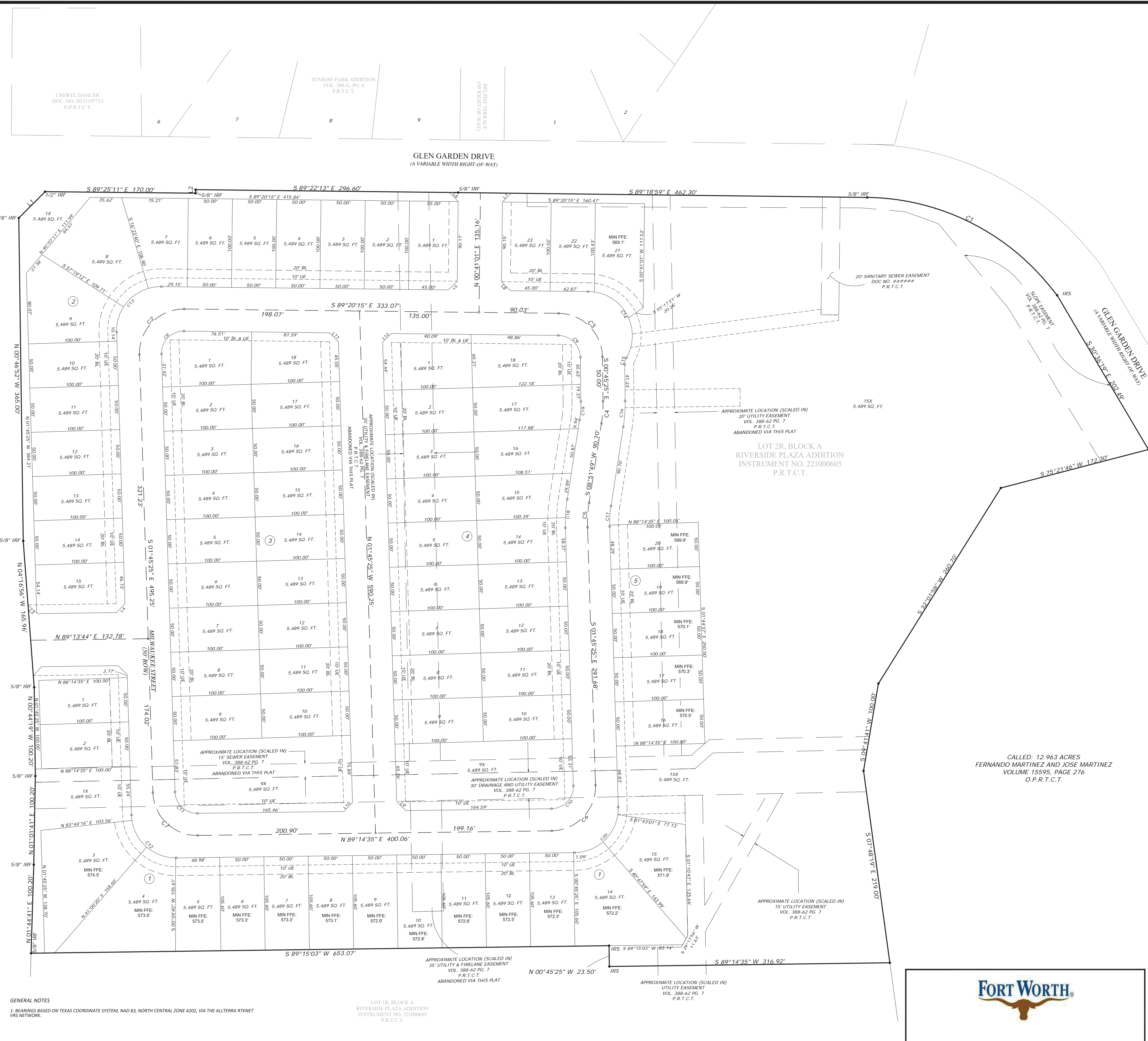


VICINITY MAP



PIERCE-MURRAY LAND SOLUTIONS
 Engineering & Surveying
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (877) 239-5646
 (903) 539-2266
 TBPELS FIRM REGISTRATION NO. 10194443



GENERAL NOTES

- BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTNKT VRS NETWORK.

LEGEND:

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 IRS 1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" SET

BL BUILDING LINE
 UE UTILITY EASEMENT DEDICATED VIA THIS PLAT
 DE DRAINAGE EASEMENT
 OPE OPEN SPACE EASEMENT
 MIN. FFE MINIMUM FINISHED FLOOR ELEVATION
 AC ACRES

MINIMUM FINISHED FLOOR ELEVATIONS:
 MINIMUM FINISHED FLOOR ELEVATIONS WERE PROVIDED BY PAPE-DAWSON ENGINEERS.

LAND USE TABLE

RESIDENTIAL LOTS	74
NON-RESIDENTIAL LOTS	5
RESIDENTIAL ACREAGE	9.45 AC.
NON-RESIDENTIAL ACREAGE	8.04 AC.
RIGHT OF WAY DEDICATION	3.40 AC.
PARK ACREAGE	0.000 AC.
NET ACREAGE	17.49 AC.
TOTAL ACREAGE	20.89 AC.

DEVELOPER
 LENNAR HOMES OF TEXAS

ENGINEER
 PAPE-DAWSON ENGINEERS, INC.
 6500 WEST FREEWAY, STE 700
 FORT WORTH, TX 76116

SURVEYOR
 PIERCE-MURRAY LAND SOLUTIONS, LLC
 800 TALLYHO CIR.
 TYLER, TX 75703

**LOT 1B, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 2R, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 3, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 4, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 5, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 6, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

**LOT 7, BLOCK A
 RIVERSIDE PLAZA ADDITION
 INSTRUMENT NO. 221000605
 P.R.T.C.T.**

CITY OF FORT WORTH STANDARD PLAT NOTES:

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 1 IF 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 OPERATION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR 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.

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

FLOOD PLAIN/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 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, 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 PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) 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

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 NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT 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 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.

IRIS 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, WALKS, 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 DENTON §
 WHEREAS LENNAR HOMES OF TEXAS, 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 PERSON BY THIS PRESENT:

THAT, LENNAR HOMES OF TEXAS, 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, BEING 20.89 ACRES OF LAND SITUATED IN THE S.P. LOVING SURVEY, ABSTRACT NUMBER 943, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT FORT WORTH, TEXAS, THIS THE _____ DAY OF _____, 2021.

LENNAR HOMES OF TEXAS

NAME _____
 TITLE _____

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, FOR _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN SATATED AND AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSED UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

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

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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CAMDEN D. PIERCE, RPLS 6791
 DATE: MARCH 2021

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: _____

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

**HORIZONTAL CONTROL PLAN
 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 1R, 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: _____