

PC B-324

# FINAL PLAT RIVERCREEK RANCH AN ADDITION IN PARKER COUNTY, TEXAS AND BEING A PORTION OF THE STANCIL COBB SURVEY, ABSTRACT No. 221 AND THE STANCIL COBB SURVEY, ABSTRACT No. 222, PARKER COUNTY, TEXAS

343701

RECEIVED AND FILED  
FOR RECORD  
10:07 O'CLOCK A.M.

AUG 27 1998

Jeanne Brunson, Co. Clerk  
PARKER COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, ALAN SARVIS is the sole owner of 24.83 Acres situated in and being a portion of the STANCIL COBB SURVEY, ABSTRACT No. 221 and the STANCIL COBB SURVEY, ABSTRACT No. 222, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the southwest right of way line of State Highway No. 1187, said iron being called by deed to be S 00°03' E, 1521.17 feet and S 43°54' E, 329.69 feet from the northeast corner of said Stancil Cobb Survey, Abstract No. 221; THENCE with the south right of way line of said State Highway No. 1187 the following courses and distances:  
S 43°54' E, 183.28 feet to an iron rod set at the beginning of a curve to the left with a radius of 1959.86 feet and whose chord bears S 45°56' E, 139.08 feet; With said curve to the left through a central angle of 04°04' and a distance of 139.10 feet to an iron rod set at the end of said curve;  
S 47°58' E, 404.56 feet to an iron rod set at the northwest corner of a tract of land conveyed to Steve Bales by deed recorded in Volume 1392, Page 371, Real Records, Parker County, Texas;  
THENCE S 00°41' E, on or about a fence and the west line of said Steve Bales Tract, 247.0 feet to a post;  
THENCE S 00°14'47" E, on or about a fence line, 1067.58 feet to an iron rod set;  
THENCE S 89°42'13" W, on or about a fence line at 799.97 feet passing an iron rod set and in all 905.21 feet to a point in the Trinity River;  
THENCE with the meanders of said Trinity River the following courses and distances:  
N 34°43'10" W, 28.01 feet to a point;  
N 52°54'44" W, 139.53 feet to a point;  
THENCE N 30°47'28" E, leaving said Trinity River at 158.76 feet passing an iron rod set at the base of a fence post and continuing with said fence in all 988.33 feet to a corner post;  
THENCE N 00°06'42" E, on or about a fence line at 741.0 feet passing a corner post and in all 879.91 feet to the POINT OF BEGINNING and containing 24.83 acres (1081597 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, ALAN SARVIS does hereby adopt this plat designating the hereinabove described real property as RIVERCREEK RANCH, an addition to Parker County, Texas and does hereby dedicate to the private use the streets, (alleys, parks) and easements shown thereon.

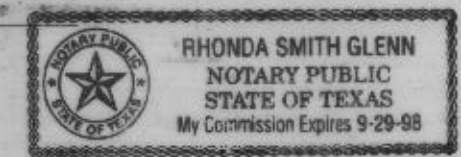
WITNESS my hand at Weatherford, Parker County, Texas this 27th day of August, 1998.

Alan Sarvis

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared Alan Sarvis known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of August, 1998.

Notary Public in and for the State of Texas



THE STATE OF TEXAS  
COUNTY OF PARKER

APPROVED by the Commissioners Court of Parker County, Texas, this 27th day of August, 1998.

Bar Long  
County Judge

Charlie Nator  
Commissioner Precinct #3

Mark Dehn  
Commissioner Precinct #2

Rena Peden  
Commissioner Precinct #4

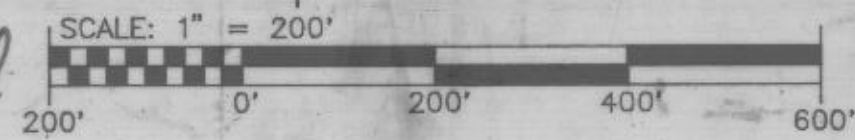
THE STATE OF TEXAS  
COUNTY OF PARKER

I, Alan Sarvis, being the dedicatory and owner of the attached plat of said subdivision, do hereby certify that it is within the Extra-Territorial Jurisdiction of the City of Fort Worth, Tarrant County, Texas.

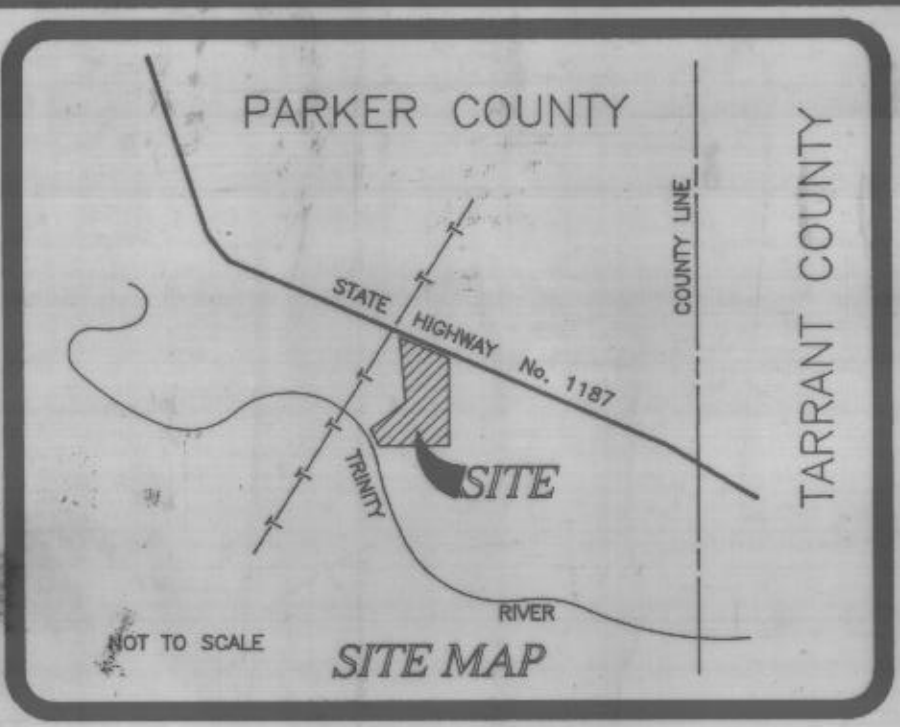
CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

APPROVED DATE: 8-6-98  
Wanda Conlin  
BY: John Shuford  
SECRETARY



HARLAN LAND SURVEYING, INC.  
215 EAST EUREKA  
WEATHERFORD, TX 76086  
METRO (817) 596-9700 - (817) 596-0860



STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES  
There shall be provided at the intersections of all public streets, 25'x25' visibility triangles as required by Commissioners.

NOTE: DIRECT ACCESS FROM SINGLE FAMILY OR DUPLEX RESIDENTIAL DRIVEWAYS ONTO STATE HIGHWAY No. 1187 IS PROHIBITED

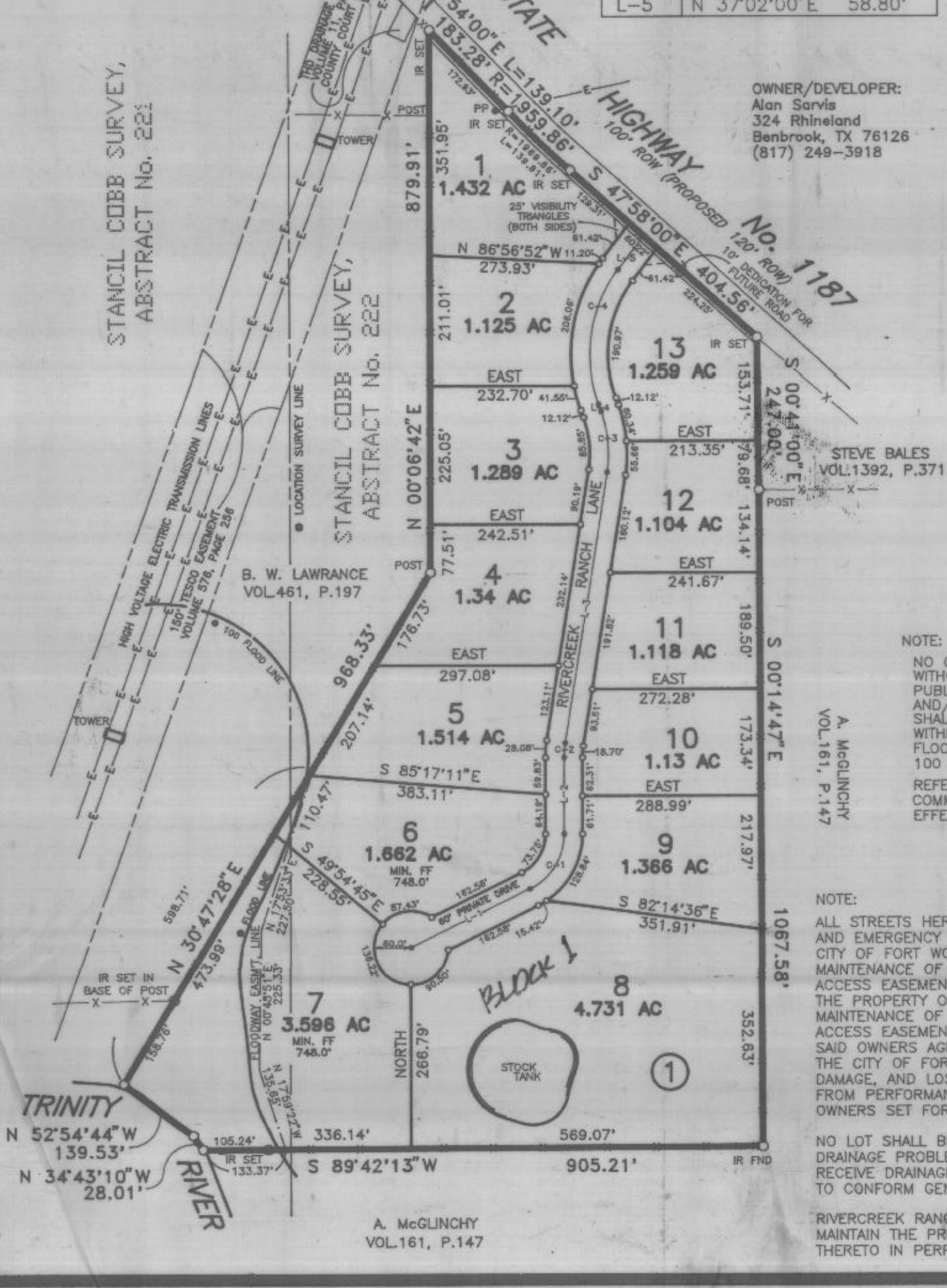
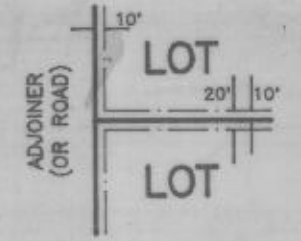
### TANGENT TABLE

	CHORD BEARINGS	CHORD LENGTH
L-1	N 63°34'30"E	214.54'
L-2	N 00°00'23"W	135.74'
L-3	N 08°55'59"E	51.96'
L-4	N 20°00'00"W	12.12'
L-5	N 37°02'00"E	58.80'

### CURVE TABLE

	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD LENGTH
C-1	110.97'	100.0'	63°34'53"	N 31°47'03"E	105.36'
C-2	23.40'	150.0'	08°56'22"	N 04°27'48"E	23.38'
C-3	101.00'	200.0'	28°55'59"	N 05°32'00"W	99.93'
C-4	228.95'	230.0'	57°02'00"	N 08°31'00"E	219.61'

NOTE: 10' UTILITY EASEMENT ALONG ALL PROPERTY LINES AND ROAD FRONTAGE.



OWNER/DEVELOPER:  
Alan Sarvis  
324 Rhineland  
Benbrook, TX 76126  
(817) 249-3918

STEVE BALES  
VOL.1392, P.371

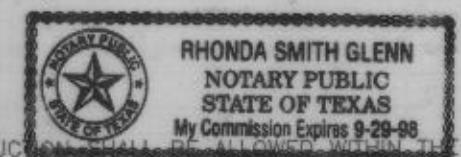
STATE OF TEXAS  
COUNTY OF PARKER  
The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

Billy Whelan Lawrence  
TITLE

STATE OF TEXAS  
COUNTY OF PARKER  
BEFORE ME, the undersigned authority, on this day personally appeared Billy Whelan Lawrence known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of August, 1998.

Notary Public in and for the State of Texas



NOTE:  
NO CONSTRUCTION SHALL BE PERMITTED IN 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) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

REFERENCE  
COMMUNITY PANEL No.: 480520 Q285 C  
EFFECTIVE DATE: JAN. 3, 1997

NOTE:  
ALL STREETS HEREON ARE PRIVATE STREETS, FIRE LANES, AND EMERGENCY ACCESS AND UTILITY EASEMENTS. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

NO LOT SHALL BE DEVELOPED BY ITS OWNER THAT WILL CREATE DRAINAGE PROBLEMS FOR ANY ADJACENT LOT. EACH LOT SHALL RECEIVE DRAINAGE AND CONVEY DRAINAGE ACROSS ITS BOUNDARIES TO CONFORM GENERALLY WITH NATURAL DRAINAGE COURSES.

RIVERCREEK RANCH HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS AND GATEWAY AND APPURTENANCES THERETO IN PERPETUITY.



FP-98-065

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