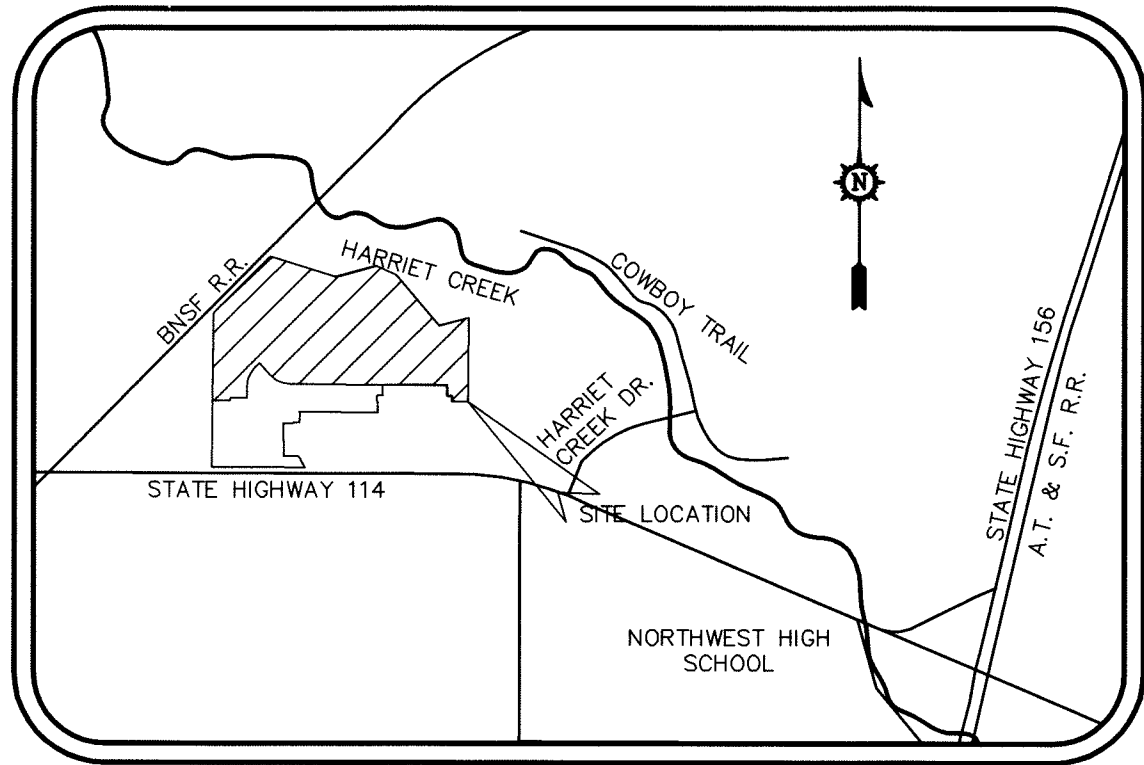
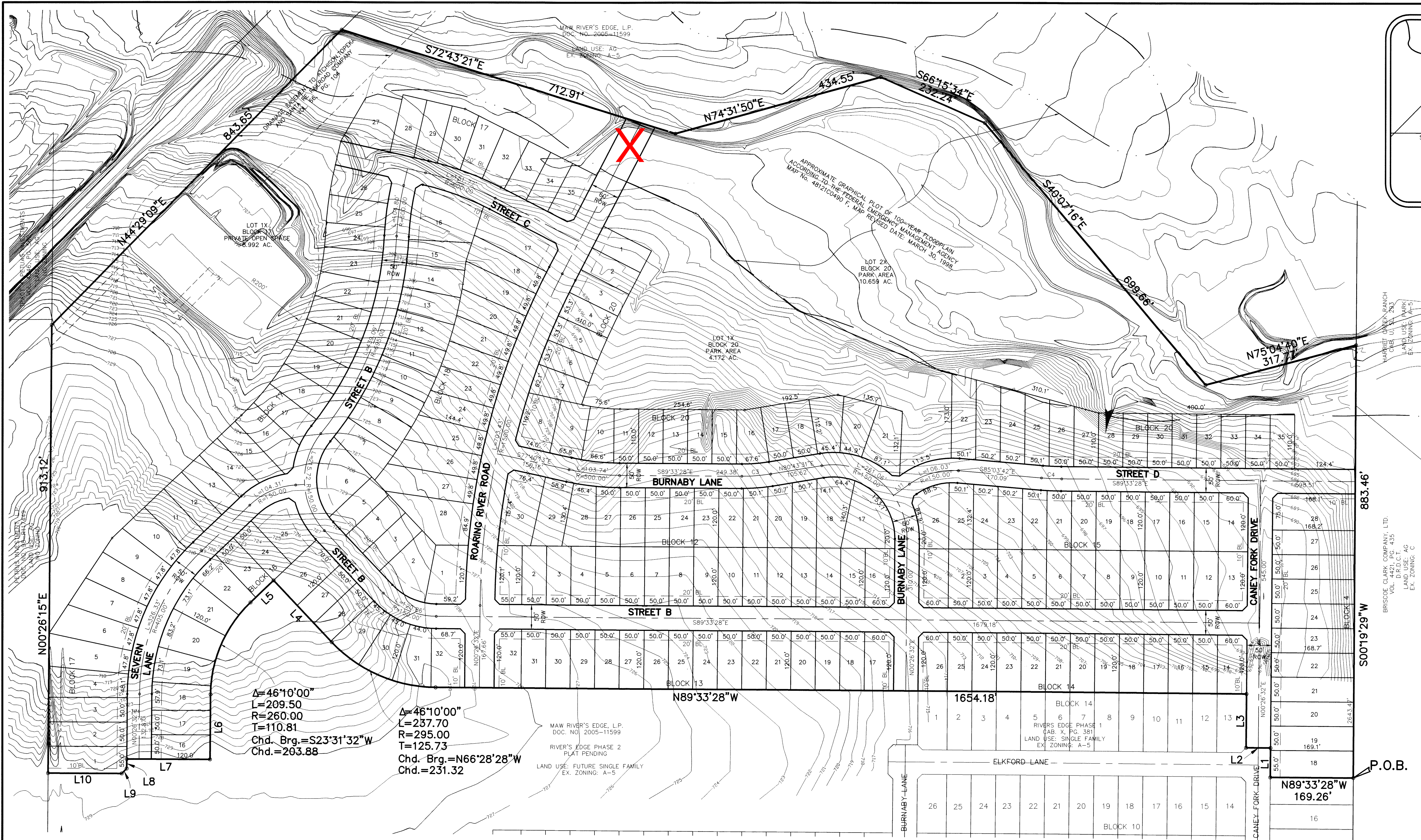
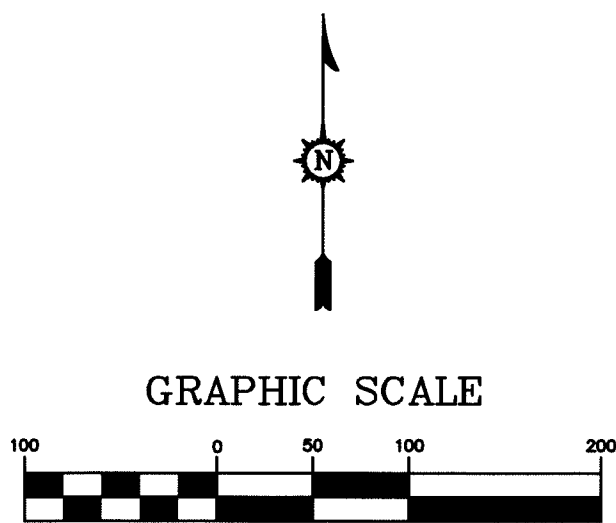




LOCATION MAP
SCALE: 1"=2,000'



- LEGEND
- B.L. BUILDING LINE (SET BACK)
 - D.E. DRAINAGE EASEMENT
 - H.O.A. HOME OWNER'S ASSOCIATION
 - I.R.F. IRON ROD FOUND
 - I.R.S. IRON ROD SET
 - OS OPEN SPACE
 - ROW RIGHT-OF-WAY

GENERAL NOTES:

1. Utility Easements
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.

2. Site Drainage Study
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.

3. Private Common Areas and Facilities
The City of Ft. 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.

4. Maintenance Agreement
The City of Fort Worth shall not be responsible for the maintenance of drives, emergency access easements, recreation areas, or open spaces. The property owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces. The property owners agree to indemnify and hold 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.

5. Lot Sizes
The smallest lot size for this plat is 50'x110' (5500 square feet), the average lot size is (7115 square feet).

6. This tract is subject to the Perpetual Avigation Easement and Right-of-Way as recorded in Clerk's Document Number 96-R004337, Denton County Deed Records.

NOTE:

The Homeowner's Association shall be responsible for the maintenance of Lot 1X, Block 17, Lot 1X, Block 20 and Lot 2X, Block 20.

REF. CASE No.: _____

FINAL PLAT
RIVER'S EDGE-PHASE 3

211 LOTS
EXISTING ZONING: A-5

65.831 ACRES OUT OF
THE GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

MAW RIVER'S EDGE, L.P. OWNER/DEVELOPER

13455 Noel Road, 23rd Floor (972) 715-6449
Dallas, Texas 75240

JONES & BOYD, INC. SURVEYOR/ENGINEER

3601 NE Loop 820, Suite 102 (817) 847-8444
Fort Worth, Texas 76137

OCTOBER 15, 2007

Sheet 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'32"E	60.00'
L2	N89°33'28"W	50.00'
L3	N00°26'32"E	110.00'
L4	N43°23'29"W	172.80'
L5	S46°36'31"W	64.86'
L6	S00°26'32"W	132.87'
L7	N89°33'28"W	170.00'
L8	S00°26'32"W	19.56'
L9	S45°28'32"W	14.14'
L10	N89°33'28"W	150.56'
L11	N54°26'13"E	40.11'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	105°00'00"	45.00'	82.47'	58.65'	S56°53'22"W
C2	10°25'00"	200.00'	36.36'	18.23'	N65°24'07"W
C3	9°43'01"	350.00'	59.36'	29.75'	N85°35'01"E
C4	4°29'46"	525.00'	41.20'	20.81'	S87°18'35"E

