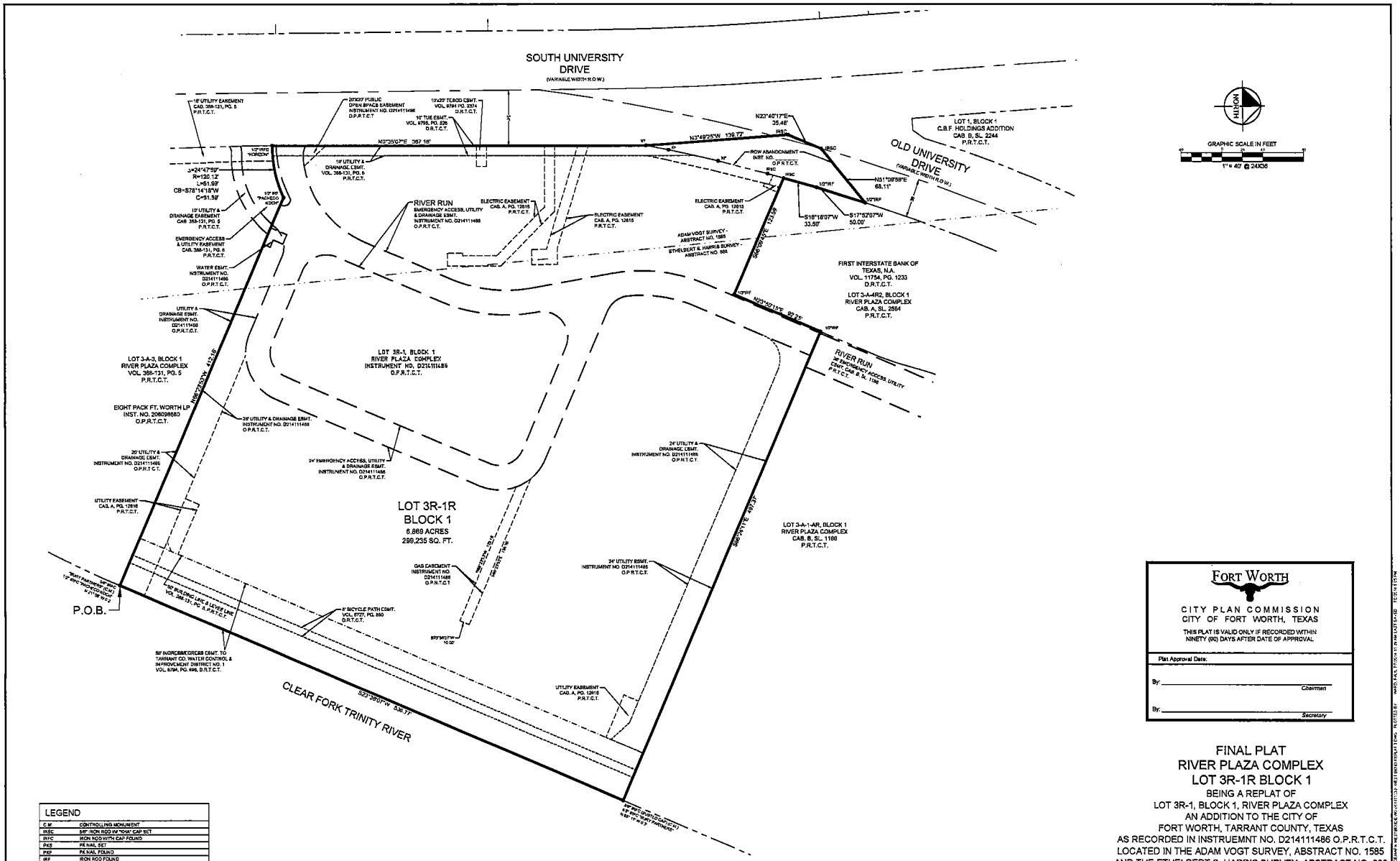

LEGEND	
C.M.	CONTROLLING MONUMENT
IRSC	5/8" IRON ROD W "D14" CAP SET
IRFC	IRON RODS WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
SQ.FT.	SQUARE FEET
INST.	INSTRUMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
EBMT.	EASEMENT

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

FINAL PLAT
RIVER PLAZA COMPLEX
LOT 3R-1R BLOCK 1

BEING A REPLAT OF
LOT 3R-1, BLOCK 1, RIVER PLAZA COMPLEX
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUEMNT NO. D214111486 O.P.R.T.C.T.
LOCATED IN THE ADAM VOGT SURVEY, ABSTRACT NO. 1585
AND THE ETHELBERT S. HARRIS SURVEY, ABSTRACT NO. 688

CASE NO. FS-

OWNER:
FW River Plaza, L.P.
1701 River Run, Suite 500
Fort Worth, TX 76107
Contact: Weston Graves
Tel. No.: 817.810.5319

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11,
Suite 950
Fort Worth, TX 76102
Contact: Hugo Morales, P.E.
Tel. No.: 817.224.6000

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11,
Suite 950
Fort Worth, TX 76102
Contact: Paul Ward, RPLS
Tel. No.: 817-335-6511

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
Tel. No. (972) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JPW/DAB/SLJ	HM	JULY 2014	061171032	1 OF 2

STATE OF TEXAS §

COUNTY OF TARRANT §

KNOW all men by these presents that FW RIVER PLAZA, L.P., is the owner of the following described property:

BEING a replat of Lot 3R-1, Block A, River Plaza Complex, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument No. D214111486, Official Public Records of Tarrant County, Texas, located in the Adam Vogt Survey, Abstract No. 1585 and the Ethelbert S. Harris Survey, Abstract No. 688, City of Fort Worth, Tarrant County, Texas and all of the right-of-way abandonment recorded in Instrument No. _____ of the said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "Bury Partners" for the south corner of said Lot 3R-1 and the easiely most corner of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County, Texas from which a 5/8-inch iron rod found with a cap stamped "PACHECO KOCH" bears North 21°39 West, a distance of 6.2 of a foot;

THENCE with the south line of said Lot 3R-1 and north line of said Lot 3-A-3, the following courses and distances to wit:

North 88°23'53" West, a distance of 412.18 feet to a 1/2" iron rod found with cap stamped "Pacheco Koch" for the beginning of a non-tangent curve to the right;
westerly, with said curve to the right, having a radius of 120.12 feet, an arc distance 51.89 feet, a central angle of 24°47'59", and a chord bearing and distance of South 76°14'18" West, 51.59 feet to a 1/2" iron rod found with cap stamped "Horizon" for the southwest corner of said Lot 3R-1 and being in the east right-of-way of South University Drive (a variable width right-of-way);

THENCE North 00°39'07" East, with the west line of said Lot 3R-1 and said east right-of-way line, a distance of 387.18 feet to an "X" cut in concrete found for the south corner of said XXXX

THENCE with west line of said XXXX, the following courses and distances to wit:

North 03°49'25" West, a distance of 120.72 feet to a 5/8" iron rod with a "KHA" cap set for corner;
North 23°42'11" East, a distance of 35.40 feet to a 5/8" iron rod with a "KHA" cap set for corner;
North 51°00'50" East, a distance of 66.11 feet to a 1/2-inch iron rod found for the north corner of said XXXX and being in the northwest line of Lot 3-A-4R2, Block 1, River Plaza Complex an addition to the City of Fort Worth according to the plat thereof recorded in Cabinet A, Slide 2884 of the Plat Records of Tarrant County, Texas;

THENCE with southeast line of said XXXX and said northwest line of Lot 3-A-4R2 the following courses and distances to wit:

South 17°52'07" West, a distance of 50.00 feet to a 1/2-inch iron rod found for corner;
South 18°18'07" West, a distance of 33.50 feet to a 5/8" iron rod with a "KHA" cap set for a northwesterly corner of said Lot 3R-1 and the southwest corner of said Lot 3-A-4R2;

THENCE South 86°09'48" East, with a northeast line of said Lot 3R-1 and the southwest line of said Lot 3-A-4R2, a distance of 122.59 feet to a 1/2" iron rod found for a re-entrant corner of said Lot 3R-1 and the southeast corner of said Lot 3-A-4R2.

THENCE North 32°50'15" East, with a northwesterly line of said Lot 3R-1 and the southeast line of sed Lot 3-A-4R2, a distance of 92.26 feet to a 1/2" iron rod found for a northwest corner of said Lot 3R-1 and the west corner of Lot 3-A-1-AR, Block 1, River Plaza Complex an addition to the City of Fort Worth according to the plat thereof recorded in Cabinet B, Slide 1186 of the Plat Records of Tarrant County, Texas;

THENCE South 86°24'11" East, with the northeast line of Lot 3R-1 and the south line of said Lot 3-A-1-AR, a distance of 497.37 feet to a 5/8" iron rod found with a destroyed cap for the southeast corner of said lot 3R-1, the southwest corner of said Lot 3-A-1-AR and being in the northwest line of the Clear Fork Trinity River, from which a 5/8" iron rod found with a cap stamped "Bury Partners" bears North 65°11 West, a distance of 0.3 of a foot.

THENCE South 23°35'07" West, with the east line of said Lot 3R-1 and the said northwest line of the Clear Fork Trinity River, a distance of 538.77 feet to the POINT OF BEGINNING and containing 6.889 acres or 299,235 square feet of land to be known as:

LOT 3R-1R, BLOCK 1, RIVER PLAZA COMPLEX,

An addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon, except those easements and rights-of-way created or dedicated by separate instrument as shown hereon.

EXECUTED THIS _____ day of _____,2014.

FW RIVER PLAZA, L.P.,
a Texas limited partnership

By: Trademark River Plaza, L.P.
a Texas limited liability company,
its general partner

By:_____

Name:_____

Title:_____

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____th day of _____, 2014.

_____
Notary Public in and for the State of Texas

My Commission expires_____

NOTES:

1.) 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.

2.) 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.

3.) Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per City Development Design Standards".

4.) 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 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.

5.) 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(s) 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 100 year flood elevation.

6.) 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 held 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.

7.) The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

8.) The property is in Zone "X" per the Federal Insurance Rate Map (FIRM) No. 48439C0305K dated September 25, 2009, published by Federal Emergency Management Agency (FEMA) and is not in a special flood hazard area.

9.) Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

10.) Covenants or Restrictions are unaffected.

11.) The Tree Preservation ordinance of the City of Fort Worth applies. The applicant is required to obtain an Urban Forestry Plan (UFP) permit as appropriate. Contact the Urban Forestry Compliance Section at the City of Fort Worth for information.

12.) 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.

13.) A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

14.) 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.

15.) Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

JAMES PAUL WARD
Registered Professional Land Surveyor No. 5608
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11
Suite 950
Fort Worth, Texas 76102
(817) 335-6511

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the day of , 2014.

_____
Notary Public of Texas

_____
Printed Name

_____
My commission expires

FINAL PLAT
RIVER PLAZA COMPLEX
LOT 3R-1R BLOCK 1

BEING A REPLAT OF
LOT 3R-1, BLOCK 1, RIVER PLAZA COMPLEX
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN INSTRUEMNT NO. D214111486 O. P.R.T.C.T.
LOCATED IN THE ADAM VOGT SURVEY, ABSTRACT NO. 1585
AND THE ETHELBERT S. HARRIS SURVEY, ABSTRACT NO. 688

OWNER:
FW River Plaza, L.P.
1701 River Run, Suite 500
Fort Worth, TX 76107
Contact: Weston Graves
Tel. No.: 817.610.5319

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Hugo Morales, P.E.
Tel. No.: (817) 224-8000

SURVEYOR:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JPW/DAB/SLJ	HM	MAY 2014	061171032	2 OF 2

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