

CALLLED: 10.8897 ACRES
GATEWAY CHURCH
D.C.C.I. NO. 2019-148781,
O.P.R.D.C.T.

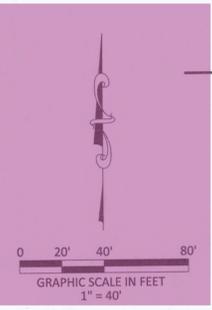
16244

16241

1441

1401

1349



*** LEGEND ***

CIRF	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" FOUND UNLESS NOTED OTHERWISE	D.C.C.I. NO.	DENTON COUNTY CLERK'S INSTRUMENT NUMBER
IRF	IRON ROD FOUND	D.R.D.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
ALUM. (CM)	ALUMINUM MONUMENT FOUND	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
VOL	CONTROLLING MONUMENT VOLUME	§	CENTERLINE
PG. (TYP.)	PAGE TYPICAL	ESMT.	EASEMENT
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT	R.O.W.	RIGHT-OF-WAY
F.F.E.	FINISHED FLOOR ELEVATION	N.T.S.	NOT TO SCALE
		S.S.	SEWER
		WTR.	WATER

LAND USE TABLE

Development Yield
Gross Site Area (Acreage): 8.5512; Total Number Lots: 4

Total Residential Lots: 0
Single Family Attached: 0
Total No. Dwelling Units: 0

Total Non-Residential Lots: 4 / 8.5512 Acres
Private Open Space Lots: 0
Right-of-Way Dedication: 1 / 0.0011 Acres

NOTE

SEE SHEET 1 OF 5 FOR OVERALL SITE PLAN AND BOUNDARY DIMENSIONS.
SEE SHEET 2 OF 5 FOR WATER AND SEWER EASEMENT DIMENSIONS.
SEE SHEET 3 OF 5 FOR DRAINAGE AND ACCESS EASEMENT DIMENSIONS.
SEE SHEET 4 OF 5 FOR INSETS & LINE-CURVE TABLES.
SEE SHEET 5 OF 5 FOR GENERAL NOTES, OWNER'S DEDICATION & CERTIFICATE, SURVEYOR'S STATEMENT AND CITY OF FORT WORTH APPROVAL.

OWNER (LOT 4)
BAYWASH FORT WORTH, LLC
5811 WAGGONER DRIVE
DALLAS, TX 75230
PH (903) 717-0226
ATTN: PRASHANT PATEL

OWNER (REM. LOTS)
RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC
5729 LEBANON RD. #144589
FRISCO, TX 75034
PH (214) 208-6650
ATTN: MATT BODDY

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 488-4960
ATTN: PATRICK FILSON

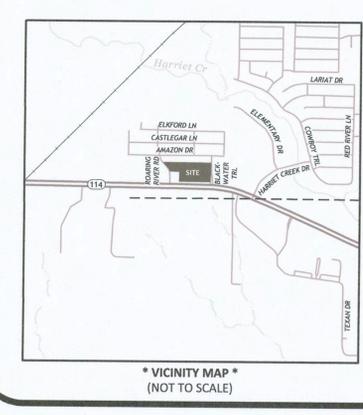
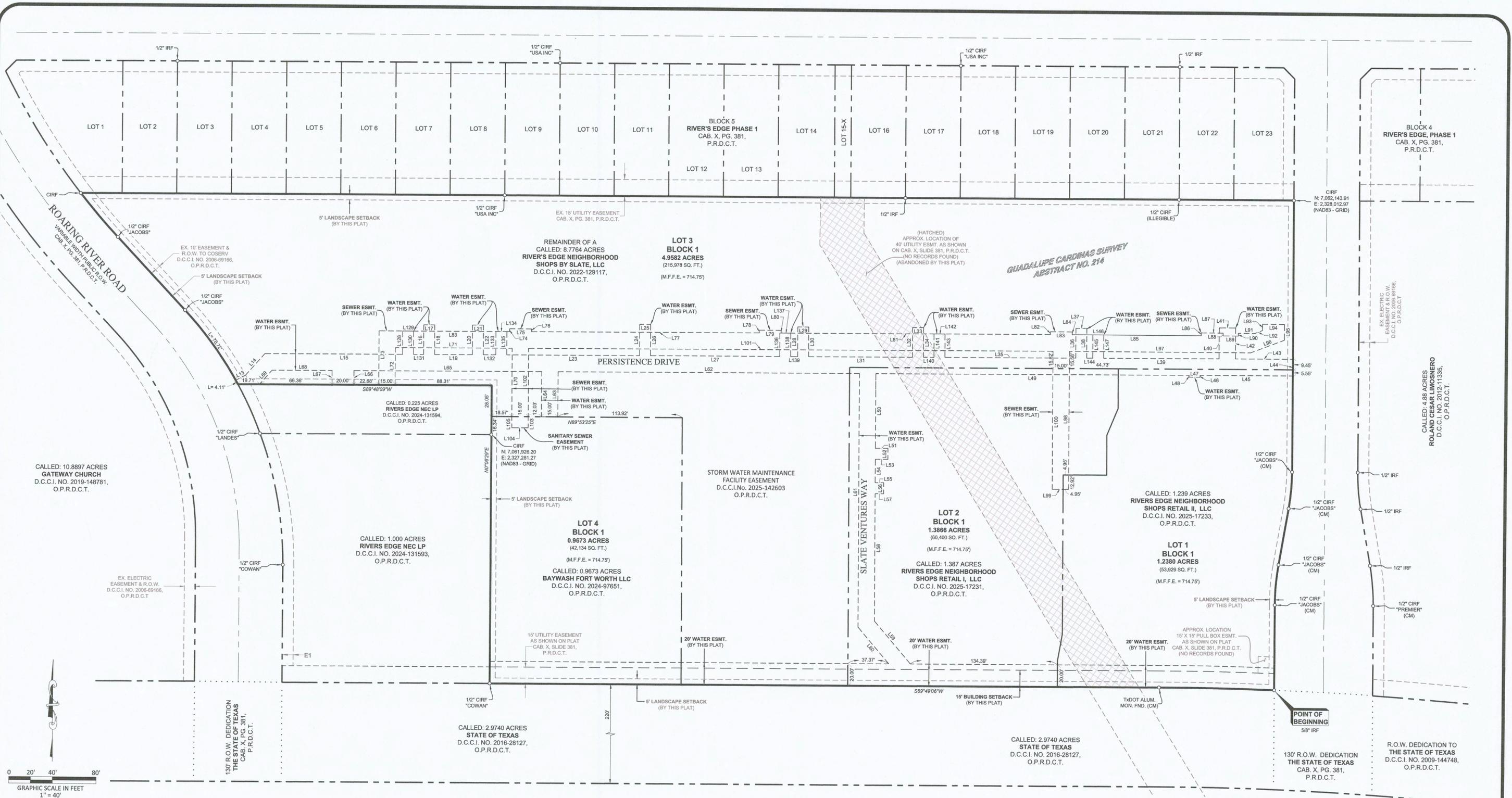
SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054900 - 22058

CASE NO. PP-23-051
CASE NO. FP-24-153
FINAL PLAT
RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE
LOTS 1 thru 4, BLOCK 1
BEING A PLAT OF AN 8.5512 ACRE TRACT OF LAND LOCATED IN GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SAID 8.5512 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 8.7764 ACRE TRACT OF LAND CONVEYED TO RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2022-129117, O.P.R.D.C.T.
4 LOTS ~ 1 R.O.W. DEDICATION
8.5512 ACRES
JANUARY ~ 2026

These addresses are assigned as an address for each lot. Due to the size of each lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquiries to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

Filed for Record in the Official Records Of: Denton County
On: 2/12/2026 11:40:53 AM
In the PLAT Records
RIVERS EDGE NEIGHBORHOOD SI
Doc Number: 2026 - 45
Number of Pages: 5
Amount: 250.00
Order#: 20260212000323
By: EV





*** LEGEND ***

CIRF	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" FOUND UNLESS NOTED OTHERWISE	D.C.C.I. NO.	DENTON COUNTY CLERK'S INSTRUMENT NUMBER
IRF	IRON ROD FOUND	D.R.D.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
ALUM.	ALUMINUM MONUMENT FOUND	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
VOL.	CONTROLLING MONUMENT VOLUME	ESMT.	CENTERLINE EASEMENT
PG.	PAGE	R.O.W.	RIGHT-OF-WAY
(TYP.)	TYPICAL	N.T.S.	NOT TO SCALE
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT	S.S.	SEWER
F.F.E.	FINISHED FLOOR ELEVATION	WTR.	WATER

LAND USE TABLE

Development Yield
Gross Site Area (Acreage): 8.5512; Total Number Lots: 4

Total Residential Lots: 0
Single Family Attached: 0
Total No. Dwelling Units: 0

Total Non-Residential Lots: 4 / 8.5512 Acres
Private Open Space Lots: 0
Right-of-Way Dedication: 1 / 0.0011 Acres

NOTE

SEE SHEET 1 OF 5 FOR OVERALL PLAT DIMENSIONS.

SEE SHEET 2 OF 5 FOR WATER AND SEWER EASEMENT DIMENSIONS.

SEE SHEET 3 OF 5 FOR DRAINAGE AND ACCESS EASEMENT DIMENSIONS.

SEE SHEET 4 OF 5 FOR SETBACKS & LINE-CURVE TABLES.

SEE SHEET 5 OF 5 FOR GENERAL NOTES, OWNER'S DEDICATION & CERTIFICATE, SURVEYOR'S STATEMENT AND CITY OF FORT WORTH APPROVAL.

OWNER (LOT 4)
BAYWASH FORT WORTH, LLC
5811 WAGGONER DRIVE
DALLAS, TX 75230
PH (903) 717-0226
ATTN: PRASHANT PATEL

OWNER (REM. LOTS)
RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC
5729 LEBANON RD. #144589
FRISCO, TX 75034
PH (214) 208-6650
ATTN: MATT BODDY

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 488-4960
ATTN: PATRICK FILSON

SURVEYOR:

REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8648 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054000 - 22058

CASE NO. PP-23-051
CASE NO. FP-24-153

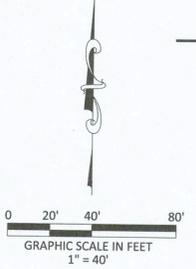
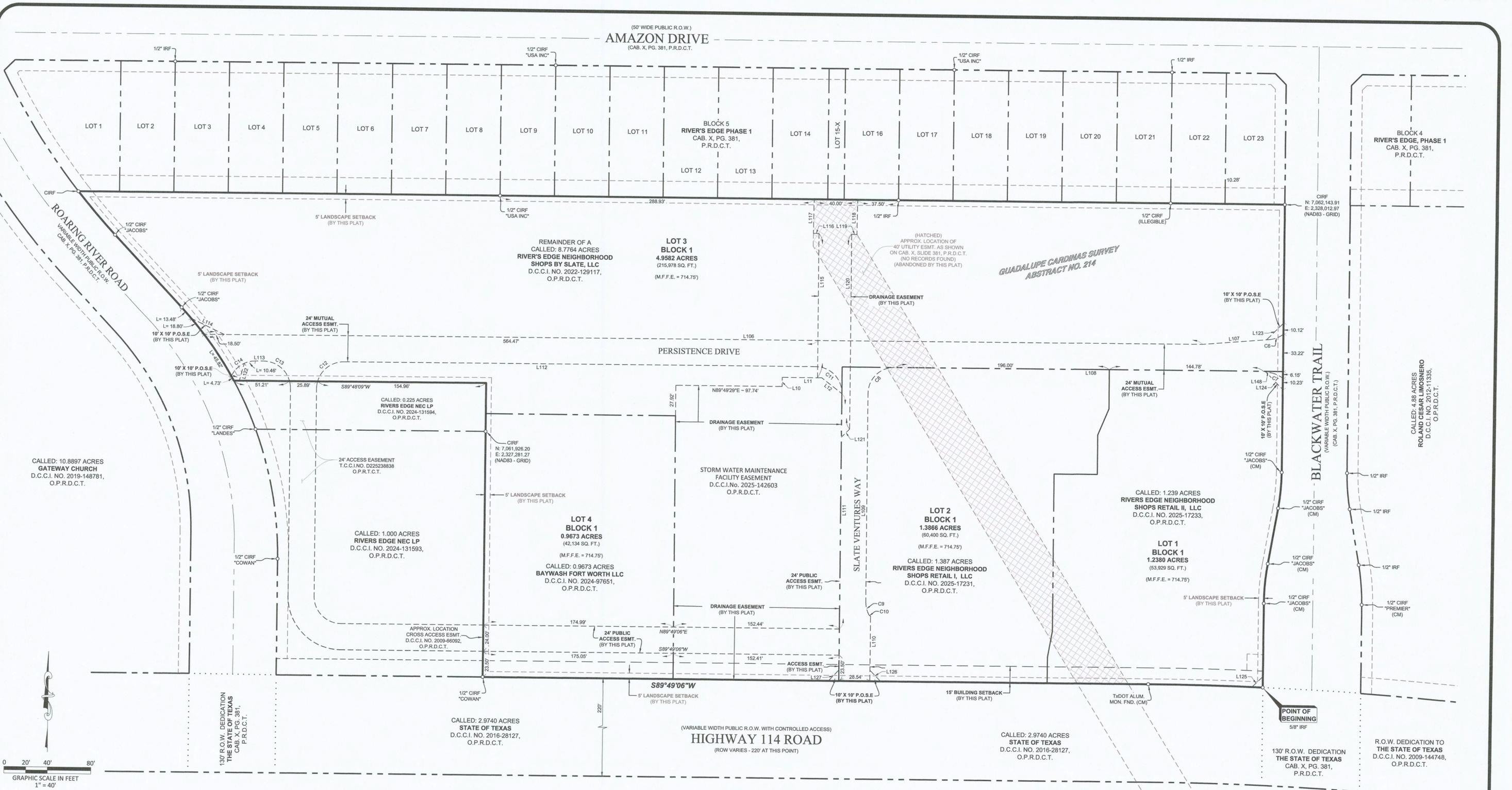
FINAL PLAT
RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE
LOTS 1 thru 4, BLOCK 1

BEING A PLAT OF AN 8.5512 ACRE TRACT OF LAND LOCATED IN GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SAID 8.5512 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 8.7764 ACRE TRACT OF LAND CONVEYED TO RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2022-129117, O.P.R.D.C.T.

4 LOTS ~ 1 R.O.W. DEDICATION
8.5512 ACRES
JANUARY ~ 2026

Filed for Record in the Official Records Of:
Denton County
On: 2/12/2026 11:40:53 AM
In the PLAT Records
RIVERS EDGE NEIGHBORHOOD SI
Doc Number: 2026 - 45
Number of Pages: 5
Amount: 250.00
Order#: 20260212000323
By: EV

Eng. D. Heed
2/12/2026



*** LEGEND ***

CIRF	5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" FOUND UNLESS NOTED OTHERWISE	D.C.C.I. NO.	DENTON COUNTY CLERK'S INSTRUMENT NUMBER
IRF	IRON ROD FOUND	D.R.D.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
ALUM.	ALUMINUM MONUMENT FOUND	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT	ε	CENTERLINE
VOL.	VOLUME	ESMT.	EASEMENT
PG.	PAGE	R.O.W.	RIGHT-OF-WAY
(TYP.)	TYPICAL	N.T.S.	NOT TO SCALE
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT	S.S.	SEWER
F.F.E.	FINISHED FLOOR ELEVATION	WTR.	WATER

LAND USE TABLE

Development Yield
Gross Site Area (Acreage): 8.5512; Total Number Lots: 4

Total Residential Lots: 0
Single Family Attached: 0
Total No. Dwelling Units: 0

Total Non-Residential Lots: 4 / 8.5512 Acres
Private Open Space Lots: 0
Right-of-Way Dedication: 1 / 0.0011 Acres

NOTE

SEE SHEET 1 OF 5 FOR OVERALL PLAT DIMENSIONS.

SEE SHEET 2 OF 5 FOR WATER AND SEWER EASEMENT DIMENSIONS.

SEE SHEET 3 OF 5 FOR DRAINAGE AND ACCESS EASEMENT DIMENSIONS.

SEE SHEET 4 OF 5 FOR INSETS & LINE-CURVE TABLES.

SEE SHEET 5 OF 5 FOR GENERAL NOTES, OWNER'S DEDICATION & CERTIFICATE, SURVEYOR'S STATEMENT AND CITY OF FORT WORTH APPROVAL.

OWNER (LOT 4)
BAYWASH FORT WORTH, LLC
5811 WAGGONER DRIVE
DALLAS, TX 75230
PH (903) 717-0226
ATTN: PRASHANT PATEL

OWNER (REM. LOTS)
RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC
5729 LEBANON RD. #144589
COLLEYSVILLE, TX 76034
(817) 488-4960
FRISCO, TX 75034
PH (214) 208-6650
ATTN: MATT BODDY

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYSVILLE, TX 76034
(817) 488-4960
ATTN: PATRICK FILSON

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
308 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TPLS FIRM NO. 10054900 ~ 22058

CASE NO. PP-23-051
CASE NO. FP-24-153

FINAL PLAT
RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE
LOTS 1 thru 4, BLOCK 1

BEING A PLAT OF AN 8.5512 ACRE TRACT OF LAND LOCATED IN GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SAID 8.5512 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 8.7764 ACRE TRACT OF LAND CONVEYED TO RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2022-129117, O.P.R.D.C.T.

4 LOTS ~ 1 R.O.W. DEDICATION
8.5512 ACRES
JANUARY ~ 2026

Filed for Record in the Official Records Of:
Denton County
On: 2/12/2026 11:40:53 AM
In the PLAT Records
RIVERS EDGE NEIGHBORHOOD S1
Doc Number: 2026-45
Number of Pages: 5
Amount: 250.00
Order: 20260212000323
By: EV



LINE	BEARING	DISTANCE
L1	S09°52'27"W	51.58'
L2	S00°06'35"E	76.77'
L3	N00°11'53"W	23.67'
L4	N09°59'15"E	24.38'
L5	N89°49'06"E	39.64'
L6	N00°10'54"W	36.00'
L7	N22°31'59"E	26.02'
L8	N00°10'54"W	36.00'
L9	N00°10'40"W	44.39'
L10	N00°10'54"W	8.39'
L11	N89°49'29"E	36.38'
L12	S52°33'04"E	23.48'
L13	N62°17'00"E	10.14'
L14	N41°38'00"E	26.15'
L15	N89°49'25"E	126.08'
L16	N00°10'54"W	26.67'
L17	N89°49'53"E	10.00'
L18	S00°10'07"E	26.67'
L19	N89°49'29"E	34.54'
L20	N00°10'54"W	26.67'

LINE	BEARING	DISTANCE
L21	N89°48'51"E	10.00'
L22	S00°10'07"E	26.68'
L23	N89°49'29"E	121.53'
L24	N00°10'54"W	28.17'
L25	N89°49'04"E	10.00'
L26	S00°10'54"W	28.17'
L27	N89°49'27"E	118.12'
L28	N00°10'07"W	26.68'
L29	N89°50'14"E	10.00'
L30	S00°10'07"E	26.68'
L31	N89°49'16"E	94.95'
L32	N00°10'54"W	26.73'
L33	N89°49'00"E	10.00'
L34	S00°10'54"E	26.73'
L35	N89°49'29"E	119.44'
L36	N00°10'54"W	26.75'
L37	N89°53'25"E	10.00'
L38	S00°10'54"E	26.74'
L39	N89°49'29"E	105.44'
L40	N00°10'56"W	27.82'

LINE	BEARING	DISTANCE
L41	N89°49'04"E	15.00'
L42	S00°10'56"E	27.82'
L43	S89°49'31"W	52.66'
L44	S00°06'34"E	14.60'
L45	S89°49'29"W	84.94'
L46	S00°02'05"W	1.71'
L47	N89°57'55"W	10.00'
L48	N00°02'05"E	1.68'
L49	S89°49'29"W	286.16'
L50	S00°10'54"E	67.42'
L51	N89°49'06"E	11.53'
L52	S00°10'54"E	10.00'
L53	S89°49'06"W	11.53'
L54	S00°10'54"E	21.01'
L55	N89°49'08"E	7.77'
L56	S00°05'58"W	10.00'
L57	N89°57'55"W	7.72'
L58	S00°10'54"E	114.81'
L59	S40°47'49"E	50.89'
L60	N40°47'49"W	43.58'

LINE	BEARING	DISTANCE
L61	N00°10'54"W	228.76'
L62	S89°49'29"W	275.45'
L63	S00°02'05"W	40.80'
L64	N00°02'05"E	40.78'
L65	S89°49'28"W	171.73'
L66	S00°06'35"E	12.73'
L67	N00°06'35"W	12.73'
L68	S89°49'29"W	54.96'
L69	S41°38'00"W	17.12'
L70	N00°11'19"W	61.76'
L71	S89°49'06"W	106.87'
L72	S00°10'54"E	33.71'
L73	N00°10'54"W	48.72'
L74	N00°00'00"E	2.51'
L75	N90°00'00"E	20.00'
L76	S00°00'00"E	2.45'
L77	N89°48'32"E	208.37'
L78	N00°00'00"E	2.45'
L79	N90°00'00"E	20.00'
L80	S00°00'00"E	2.38'

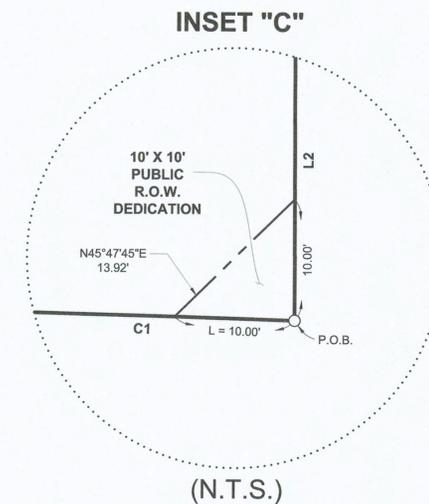
LINE	BEARING	DISTANCE
L81	N89°48'38"E	246.02'
L82	N00°00'00"E	2.52'
L83	N89°49'06"E	119.41'
L84	N90°00'00"E	20.00'
L85	S00°00'00"E	2.50'
L86	N89°49'06"E	117.77'
L87	N00°00'00"E	2.50'
L88	N90°00'00"E	20.00'
L89	S00°00'00"E	2.50'
L90	N89°49'06"E	13.91'
L91	N00°00'00"E	2.46'
L92	N89°49'06"E	15.13'
L93	N69°18'05"E	7.53'
L94	N00°00'00"E	5.76'
L95	N90°00'00"E	20.00'
L96	S00°00'00"E	14.24'
L97	S89°18'05"W	32.93'
L98	N90°00'00"W	165.53'
L99	S00°10'54"E	124.50'
L100	S89°49'06"W	15.00'

LINE	BEARING	DISTANCE
L101	N00°10'54"E	124.54'
L102	S89°48'35"W	479.40'
L103	S00°11'18"E	61.78'
L104	S00°11'18"E	9.99'
L105	S89°48'42"W	15.00'
L106	N00°11'19"W	10.00'
L107	N89°49'06"E	917.92'
L108	N85°04'34"E	61.08'
L109	S89°49'06"W	342.28'
L110	S00°10'54"E	190.85'
L111	S00°10'54"E	59.65'
L112	N00°10'54"W	215.84'
L113	S89°49'06"W	434.10'
L114	S89°49'06"W	7.55'
L115	S64°35'17"E	33.70'
L116	N00°10'53"W	132.32'
L117	N89°20'25"W	5.13'
L118	N00°39'35"E	31.14'
L119	S00°39'36"W	31.68'
L120	N89°20'44"W	4.88'

LINE	BEARING	DISTANCE
L121	S44°46'27"W	10.58'
L122	N15°14'16"E	16.59'
L123	S44°52'17"W	21.88'
L124	N45°08'37"W	22.63'
L125	S45°47'45"W	13.92'
L126	N45°10'54"W	14.14'
L127	N43°21'00"E	13.79'
L128	N00°15'32"W	21.00'
L129	N89°49'06"E	10.00'
L130	S00°15'32"E	21.00'
L131	N89°49'56"E	9.17'
L132	N89°49'29"E	11.48'
L133	N00°10'21"W	21.01'
L134	N89°49'29"E	10.00'
L135	S00°10'21"E	21.01'
L136	N00°10'05"W	21.08'
L137	N89°49'29"E	10.00'
L138	S00°10'05"E	21.08'
L139	N89°49'08"E	6.38'

LINE	BEARING	DISTANCE
L140	N89°49'29"E	9.62'
L141	N00°10'05"W	21.11'
L142	N89°48'38"E	10.00'
L143	S00°10'05"E	21.12'
L144	N89°50'09"E	5.57'
L145	N00°15'32"W	21.04'
L146	N90°00'00"E	10.00'
L147	S00°15'32"E	21.01'
L148	S79°16'32"E	8.47'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	3,054.75'	105.39'	N89°11'36"W	105.39'
C2	335.00'	82.83'	N36°15'00"W	82.62'
C3	620.00'	52.34'	N40°54'54"W	52.32'
C4	190.50'	33.19'	S04°52'56"W	33.15'
C5	209.50'	36.51'	S04°52'56"W	36.46'
C6	24.00'	14.45'	N68°46'02"E	14.23'
C7	24.00'	15.98'	N71°00'44"W	15.69'
C8	24.00'	37.70'	S44°49'06"W	33.94'
C9	25.00'	12.06'	S14°00'19"E	11.94'
C10	3.00'	2.27'	S49°30'36"E	2.22'
C11	24.00'	37.70'	N45°10'54"W	33.94'
C12	25.00'	32.37'	S52°43'27"W	30.16'
C13	25.00'	32.38'	N53°04'43"W	30.16'
C14	24.00'	27.55'	S57°06'13"W	26.07'



THIS SHEET IS NOT TO SCALE

NOTE
 SEE SHEET 1 OF 5 FOR OVERALL PLAT DIMENSIONS.
 SEE SHEET 2 OF 5 FOR WATER AND SEWER EASEMENT DIMENSIONS.
 SEE SHEET 3 OF 5 FOR DRAINAGE AND ACCESS EASEMENT DIMENSIONS.
 SEE SHEET 4 OF 5 FOR INSETS & LINE-CURVE TABLES.
 SEE SHEET 5 OF 5 FOR GENERAL NOTES, OWNER'S DEDICATION & CERTIFICATE, SURVEYOR'S STATEMENT AND CITY OF FORT WORTH APPROVAL.

OWNER (LOT 4)
 BAYWASH FORT WORTH, LLC
 5811 WAGGONER DRIVE
 DALLAS, TX 75230
 PH (903) 717-0226
 ATTN: PRASHANT PATEL

OWNER (REM. LOTS)
 RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC
 5725 LEBANON RD. #144589
 FRISCO, TX 75034
 PH (214) 208-6550
 ATTN: MATT BODZY

ENGINEER:
 KIRKMAN ENGINEERING
 5200 STATE HIGHWAY 121
 COLLEYVILLE, TX 76034
 (817) 488-4960
 ATTN: PATRICK FILON

SURVEYOR:



SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 30 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-8448 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900 - 22058

CASE NO. PP-23-051

CASE NO. FP-24-153

FINAL PLAT
RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE
 LOTS 1 thru 4, BLOCK 1

BEING A PLAT OF AN 8.5512 ACRE TRACT OF LAND LOCATED IN GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SAID 8.5512 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 8.7764 ACRE TRACT OF LAND CONVEYED TO RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2022-129117, O.P.R.D.C.T.

4 LOTS ~ 1 R.O.W. DEDICATION
 8.5512 ACRES

JANUARY ~ 2026

Filed for Record in the Official Records Of: Denton County
 On: 2/12/2026 11:40:53 AM
 in the PLAT Records
 RIVERS EDGE NEIGHBORHOOD SI
 Doc Number: 2026-45
 Number of Pages: 5
 Amount: 250.00
 Order#: 20260212000323
 By: EV



Eng. D. Hood
 2/5/2026

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 of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 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.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessments 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.

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 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, will 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) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

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.

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 time 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.

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.

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".

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.

NOTE

SEE SHEET 1 OF 5 FOR OVERALL PLAT DIMENSIONS.

SEE SHEET 2 OF 5 FOR WATER AND SEWER EASEMENT DIMENSIONS.

SEE SHEET 3 OF 5 FOR DRAINAGE AND ACCESS EASEMENT DIMENSIONS.

SEE SHEET 4 OF 5 FOR INSETS & LINE-CURVE TABLES.

SEE SHEET 5 OF 5 FOR GENERAL NOTES, OWNER'S DEDICATION & CERTIFICATE, SURVEYOR'S STATEMENT AND CITY OF FORT WORTH APPROVAL.

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC AND BAYWASH FORT WORTH, LLC are the sole owners of the of an 8.5512 acre tract of land located in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas, said 8.5512 acre tract of land being a portion of a called 8.7764 acre tract of land conveyed to River's Edge Shops by Slate, by deed thereof filed for record in Denton County Clerk's Instrument No. 2022-129117, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 8.5512 acre tract of land also being all of called 0.9673 acre tract of land conveyed to BAYWASH FORT WORTH, LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. 2024-97651, O.P.R.D.C.T., said 8.5512 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast property corner of the said 8.7764 acre tract, said beginning point being at the intersection of the west right-of-way line of Blackwater Trail (being a variable width public right-of-way, as shown on and dedicated by the plat of River's Edge Phase 1, being an Addition to the said City and State, filed for record in Cabinet X, Page 381, Plat Records, Denton County, Texas) with the north right-of-way line of Texas State Highway 114 (being a variable width public right-of-way with controlled access being conveyed in part to the State of Texas by deed thereof filed for record in Denton County Clerk's Instrument No. 2016-28127, O.P.R.D.C.T.), and being at the beginning of a curve to the left having a radius of 3,054.75 feet;

THENCE along the south property line of the said 8.7764 acre tract, and along the said north right-of-way line, with said curve to the left, an arc length of 105.39 feet, and across a chord which bears North 89°11'36" West, a distance of 105.39 feet to a Texas Department of Transportation monument found;

THENCE South 89°49'06" West, continuing along the said property line and along the said right-of-way line, at a distance of 436.75 feet passing the southeast property corner of the said 0.9673 acre tract, continuing along the said right-of-way line and along the south property line of the said 0.9673 acre tract, in all a total distance of 611.86 feet to a 1/2 inch iron rod with a cap stamped "COWAN & ASSOC" found at the southwest property corner of the said 0.9673 acre tract, same being the southeast property corner of a called 1.000 acre tract of land conveyed to Rivers Edge NEC LP, by deed thereof filed for record in Denton County Clerk's Instrument No. 2024-131593, O.P.R.D.C.T.;

THENCE North 00°06'29" West, departing the said north right-of-way line and the said south property line, along a west property line of the said 8.7764 acre tract, same being the west property line of the said 0.9673 acre tract, same also being the east property line of the said 1.000 acre tract, a distance of 224.80 feet to a 5/8 inch iron rod with cap stamped "SPOONER 5922" found at a southwest property of the said 8.7764 acre tract, same being the northeast property corner of the said 1.000 acre tract, same also being the southeast property corner of a called 0.225 acre tract of land conveyed to Rivers Edge NEC LP by deed thereof filed for record in Denton County Clerk's Instrument No. 2024-131593, O.P.R.D.C.T.;

THENCE North 00°10'40" West, along in part the said west property of the line 0.9673 acre tract, and along the east property line of the said 0.225 acre tract, at a distance of 16.34 feet passing the northwest property corner of the said 0.9673 acre tract and continuing along the said east property line, in all a total distance of 44.39 feet to the northeast property corner of the said 0.225 acre tract;

THENCE South 89°48'09" West, along the north property line of the said 0.225 acre tract, 232.06 feet to the northwest property corner of the said 0.225 acre tract, same being on the west property line of the said 8.7764 acre tract and being on the east right-of-way line of Roaring River Road (being a variable width public right-of-way, as shown on and dedicated by said plat of River's Edge Phase 1), said property corner also being at the beginning of a curve to the left having a radius of 335.00 feet;

THENCE along a westerly property line of the said 8.7764 acre tract and along the said east right-of-way line, with the said curve to the left an arc length of 82.83 feet, and across a chord which bears North 36°15'00" West, a chord length of 82.62 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

THENCE continuing along the west property lines of the said 8.7764 acre tract and along the said right-of-way line the following courses and distances:

North 43°20'00" West, a distance of 90.55 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found at the beginning of a tangent curve to the right having a radius of 620.00 feet;

With said curve to the right, an arc length of 52.34 feet, and across a chord which bears North 40°54'54" West, a chord length of 52.32 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the northwest property corner of the said 8.7764 acre tract, same being the southwest lot corner of Lot 1, Block 5 of said River's Edge Phase 1;

THENCE North 89°53'25" East, departing the said east right-of-way line, along the north property line of the said 8.7764 acre tract and along the south block line of said Block 5, a distance of 1,109.27 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" found at the northeast property corner of the said 8.7764 acre tract, same being the southeast lot corner of Lot 23 of said Block 5, same being on the aforesaid west right-of-way line of Blackwater Trail;

THENCE along the said east property lines of the said 8.7764 acre tract and along the west right-of-way lines of Blackwater Trail the following courses and distances:

South 00°06'35" East, a distance of 245.15 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found at the beginning of a tangent curve to the right having a radius of 190.50 feet;

With said curve to the right, an arc length of 33.19 feet, and across a chord which bears South 04°52'56" West, a chord length of 33.15 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

South 09°52'27" West, a distance of 51.58 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found at the beginning of a tangent curve to the left having a radius of 209.50 feet;

With said curve to the left, an arc length of 36.51 feet, and across a chord which bears South 04°52'56" West, a chord length of 36.46 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

South 00°06'35" East, a distance of 76.77 feet to the **POINT OF BEGINNING** containing a computed area of **8.5512 acres (372,490 square feet)** of land more or less.

OWNER (LOT 4)

BAYWASH FORT WORTH, LLC
5811 WAGGONER DRIVE
DALLAS, TX 75230
PH (973) 717-9226
ATTN: PRASHANT PATEL

OWNER (REM. LOTS)

RIVER'S EDGE NEIGHBORHOOD
SHOPS BY SLATE, LLC
5729 LEBANON RD. #144589
FRISCO, TX 75034
PH (214) 208-6650
ATTN: MATT BODZY

ENGINEER:

KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEVILLE, TX 76034
(817) 488-4960
ATTN: PATRICK FILSON

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, RIVER'S EDGE PARTNERS, LP, BAYWASH FORT WORTH, LLC and RIVERS EDGE NEC LP acting by and through the undersigned, their duly authorized representative, do hereby adopt this plat designating the hereon described property as LOTS 1, 2, 3 and 4, **BLOCK 1, RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE**, an Addition to the City of Fort Worth, Denton County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND this the 29 day of January, 2026.

RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC

Kris Ramji
Kris Ramji, President

WITNESS MY HAND this the 29 day of January, 2026.

BAYWASH FORT WORTH, LLC

Prashant Patel
Prashant Patel, Owner/Developer

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared KRIS RAMJI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29th day of January, 2026.

Shahzad N Ladiwala
Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared PRASHANT PATEL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29th day of January, 2026.

Shahzad N Ladiwala
Notary Public, State of Texas



*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000195630. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0490G; map revised April 18, 2011, for Tarrant County and Incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First National Title Insurance Company, G.F. No. FT-44122-9001222200326-NJ, having an effective date of March 10, 2022 and issued March 18, 2022; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- Distances shown along curves are arc lengths.
- Parkway improvements such as curbs and gutters, pavement tie-in drive approaches, sidewalks, and drainage inlets may be required at the time of building permit issuance via a parkway permit.
- TXDOT Facility Note: Direct Access to SH-114 is restricted to those locations that have been reviewed and approved by TXDOT.
- All easements shown hereon are dedicated to the public unless otherwise shown.

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground during the months of April and May, 2022.

Eric S. Spooner
Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922



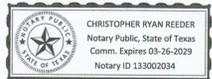
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29th day of January, 2026.

Christopher Ryan Reeder
Christopher Ryan Reeder
Notary Public, State of Texas
Comm. Expires 03-26-2029
Notary ID 133002034



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVED DATE 2/5/2026

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

CASE NO. PP-23-051

CASE NO. FP-24-153

FINAL PLAT

**RIVERS EDGE NEIGHBORHOOD
SHOPS BY SLATE
LOTS 1 thru 4, BLOCK 1**

SURVEYOR:



BEING A PLAT OF AN 8.5512 ACRE TRACT OF LAND LOCATED IN GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, CITY OF FORT WORTH, DENTON COUNTY, TEXAS, SAID 8.5512 ACRE TRACT OF LAND BEING THE REMAINDER OF A CALLED 8.7764 ACRE TRACT OF LAND CONVEYED TO RIVER'S EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 2022-129117, O.P.R.D.C.T.

4 LOTS ~ 1 R.O.W. DEDICATION
8.5512 ACRES
JANUARY ~ 2026

Filed for Record in the Official Records Of: Denton County On: 2/12/2026 11:40:53 AM in the PLAT Records RIVERS EDGE NEIGHBORHOOD SHOPS BY SLATE, LLC Doc Number: 2026-45 Number of Pages: 5 Amount: 250.00 Order#: 20220212000323 By: Ev



Eric S. Spooner
2/3/2026