

VICINITY MAP N.T.S.

LEGEND	
•	CORNER AS NOTED
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
POSE	PUBLIC OPEN SPACE EASEMENT
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - . - .	EASEMENT LINE
- - - - -	DEED LINE
- . - . - .	FLOODPLAIN LINE
- - - - -	FLOODWAY LINE
- . - . - .	ULTIMATE 100-YEAR FLOODPLAIN LINE

LAND USE TABLE	
Development Yield	
Gross Site Area	13.182 Acres
Industrial Lots Area	13.182 Acres
Number of Residential Lots	0
Number of Industrial Lots	1
Private Open Space Lots	0
Right-of-Way Area	0 Acres
No Public Parks Proposed	

FS-23-165

The Address assigned is for the lot. 7528 Mosier View Court is an existing address. Due to the size of the lot, this address may or may not be appropriate for any building on the lot. Send site plans to Addressing@fortworthtexas.gov for future building addresses.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	239.62'	140.70'	33°38'34"	S16°10'09"E	138.69'
C2	60.00'	57.45'	54°51'33"	N05°56'55"W	55.28'
C3	60.00'	94.25'	90°00'11"	N78°22'42"W	84.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°39'08"W	14.23'
L2	N56°37'18"E	60.35'
L3	S03°00'26"W	65.27'
L4	S87°10'41"W	46.95'
L5	N71°13'53"W	16.91'
L6	S86°15'16"W	62.39'
L7	N56°06'15"W	21.75'
L8	N87°37'13"W	76.75'
L9	S74°58'00"W	19.69'



Eng D Hood 7/31/2024
 Jul 31, 2024

PREPARED FOR:
LEON
 Capital Group
 3500 Maple Avenue, Suite 1600
 Dallas, TX 75219

PREPARED BY:
GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76037
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

RIVERBEND EAST OFFICE PARK
 LOT 4R, BLOCK 11
 FP CASE No. FS-23-165

FINAL PLAT
 OF
RIVERBEND EAST OFFICE PARK
LOT 4R, BLOCK 11
 BEING
 13.182 ACRES
 BEING A RE-PLAT OF LOT 8, BLOCK 10; LOTS 4 & 5,
 BLOCK 11 OF RIVERBEND EAST OFFICE PARK
 SITUATED IN THE
 WILLIAM C. TRIMBLE SURVEY, ABSTRACT No. 1521
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 Date: July 2024

OWNER'S STATEMENT

STATE OF TEXAS §
COUNTY OF TARRANT §
TRACT 1
Lot 4, Block 11, RIVERBEND EAST OFFICE PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-186, Page 91, Plat Records of Tarrant County, Texas.

TRACT 2
Lot 5, Block 11, RIVERBEND EAST OFFICE PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-186, Page 91, Plat Records of Tarrant County, Texas.

TRACT 3
Lot 8, Block 10, RIVERBEND EAST OFFICE PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-186, Page 91, Plat Records of Tarrant County, Texas.

TRACT 4
All that certain lot, tract, or parcel of land, situated in a portion of the William C. Trimble Survey, Abstract No. 1521, City of Fort Worth, Tarrant County, Texas, being all of that certain called 5.200 acre tract described as Tract 11 in a deed to LCG22 Riverbend, LLC recorded in instrument No. D222158618 of the Deed Records of Tarrant County, Texas [DRTCT], and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the Northwest corner of said 5.200 acre tract, the Southwest corner of Lot 5, Block 11 of Riverbend East Office Park recorded in Volume 388-186, Page 91 of the Plat Records of Tarrant County, Texas [PRTCT], the Southeast corner of Lot 4, Block 11 of same, and the Northeast corner of Lot 8, Block 10 of same;

THENCE North 56 deg. 37 min. 18 sec. East along the North line of said 5.200 acre tract, the South line of said Lot 5, Block 11 and the South line of Lot 6, Block 11 of said Riverbend East Office Park, at 307.68 feet pass a 5/8" iron rod found for the Southeast corner of said Lot 5, Block 11 and the Southwest corner of said Lot 6, Block 11, continue a total distance of 368.03 feet to a 5/8" yellow capped iron rod found (illegible) for the Northeast corner of said 5.200 acre tract, the Southeast corner of said Lot 6, Block 11 and being in the West right-of-way line of Interstate East Loop 820 North;

THENCE South 00 deg. 39 min. 08 sec. West along the East line of said 5.200 acre tract and said West right-of-way line, a distance of 845.70 feet to a 5/8" iron rod found for the Southeast corner of said 5.200 acre tract;

THENCE North 89 deg. 20 min. 52 sec. West departing said West right-of-way line and continue along the South line of said 5.200 acre tract, at 274.83 pass a 5/8" yellow capped iron rod found (illegible), continue a total distance of 305.00 feet to a "X" cut found for the Southwest corner of said 5.200 acre tract and being in the East line of Lot 7, Block 10 of said Riverbend East Office Park;

THENCE North 00 deg. 39 min. 08 sec. East along the East line of said Lot 7, Block 10, the East line of said Lot 8, Block 10 and the West line of said 5.200 acre tract, at 177.54 feet pass a 3/4" iron rod found for the Northeast corner of said Lot 7, Block 10 and the Southeast corner of said Lot 8, Block 10, continue a total distance of 639.74 feet to the POINT OF BEGINNING, containing 226,530 square feet or 5.200 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT LCG22 Riverbend, LLC, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of Lot 4R, Block 11 of RIVERBEND EAST OFFICE PARK, and does hereby dedicate to the public use forever the streets and easements shown hereon.

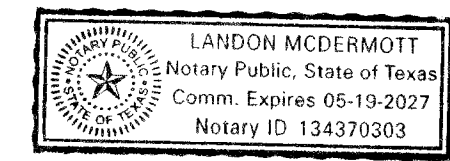
Witness our hand, this the 24 day of July, 2024
BY: LCG22 Riverbend, LLC, a limited liability company
Sean Wood, Authorized Signatory

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Sean Wood, Authorized Signatory of LCG22 Riverbend, LLC, a limited liability company, 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, in the capacity therein stated.

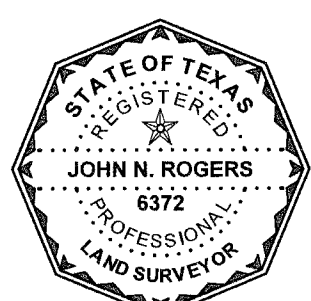
Given under my hand and seal of office this the 24 day of July, 2024

Notary Public, State of Texas
My commission expires: 5/19/2027



SURVEYOR'S CERTIFICATE
This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground April 2022
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373



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 I of the current impact fee ordinance. The amount to be collected is determined under Schedule II 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.

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.

SIDEWALKS

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

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 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.

FLOODPLAIN/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 the 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 the 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.

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, landscape 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.

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 easements of any type.

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 on Schedule I of the impact fee ordinance in effect as of the date of this 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.

PRIVATE PRVS REQUIRED

Private Pressure Reducing Valves will be required, water pressure exceeds 80 P.S.I.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
THIS PLAT VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: Jul 31, 2024
BY: Donald Egan, Chairman
BY: Lynn Jordan, Secretary



Eng D Hood 7/31/2024
ENG D HOOD 7/31/2024 00:31:24 13511011

Jul 31, 2024

PREPARED FOR: LEON Capital Group
3500 Maple Avenue, Suite 1600
Dallas, Tx 75219

PREPARED BY: GMcivil Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TX Eng Firm # F-2944 | TX Surv Firm # 10021700

FINAL PLAT OF RIVERBEND EAST OFFICE PARK LOT 4R, BLOCK 11 BEING 13.182 ACRES BEING A RE-PLAT OF LOT 8, BLOCK 10; LOTS 4 & 5, BLOCK 11 OF RIVERBEND EAST OFFICE PARK SITUATED IN THE WILLIAM C. TRIMBLE SURVEY, ABSTRACT No. 1521 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: July 2024 SHEET 2 of 2

RIVERBEND EAST OFFICE PARK LOT 4R, BLOCK 11 FP CASE No. FS-23-165

\\Fs008-levon\Capitol-Riverbend\CDD\GVT\PLAT\PLAT 103 4R-BLK 11\0928-103 4R-BLK 11-PLAT-SHEETS.dwg