

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 1 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.

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 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 of the same.

SURVEYOR'S NOTES:

- 1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0070K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.

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.

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.

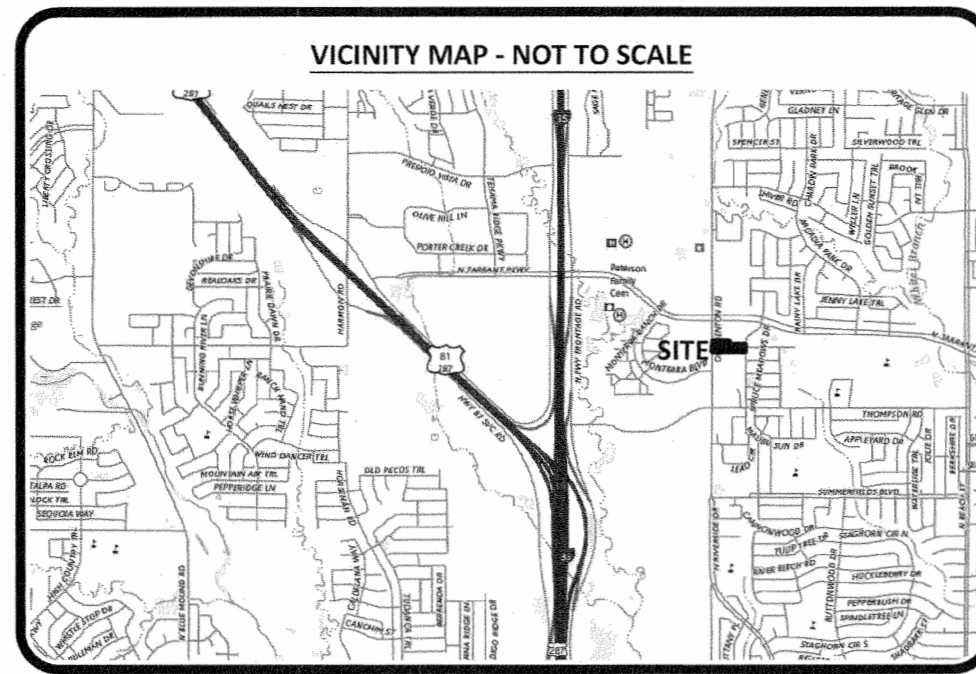
Sidewalks If sidewalks are constructed along public or private streets, they shall be in conformance with the Sidewalk Policy per "City Development Design Standards".

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via the parkway permit.

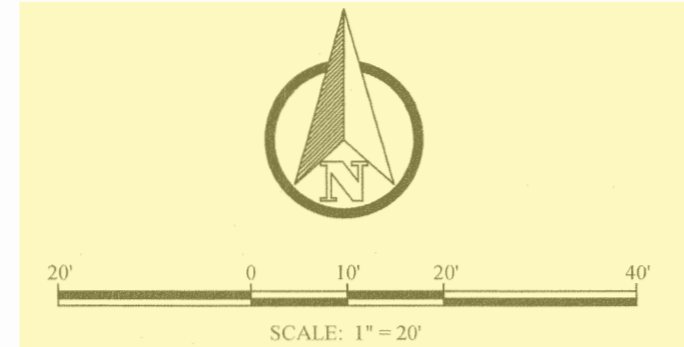
Covenants or Restrictions Unaltered This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Private Maintenance The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian 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.

Zoning: Property is zoned "I" (Light Industrial)



LAND USE TABLE
TOTAL LOT YIELD: 1 LOT
GROSS ACREAGE: 1.484 ACRES
R.O.W. DEDICATION: 0.0 ACRES
NET ACREAGE: 1.484 ACRES
ZONING: "I" LIGHT INDUSTRIAL



Curve Data Table and Line Data Table. Curve Data Table includes columns for Curve #, Arc, Radius, Delta, Chord Bearing, and Chord. Line Data Table includes columns for Line #, Distance, and Bearing.

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS NORTH RIVERSIDE OFFICE VILLAGE, LLC is the owner of a tract situated in the C. Whyte Survey, Abstract Number 1611, City of Fort Worth, Tarrant County, Texas, being the same tract described by deed to North Riverside Office Village, LLC, recorded in Document Number D223196090, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), the subject property being more particularly described as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar with cap stamped "ANA" found for the southwest corner of said North Riverside tract, on the east right-of-way of N. Riverside Drive (R.O.W. varies) at the beginning of a curve to the right with a radius of 711.50 feet, a delta angle of 04 degrees 34 minutes 31 seconds, and a chord bearing and distance of North 05 degrees 45 minutes 23 seconds East, 56.80 feet;

- THENCE with the perimeter and the corners of said North Riverside tract, the following calls:
1. along said curve to the right, an arc length of 56.82 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter called capped rebar set);
2. North 08 degrees 02 minutes 39 seconds East, a distance of 59.48 feet to a capped rebar set, at the beginning of a curve to the left with a radius of 788.50 feet, a delta angle of 02 degrees 48 minutes 41 seconds, and a chord bearing and distance of North 06 degrees 34 minutes 35 seconds East, 39.03 feet;
3. along said curve to the left, an arc length of 39.04 feet to a 1/2 inch rebar with cap stamped "CROWLEY RPLS 6484" found for the southwest corner of Lot 4, Block 2 of O'Donnell's Addition, recorded under Document Number D219065854, Plat Records, Tarrant County, Texas, (P.R.T.C.T.);

THENCE with the south line of said Lot 4, North 89 degrees 55 minutes 47 seconds East, a distance of 242.46 feet to a 1/2 inch rebar with cap stamped "RPLS 4701" found for the southeast corner of said Lot 4;

THENCE with the perimeter and to the corners of said Riverside Office Village tract, the following calls:

- 1. South 30 degrees 10 minutes 51 seconds East, a distance of 66.54 feet to a 1/2 inch rebar with cap stamped "RPLS 4701" found;
2. North 89 degrees 58 minutes 48 seconds East, a distance of 224.82 feet to a 1/2 inch rebar found;
3. South 89 degrees 52 minutes 50 seconds West, a distance of 519.29 feet returning to the POINT OF BEGINNING and enclosing 1.484 acres (64,650 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, NORTH RIVERSIDE OFFICE VILLAGE, LLC, owner, does hereby adopt this final plat designating the above described property as LOT 1, BLOCK A, RIVERSIDE OFFICE VILLAGE, a subdivision in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use the easements and rights-of-way shown hereon.

WITNESS my hand this the 7 day of November 2024

Signature of Bill Pantuso

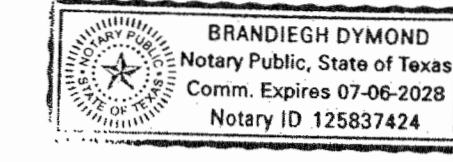
North Riverside Office Village, LLC, Member
Bill Pantuso, Agent

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bill Pantuso, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Signature of Notary Public

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: September 13, 2024

Signature of John H. Barton III

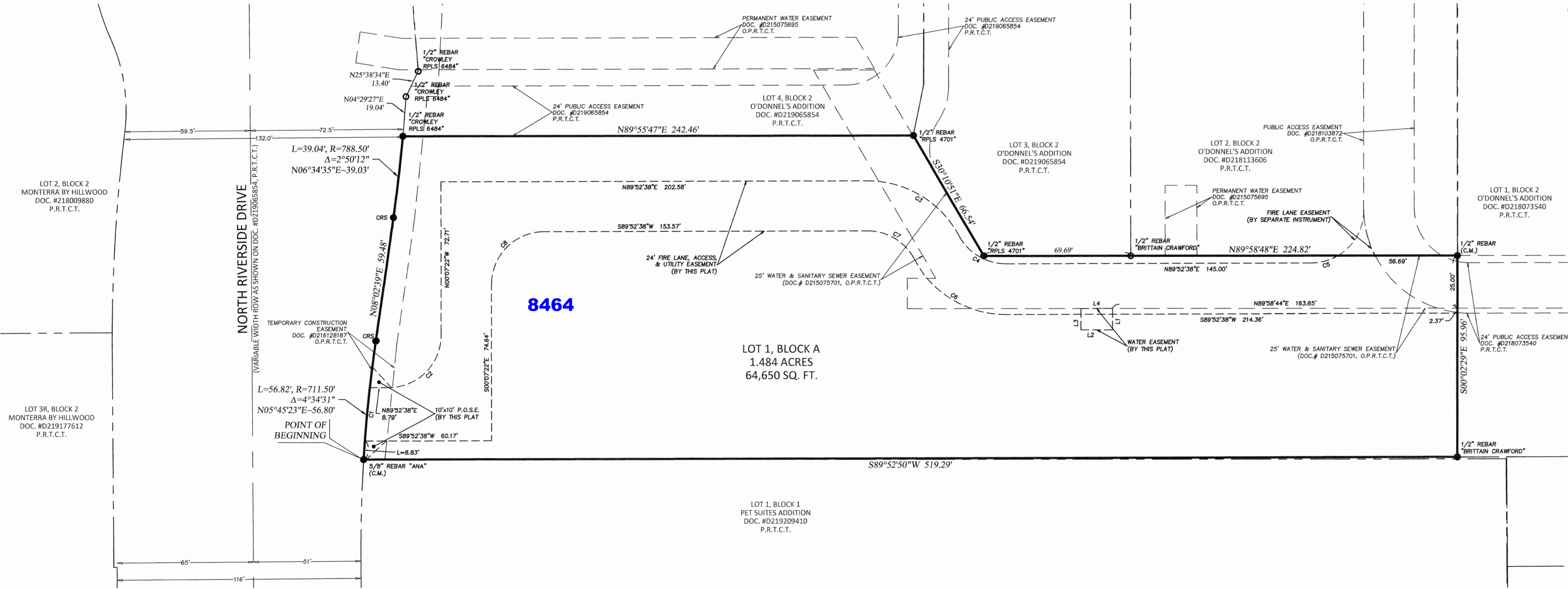
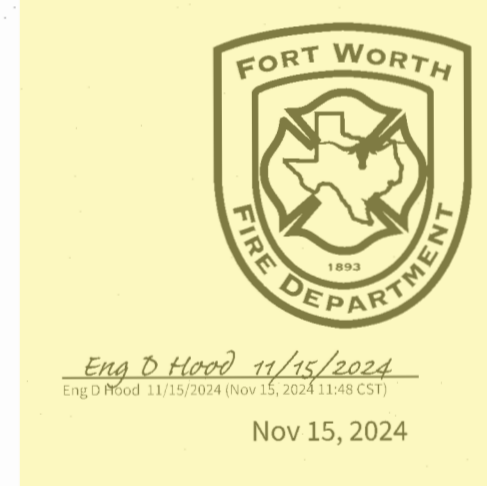
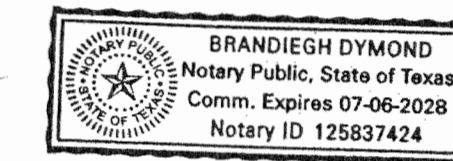
John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Signature of Notary Public

Notary Public in and for the State of Texas



LEGEND OF ABBREVIATIONS
• D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
• P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
• O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
• DOC.# DOCUMENT NUMBER
• C.M. CONTROLLING MONUMENT
• SQ. FT. SQUARE FEET
• ROW RIGHT OF WAY
• CRS 1/2" REBAR WITH PINK "BARTON-CHAPA" CAP SET
• P.O.S.E. PUBLIC OPEN SPACE EASEMENT

LEGEND OF LINETYPES
- - - - - SUBJECT TRACT BOUNDARY
- - - - - ADJOINING TRACT BOUNDARY
- - - - - CENTER LINE
- - - - - EASEMENT (EXISTING)
- - - - - EASEMENT (PROPOSED/BY THIS PLAT)

SURVEYOR
JOHN H. BARTON, III RPLS# 6737
BARTON CHAPA SURVEYING, LLC
3601 NE LOOP 820, SUITE 108
FORT WORTH, TX 76137
(817) 864-1957 | INFO@BCSDFW.COM
TBPELS FIRM# 10194474
OWNER
NORTH RIVERSIDE OFFICE VILLAGE, LLC
3406 NORTH TARRANT PARKWAY, SUITE 210
FORT WORTH, TX 76177
CONTACT: WILLIAM PANTUSO
(817) 913-3629

FS-24-189
PREPARED FOR:
FLANAGAN
Fort Worth, Texas | P: 817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910

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: Donald R. Boren, Nov 15, 2024 10:32 CST, Chairman
By: Derek Hill, Nov 15, 2024 10:11 CST, Secretary

CASE# FS-24-189

FINAL PLAT
RIVERSIDE OFFICE VILLAGE
LOT 1, BLOCK A
1.484 ACRES OUT OF THE
CHARLES C. WHYTE SURVEY, ABSTRACT NUMBER 1611
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PREPARED JUNE 21, 2024