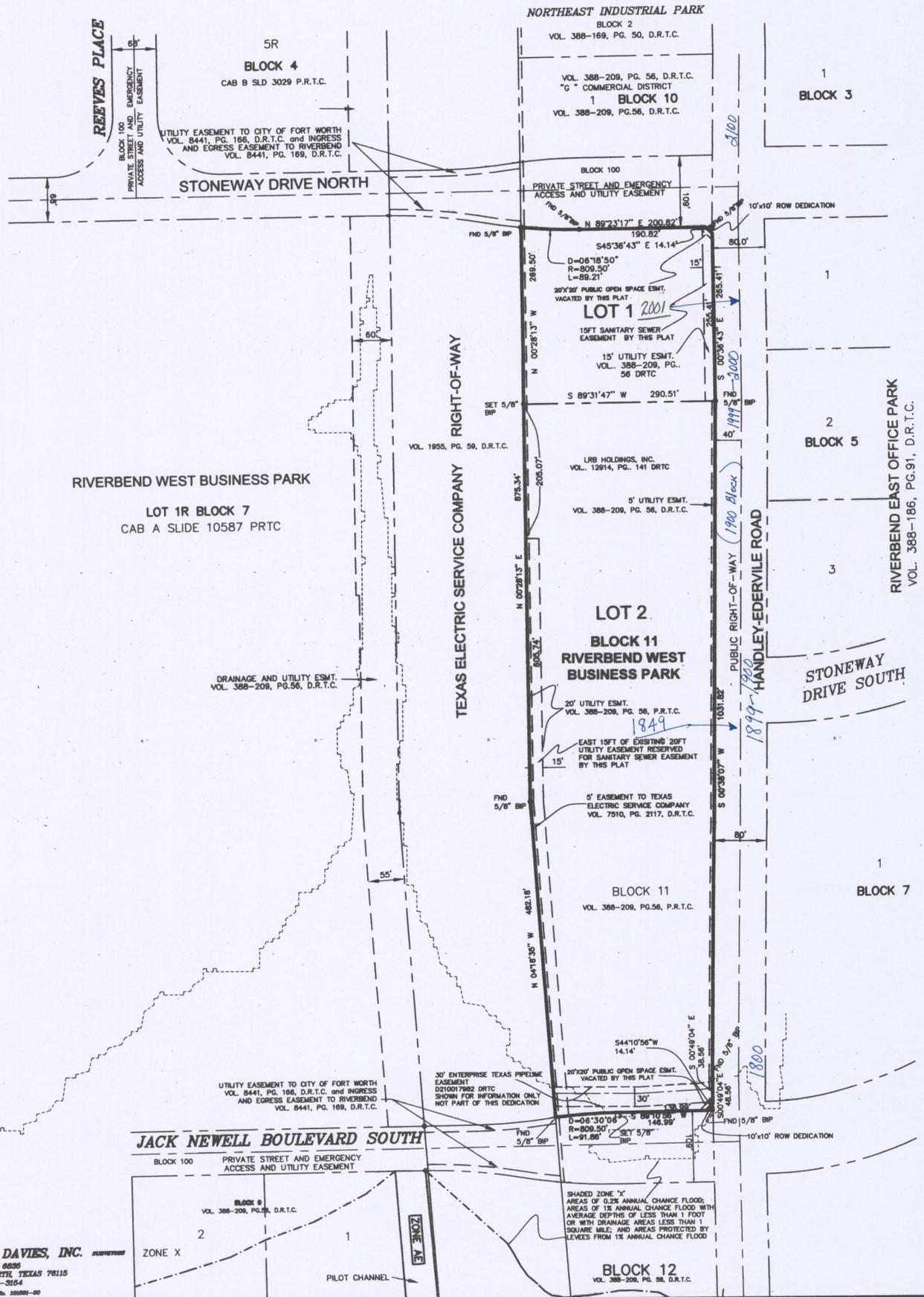
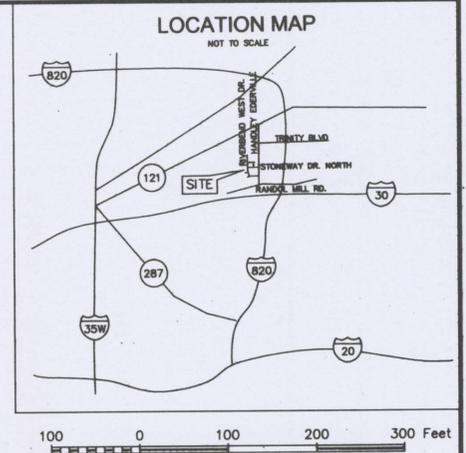


BLOCK 5
VOL. 388-209, PG.56, D.R.T.C.



ALL BUILDING LINES SHALL BE IN COMPLIANCE WITH THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES AND SAID OWNER AGREES TO INDEMNIFY AND SAVE 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 OWNER SET FORTH IN THIS PLAT.

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 SYSTEM 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, MAINTENANCE, 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.

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.

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.

AS SHOWN ON FLOOD RATE INSURANCE RATE MAP FOR TARRANT COUNTY TEXAS AND INCORPORATED AREAS, MAP NUMBER 484360215K MAP DATE REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 'X' AND SHADED ZONE 'X'. ZONE 'X' IS DEFINED AS AREAS OUTSIDE THE 0.2% CHANCE FLOOD PLAIN. SHADED ZONE 'X' IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DRAINAGE SPECIAL NEEDS
A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.

DRAINAGE STUDY REQUIREMENTS
(1) 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. AND (2) THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE TPW DEPARTMENT STATING THAT THEY ARE AWARE A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED AND THE CURRENT OWNER SHALL INFORM A BUYER OF THIS PROPERTY OF THE SAME.

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.

PARKWAY PERMIT NOTE:
PARKWAY IMPROVEMENTS SUCH AS CURB AND OUTER PAVEMENT TIE-IN DRIVE APPROACHES SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A "PARKWAY PERMIT"

URBAN FORESTRY PLAT NOTE:
COMPLIANCE WITH ORDINANCE 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

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 FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF THE 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.

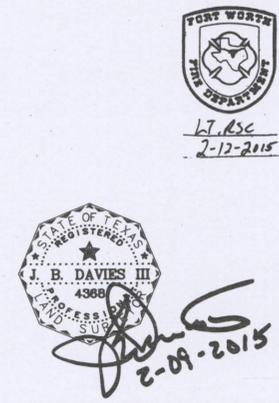
PRESSURE REDUCING VALVE NOTE: (P.R.V.'S)
PRIVATE P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

ALL INTERNAL STREETS (BLOCK 100) ARE PRIVATE STREETS, AND ARE EMERGENCY ACCESS AND UTILITY EASEMENTS.

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods. Bearings are grid and distances are horizontal ground measurements. The combined grid and on elevation factor is 0.999863491

PLATTED AREA 8.564 Ac.
BIP = 3/8" BRAZED IRON PIN

OWNER
LRB HOLDINGS, INC.
7101 ATCO DRIVE
FORT WORTH TEXAS 76118



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

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

PLAT APPROVED DATE: 2/13/2015

BY: *Shirley R. Red*
CHAIRMAN

BY: *Mary Elliott*
SECRETARY

PS 14-128 6-20-2014

FS14-126

FINAL PLAT
**LOT 1 AND LOT 2 BLOCK 11
RIVERBEND WEST BUSINESS PARK
FORT WORTH TARRANT COUNTY TEXAS
BEING A REPLAT OF BLOCK 11
RIVERBEND WEST BUSINESS PARK
AN ADDITION TO CITY OF FORT WORTH
RECORDED IN VOLUME 388-209 PAGE 56 PLAT RECORDS
OF TARRANT COUNTY, TEXAS
FEBRUARY 2015**

THIS PLAT FILED BY DOCUMENT **D215031109** DATE **02/13/2015**