

FLOOD PLAIN LINE TABLE

L1	S 25°13'30" W	8.41
L2	S 69°06'33" E	4.58
L3	N 35°13'58" E	28.58
L4	N 20°02'33" E	37.20
L5	N 08°18'32" W	12.34
L6	S 38°56'03" W	21.42
L7	S 41°19'30" E	8.80
L8	S 44°50'22" W	46.37
L9	S 21°44'38" W	21.13
L10	S 43°42'40" W	81.27
L11	S 76°05'03" E	24.75
L12	N 57°17'57" E	42.51
L13	N 40°06'11" E	11.43
L14	S 56°37'31" W	210.89
L15	S 70°48'08" W	13.27
L16	N 56°03'14" E	50.15
L17	N 14°07'42" E	26.75
L18	N 71°42'56" E	25.91
L19	S 65°56'08" W	43.69
L20	N 88°02'52" W	20.65
L21	S 75°36'30" W	41.19
L22	S 30°03'29" E	10.12
L23	N 74°03'21" W	10.24
L24	S 41°02'13" E	12.73
L25	S 56°37'31" W	8.63
L26	S 33°22'29" E	67.50
L27	S 67°04'26" E	9.01
L28	N 33°22'29" W	60.01
L29	N 00°19'28" E	9.01
L30	N 33°22'29" W	67.50
L31	N 56°37'31" E	75.50
L32	N 33°22'29" W	23.99
L33	N 56°37'31" E	21.00
L34	S 33°22'29" E	23.99
L35	N 56°37'31" E	83.00
L36	N 33°22'29" W	23.99
L37	N 56°37'31" E	21.00
L38	S 33°22'29" E	23.99
L39	N 56°37'31" E	179.50
L40	S 33°22'29" W	15.33
L41	N 73°40'56" E	24.51
L42	N 88°45'45" E	28.03
L43	S 29°01'04" E	10.21
L44	N 87°13'00" W	4.88
L45	S 47°06'00" E	16.99
L46	S 34°46'07" E	124.50

NOTE: FLOODPLAIN DEVELOPMENT PERMIT NO FP-14-047-FP

*NOTE LOCATION OF EXISTING GAS WELLS:

THE LOCATION OF THE EXISTING GAS WELLS SHOWN ON ADJACENT PROPERTY IS BASED ON COORDINATES OBTAINED FROM THE WELL PLATS FILED WITH THE TEXAS RAILROAD COMMISSION

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: 2/20/2015

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

FS 14-142 VA-14-023

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 THE MAINTENANCE OF PRIVATE STREETS, EMERGENCY ACCESS, FLOODWAY ASSESSMENTS, DRAINAGE FACILITIES, RECREATION, OPEN SPACE AND COMMON AREAS. THE OWNERS, HEREASIGN, AND LESSEES, FURTHER AGREE NOT TO SEEK MAINTENANCE FROM THE CITY OF FORT WORTH, TEXAS, ON THE SAID IMPROVEMENTS AND FACILITIES, AND THEY ALSO AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, HEREASIGN, AND LESSEES SET FORTH IN THIS PARAGRAPH.

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 AS 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 PLATED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

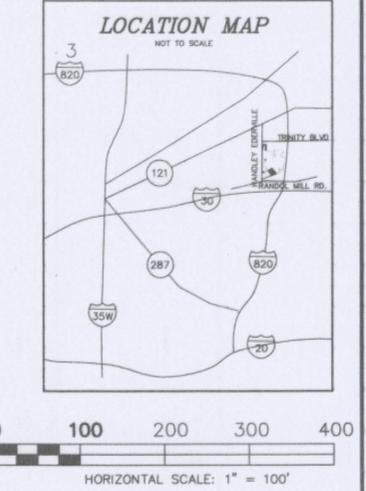
TRANSPORTATION IMPACT FEES: THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION. THE CURRENT SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE 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.

FLOOD PLAIN NOTE: NOTE: AS SHOWN ON FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 4843800215 K MAP REVISED DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY APPEARS TO BE IN SPECIAL FLOOD HAZARD AREA (SFHA), ZONE 'AE'. ZONE 'AE' IS DEFINED AS THOSE AREAS WHERE THE BASE FLOOD ELEVATION (BFE) IS DETERMINED. SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

FLOOD PLAIN/DRAINAGE-WAY - MAINTENANCE: THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNRESTRICTED 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 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 FOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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.

PLATTED AREA 8.194 Ac.
OWNER:
BELOT TARRANT 1, LLC
7880 SAN FELIPE
SUITE 250
HOUSTON, TEXAS 77063



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 GUTTER PAVEMENT, TRAILER APPROACHES, SIDEWALKS AND DRAINAGE DRAINS WILL BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A "PARKWAY PERMIT"

URBAN FORESTRY PLAT NOTE: COMPLIANCE WITH ORDINANCE 18815 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 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.

BIP = 5/8" GRAZED IRON PIN
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 elevation factor is 0.999863491

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 (ES) 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 WATERBODIES.

J. B. DAVIES, INC.
P.O. BOX 6836
FORT WORTH, TEXAS 76116
(817) 335-3154
TSP#2 Reg No. 105591-00



[Signature]
2-17-2015



LJ.RSC
2.19.2015

FS14-142

FINAL PLAT
LOT 2R BLOCK 10
RIVERBEND EAST OFFICE PARK
FORT WORTH TARRANT COUNTY TEXAS
BEING A REPLAT OF LOTS 2, 3, AND 4 BLOCK 10
AND A PORTION OF BLOCK 100
RIVERBEND EAST OFFICE PARK
AN ADDITION TO CITY OF FORT WORTH
ACCORDING TO THE PLAT
RECORDED IN VOLUME 388-186 PAGE 91 OF THE
PLAT RECORDS TARRANT COUNTY, TEXAS
February 2015

THIS PLAT FILED BY DOCUMENT D215035448 DATE 02/20/2015