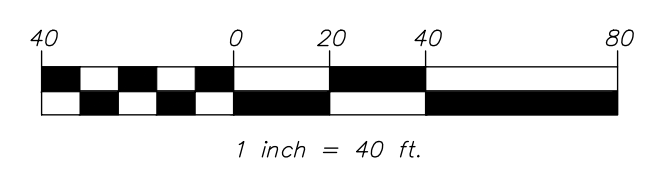
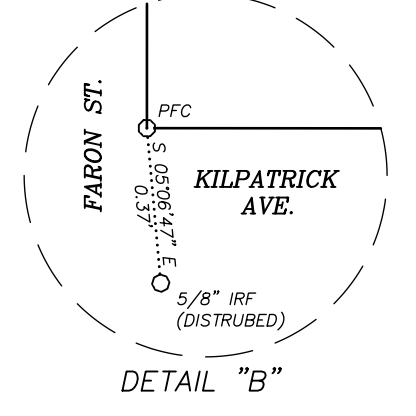
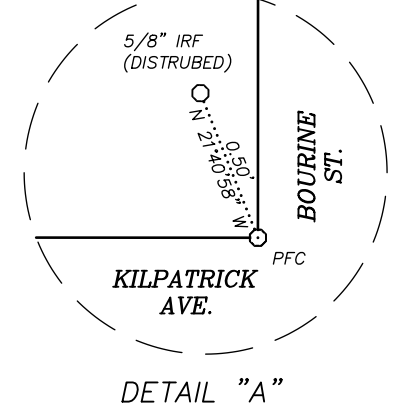


VICINITY MAP
NO SCALE



LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA"
- IRF IRON ROD FORNER
- PFC POINT FOR CORNER
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- DRTCT DEED RECORDS TARRANT COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- PRTCT PLAT RECORDS TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT



THE PURPOSE OF THIS FINAL SHORT PLAT IS TO CONSOLIDATE LOTS 1 THROUGH 40 AND THE ABANDONED PORTION OF THE 16 FOOT WIDE ALLEY INTO 1 COMMERCIAL LOT.

FINAL SHORT PLAT
LOT 1R, BLOCK 65
CHAMBERLIN ARLINGTON HEIGHTS

BEING 3.043 ACRES OF LAND SITUATED IN THE HEIRS OF HAYS COVINGTON SURVEY, ABSTRACT No. 256 & THE S.H. McENTIRE SURVEY, ABSTRACT No. 1006. BEING A REPLAT OF LOTS 1 THROUGH 40, BLOCK 65 CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63 PAGE 40, PRTCT

1 BUILDABLE LOT
APRIL 2023
SURVEYOR/ENGINEER:



chil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmotexas.com

MAINTENANCE NOTE:
FLOODPLAIN/DRAINAGEWAY 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 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.

CASE No. FS-22-###

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: _____ Chairman

BY: _____ Secretary

LAND USE TABLE

LAND USE	LOTS	ACREAGE	SQUARE FEET
COMMERCIAL	1	3.043	132,544
TOTAL	1	3.043	132,544

OWNER / DEVELOPER:
RIVERTREE RE HOLDINGS I, LLC
5439 BONNELL AVENUE
FORT WORTH, TX 76107
TEL: (817) 420-93710
CONTACT: JUSTINA JENKINS

PLATTED BY: LOU WRIGHT, DATE: 4/11/2023, 4:47 PM (PWT) P: 0032-00-01000 Land Surveying/0032-00-01 Final Short Plat.dwg

PLAT NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. 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.

6. 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.

7. 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.

8. 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.

9. 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".

10. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

11. 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.

12. 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, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

13. PRIVATE P.R.V.'S WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.

14. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0285L, MAP REVISED MARCH 21, 2019.

15. CORNER MONUMENTATION:

UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.

16. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER OF LOT 1R IS 00°35'50.9". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000138943695.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS RIVERTREE RE HOLDINGS I, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 3.043 ACRE TRACT OF LAND SITUATED IN THE S. H. McENTIRE SURVEY, ABSTRACT No. 1006 AND THE HEIRS OF HAYS COVINGTON SURVEY, ABSTRACT No. 256, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 AND 40, BLOCK 65, CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 40, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID 3.043 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND (GRID N: 6,947,883.64, E: 2,305,390.08) FOR THE NORTHEAST CORNER OF SAID BLOCK 65, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BONNELL AVENUE (FORMERLY KNOWN AS 22nd STREET), AN 80.00 FOOT WIDE RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF BOURINE STREET (FORMERLY KNOWN AS 14th STREET), A 60.00 FOOT WIDE RIGHT-OF-WAY;

THENCE SOUTH 00°01'24" WEST, WITH THE EAST LINE OF SAID BLOCK 65 AND THE WEST RIGHT-OF-WAY LINE OF SAID BOURINE STREET, A DISTANCE OF 266.34 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID BLOCK 65, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BOURINE STREET AND THE NORTH RIGHT-OF-WAY LINE OF KILPATRICK AVENUE (FORMERLY KNOWN AS 23rd AVENUE), AN 80.00 FOOT WIDE RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND (DISTURBED) BEARS NORTH 21°40'58" WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 89°57'27" WEST, WITH THE THE SOUTH LINE OF SAID BLOCK 65 AND THE NORTH RIGHT-OF-WAY LINE OF SAID KILPATRICK AVENUE, A DISTANCE OF 497.96 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID BLOCK 65, AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID KILPATRICK AVENUE AND THE EAST RIGHT-OF-WAY LINE OF FARON STREET (FORMERLY KNOWN AS 15th STREET), A 60.00 FOOT WIDE RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND (DISTURBED) BEARS SOUTH 05°06'47" EAST, A DISTANCE OF 0.37 FEET;

THENCE NORTH 00°01'10" EAST, WITH THE WEST LINE OF SAID BLOCK 65 AND THE EAST RIGHT-OF-WAY LINE OF SAID FARON STREET, A DISTANCE OF 266.00 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHWEST CORNER OF SAID BLOCK 65, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID FARON STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BONNELL AVENUE;

THENCE SOUTH 89°59'48" EAST, WITH THE NORTH LINE OF SAID BLOCK 65 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BONNELL AVENUE, A DISTANCE OF 497.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 132,544 SQUARE FEET OR 3.043 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. RELEASED FOR REVIEW BY:

LON E. WHITTEN DATE: APRIL 14, 2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RIVERTREE RE HOLDINGS I, LLC ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1R, BLOCK 65, CHAMBERLIN ARLINGTON HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID ADDITION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2022.

GRANTOR:

RIVERTREE RE HOLDINGS I, LLC
A TEXAS LIMITED PARTNERSHIP

BY: RIVERTREE RE HOLDINGS I, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: _____
NAME
ITS: TITLE

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY _____ (TITLE OF SIGNATOR) OF RIVERTREE RE HOLDINGS I, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS GENERAL PARTNER OF RIVERTREE RE HOLDINGS I, LLC, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

THE PURPOSE OF THIS FINAL SHORT PLAT IS TO CONSOLIDATE LOTS 1 THROUGH 40 AND THE ABANDONED PORTION OF THE 16 FOOT WIDE ALLEY INTO 1 COMMERCIAL LOT.

FINAL SHORT PLAT

LOT 1R, BLOCK 65
CHAMBERLIN ARLINGTON HEIGHTS

BEING 3.043 ACRES OF LAND SITUATED IN THE HEIRS OF HAYS COVINGTON SURVEY, ABSTRACT No. 256 & THE S.H. McENTIRE SURVEY, ABSTRACT No. 1006. BEING A REPLAT OF LOTS 1 THROUGH 40, BLOCK 65 CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 63 PAGE 40, PRCT

1 BUILDABLE LOT

APRIL 2023

SURVEYOR/ENGINEER:

OWNER / DEVELOPER:

RIVERTREE RE HOLDINGS I, LLC

5439 BONNELL AVENUE
FORT WORTH, TX 76107
TEL: (817) 420-93710

CONTACT: JUSTINA JENKINS



civil engineering surveying landscape architecture planning

tpels registration number: 1 - 2759
tpels registration/license number: 10088000

519 east border
arlington, texas 76010

817-469-1671

fax: 817-274-8757

www.mimatexas.com

SHEET 2 OF 2

THIS PLAT IS FILED IN DOCUMENT No. _____, OPRTCT DATE: _____

MMA PROJECT NO. 3532-00-01