

VICINITY MAP NTS

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.
Transportation 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."
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, will 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."
Flood Plain/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 said drainage-ways. Property owners shall keep the adjacent drainageways 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.
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.
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 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
Covenants or Restrictions are Un-altered 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.
Residential Driveway Access Limitation Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means: a. Rear entry access shall be provided from an abutting side or rear alley or b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

GENERAL NOTES

1. All outer boundary corners monuments are 1/2" capped iron rods marked "RPLS 5411" unless noted otherwise.

3. All bearings are based on Texas State Plane Coordinate System, North Central Zone, (4202) Reference frame is NAD 83(2011) epoch 2010.00

4. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

5. "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 parkway permit."

6. PRIVATE P.R.V(s) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

LOT TABULATION

Block 8, Lot 1R–Non-Residential 14,764Sq.Ft. 0.3389Ac.

Total 1 Lot – 1 Non-Residential
1 Non-Residential
0 Open Space

According to the Federal Emergency Management Agency (FEMA) – National Flood Insurance Program (NFIP) – Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Ares – Map No. 48439C00310 L Effective Date: 03/21/2019, the property hereon does not lie in a Special Flood Hazard Zone (SFHZ).

SURVEYOR:
Sands Surveying Corporation
422 Willow Way
Highland Village, TX 75077
O (214) 919-7883 D (469) 371-5411
Texas Firm Registration No.10014600

OWNER / DEVELOPER:
Tarrant Coalition For Peace And Justice
445 Camp Bowie, Ste. 114-224
Fort Worth, Texas 76102
972.755.9782 | 504.676.4926
angeles@designjonesllc.com

STATE OF TEXAS §

COUNTY OF TARRANT §

BEING a 17,931 square feet or 0.4116 acre lot, tract or parcel of land situated in the F. G. Muliken Survey and the E. Little Survey, City of Fort Worth, Tarrant County, Texas and being all that certain called Lot 1, Block 8 and West 25 feet of Lot 2, Block 8 of the Riverside Gardens Addition an Addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in Volume 388-B, Page 19, as described in Deed from BAR HOLDINGS, LLC to TARRANT COUNTY COALITION FOR PEACE AND JUSTICE and recorded in Document No. D221028368 of the Deed Records of Tarrant County, Texas said 0.4,116 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" capped iron rod with orange cap found corner at the Southwest corner of Lot 22, Block 8 of said Riverside Gardens Addition at the intersection of the North line of N.E. 11th St. (50 foot Right-of-Way)with the East line of Samuel's (Samuels) Avenue (variable width Right-of-Way);

THENCE with the West line of Lot 22, same being the East line of said Samuel's Avenue North 22°23'29" West a distance of 111.50 feet to a 1/2" capped iron rod with orange cap found for corner at the Northwest corner of said Lot 22, same being the Southwest corner of said Lot 1 and also being at the POINT OF BEGINNING;

THENCE North 22° 23'29" West with the East line of said Samuel's Avenue, same being the West line of said Lot 1 at a distance of 186.18 feet passing a 1/2" capped iron rod with orange cap found for corner at the Intersection of the South line of N.E. 12th St. (100 foot wide Right-of-Way) with the East line of said Samuel's (Samuels) Avenue, same being the Northwest corner of said Lot 1, and continuing a total distance of 215.92 feet to a point for corner at the South end of a 10' corner clip

THENCE North 39°06'12" East with said corner clip a distance of 9.54 feet to a point for corner at the North end of said corner clip and being in the South line of said N.E. 12th St. Proposed 3,209 Sq. Ft. or 0.0737 Vacation of a portion of said N.E. 12th St. and also being at beginning of a non-tangent curve to the left;

THENCE in a Southeasterly direction with said N.E. 12th St. and with said curve to the left having a radius of 843.50 feet 868.50 feet, whose chord bears South 83°34'49" East-122.92 feet, for an arc length of 122.03 feet to a point for corner in said N.E. 12th St. and being the Northeast corner of said Proposed Vacation;

THENCE across said N.E. 12th St. South 05°04'15" East a distance of 25.18 feet passing a 1/2" capped iron rod with orange cap found for corner in the South line of said 12th Street at the Southeast corner of said Proposed Vacation, and being in the North line of said Lot 2 same being the Northwest corner of that certain called Lot 3-R, Block 8 of the Riverside Gardens Addition an Addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in Volume 388-104, Page 584 of said Map or Plat Records, and continuing across said Lot 2 and with the West line of said Lot 3-R a total distance of 145.68 feet to a 1/2" capped iron rod with orange cap found for corner in the South line of said Lot 2, the Southwest corner of said 3-R, and being in the North line of Lot 23, Block 8 of said Riverside Gardens Addition;

THENCE South 77°20'00" West with the South line of said Lot 2, same being the North line of said Lot 23 at a distance of 27.93 feet passing the Southwest corner of said Lot 2, same being the Southeast corner of said Lot 1 and continuing a total distance of 66.53 feet back to the POINT OF BEGINNING, and CONTAINING 17,931 square feet or 0.4116 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

That TARRANT COUNTY COALITION FOR PEACE AND JUSTICE does hereby adopt this Plat as Lot 1R, Block 8, RIVERSIDE GARDEEDNS ADDITION, an addition to the City of Fort Worth Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

By: _____
Fred Rouse III, President

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Fred Rouse III 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, J. Scott Cole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my direct supervision in accordance with platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

STATE OF TEXAS§

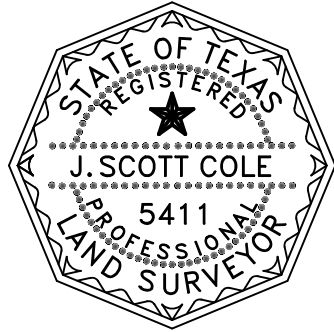
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Scott Cole 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS



FINAL PLAT
LOT 1R, BLOCK 8
RIVERSIDE GARDENS ADDITION
being a replat of
ALL of LOT 1, AND PORTIONS OF LOT 2, BLOCK 8
RIVERSIDE GARDENS ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS,
as recorded in
Volume 388-B, Page 19,
Map or Plat Records of Tarrant County Texas

Case No. : FS-24-254.
Date : January 16, 2025.
This plat recorded in Document Number _____.