



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1070

Agenda Date: 7/10/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Clifton Riverside (HTC #21078/22836/23918)

RECOMMENDED ACTION

WHEREAS, Clifton Riverside (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2021, a Force Majeure reallocation of credits in 2022, and Supplemental Credits in 2023 for the new construction of 94 units for the general population in Fort Worth, Tarrant County;

WHEREAS, after award, and during the financing due diligence period, work began to release an easement held by the Tarrant Regional Water District (TRWD), which restricted the development of a portion of the land originally submitted in the tax credit application, and in exchange for the 0.678-acre of the site that was within the 100-year floodplain on the western side of the Development, TRWD agreed to a release of the easement on the property site allowing for the development to proceed;

WHEREAS, OPG Clifton Riverside Partners, LP (the Development Owner or Owner) requests approval to decrease the size of the Development site from 2.939 acres identified at Application to 2.261 acres, which is a decrease of 0.678-acre and results in a 29.99% increase in residential density, from approximately 31.984 units per acre to 41.575 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Owner at the time of Application, and would not have adversely affected the selection of the Application; and

NOW, therefore, it is hereby

RESOLVED, that the requested amendment of the Application for Clifton Riverside is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Clifton Riverside received an award of 9% Housing Tax Credits in 2021, a Force Majeure reallocation of credits in 2022, and Supplemental Credits in 2023 for the new construction of 94 units, of which 79 are designated as low-income units, for the general population in Fort Worth, Tarrant County. Construction of the Development has been completed.

In a letter dated June 6, 2025, April Engstrom, the representative for the Owner, requested approval for a material amendment to the Application to decrease the size of the Development site by 0.678-acre, going from 2.939 acres identified at Application to 2.261 acres, which results in a 29.99% increase in the residential density, from approximately 31.984 units per acres to 41.575 units per acre. Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F).

The Owner states that after award, and during the financing due diligence period, work began to release an easement held by the Tarrant Regional Water District (TRWD), which restricted the development of a portion of the land originally submitted in the tax credit application, and in exchange for the 0.678-acre of the site that was within the 100-year floodplain on the western side of the Development site, TRWD agreed to the release of the easement on the Development site.

This land exchange required an extensive review by the US Army Corps of Engineers and the US Department of Fish and Wildlife, resulting in over six months of review. There were no funds associated with the exchange of land, and additionally, this change had no impact on the unit mix submitted in the original Application. There were no improvements on the 0.678-acre portion that is proposed to be removed from the Development site.

The Owner indicated that the increase to the residential density and the site plan change was necessary for the integrity of the original project submitted at application, as the restrictive easement would not have allowed for development to a portion of the site, which would have ultimately decreased the number of units, and was a risk to the financial viability of the overall project. At the time of application, the extent of these changes was not foreseeable due to all the parties involved in the review and approval of this land exchange.

Staff has reviewed the original Application against this amendment request and has concluded that the change described above would not have affected the award. The final tax credit recommendation will be determined upon finalization of the cost certification review process.

Staff recommends approval of the requested material amendment to the Application.



June 6, 2025

TDHCA

Attn: Lucy Weber, Asset Manager | Region 3
Asset Management Division
221 E. 11th St.
Austin, TX 78701

Re: Clifton Riverside, 21078/22836/23918

Dear Ms. Weber,

Overland Property Group, on behalf of Clifton Riverside, is requesting a material amendment to the residential density and the site plan.

Prior to the financial closing, changes were made to the land size, resulting in a reduction of acreage by 0.678 acres, bringing to total acreage of the site to 2.261 acres, down from the original 2.939. This change affected the site plan as well.

After award, and during the financing due diligence period, work began to release an easement held by the Tarrant Regional Water District (TRWD), which restricted the development of a portion of the land originally submitted in the tax credit application. A portion of the western boundary of the site was within the 100-year floodplain near the Trinity River. In exchange for the 0.678 acres of flood plain land, TRWD agreed to a release of the easement on the property site allowing for the development to proceed.

This land exchange ultimately required an extensive review by the US Army Corps of Engineers, and the US Department of Fish and Wildlife, resulting in over six months of review. There were no funds associated with the exchange of land, and, additionally had no impact on the unit mix submitted in the original application.

The increase to residential density and the site plan change was necessary for the integrity of the original project submitted at application, as the restrictive easement would not have allowed for development to a portion of the site, which would have ultimately decreased the number of units, and was a risk to the financial viability of the overall project.

We are requesting approval of this amendment to memorialize the acreage changes that were implemented prior to the financial closing, and necessary to the construction of Clifton Riverside. While we are always looking to avoid instances that warrant a material amendment, at the time of application the extent of these changes was not foreseeable because of all the necessary parties involved in the review/approvals of the land exchange.

Please reach out to me should you have any questions as you review.

Sincerely,

April Engstrom | Director of Development

Overland Property Group

5345 W. 151st Terrace, Leawood, Kansas 66224

C: 785.212.0810

aengstrom@overlandpg.com | www.overlandpg.com

Kansas City Office | 5345 W 151st Terrace | Leawood, Kansas 66224 | 913.396.6130 | overlandpg.com

BUILDING CODE INFORMATION

OCCUPANCY OVERALL:				R-2 W/ MIXED	
OCCUPANCY GROUPS:				B OFFICE	
				R-2 APARTMENTS	
CONSTRUCTION TYPE:				V-A	
AREA ALLOWED SM./FLR:				B 54,000 SF	
				R-2 36,000 SF	
AREA INCREASE 75% ADD:				R-2 45,000 SF	
(NON-SEPARATED USES, PER IBC SEC. 302.3.2)					
ALLOWABLE TOTAL BLDG. AREA(4x45,000)				180,000 SF	
ACTUAL BUILDING AREA:					
FIRST FLOOR				R-2 26,658 SF	
SECOND FLOOR				R-2 26,825 SF	
THIRD FLOOR				R-2 26,758 SF	
FOURTH FLOOR				R-2 26,540 SF	
TOTAL BUILDING AREA				R-2 106,781 SF	
ALLOWABLE STORIES R-2 S:				4	
ALLOWABLE HEIGHT R-2 S:				60'	
ACTUAL STORIES:				4	
ACTUAL HEIGHT:				45'	
TOTAL OCCUPANT LOAD:					
		FIRST FLOOR	210		
		SECOND FLOOR	107		
		THIRD FLOOR	107		
		FOURTH FLOOR	94		
		TOTAL	518		
OCCUPANT LOAD FACTORS:					
OCCUPANCY	USE	LOAD FACTOR	MAX. OCC=1 EXIT		
B	LOBBY/COMMONS	15 sf/OCCUPANT	49		
B	OFFICE	100 sf/OCCUPANT	49		
B	MECH/ELEC	300 sf/OCCUPANT	49		
R-2	APARTMENTS	200 sf/OCCUPANT	10		

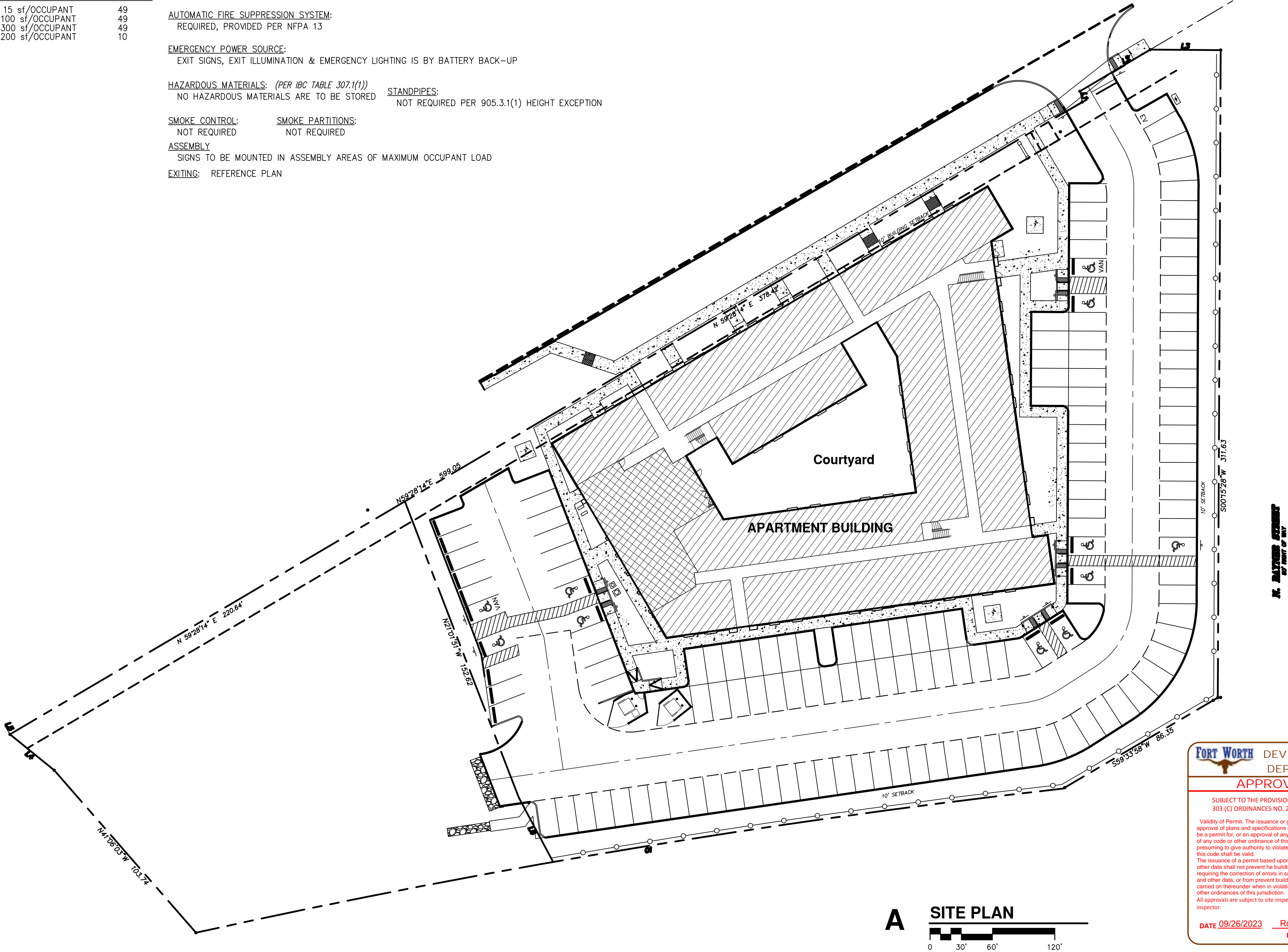
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-A	
EXTERIOR BEARING WALLS:	1 HOUR (INTERIOR RATING ONLY, IBC SEC. 705.5, FS>10')
STRUCTURAL FRAME:	1 HOUR
INTERIOR BEARING WALLS:	1 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
SHAFT ENCLOSURES:	2 HOUR
FLOOR/CEILING ASSEMBLY:	1 HOUR
CEILING/ROOF ASSEMBLY:	1 HOUR
CORRIDOR/DWELLING UNITS:	.5 HOUR (INTERIOR RATING ONLY, IBC SEC. 1020.1)
OCCUPANCY SEPARATIONS: (NON-SEPARATED USES, PER IBC SEC. 302.3.2)	
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE.	
DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.	
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS	
ROOF COVERINGS	
CLASS B OR BETTER, TABL 1505.1	
INCIDENTAL SEPARATIONS: (PER IBC TABLE 508.2.5)	
STORAGE ROOMS OVER 100 SF - SPRINKLER SYSTEM (SMOKE BARRIER)	
DWELLING UNITS - 1 HR FIRE PARTITIONS	
SPECIAL CONDITIONS:	
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM	
EGRESS - NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS	
NON-RATED STAIR ENCLOSURES, 1019.3, EXCEP 4	
FIRE ALARM REQUIREMENTS:	
REQUIRED, PROVIDED - MANUAL FIRE ALARM SYSTEM, 907.2.9.1 & NFPA 72	
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT	
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS,	
AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.	
SMOKE ALARM REQUIREMENTS:	
REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR	
AUTOMATIC FIRE SUPPRESSION SYSTEM:	
REQUIRED, PROVIDED PER NFPA 13	
EMERGENCY POWER SOURCE:	
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP	
HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))	
NO HAZARDOUS MATERIALS ARE TO BE STORED	
STANDPIPES:	
NOT REQUIRED PER 905.3.1(1) HEIGHT EXCEPTION	
SMOKE CONTROL:	
NOT REQUIRED	
SMOKE PARTITIONS:	
NOT REQUIRED	
ASSEMBLY	
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD	
EXITING: REFERENCE PLAN	

LEGEND

DESIGNATED EMERGENCY EXIT	68" / 24.4" ← EXIT WIDTH (ACTUAL/REQUIRED) 122 / 340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
1 HOUR CONSTRUCTION (LD BRG WALLS)	=====
1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS (PER IBC TABLE 1016.5) (INTERIOR RATING IBC TSBLR 1020.1)	=====
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS (PER IBC 708.3 & 715.4)	=====
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS (PER IBC TABLE 716.5)	=====
EXIT LIGHT	⊗
EMERGENCY LIGHT	⊕
EXIT/EMERGENCY LIGHT	⊕
FIRE EXTINGUISHER	● FE
FIRE HYDRANT	⊙ FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL	Ⓢ FARP
FIRE ALARM CONTROL PANEL	Ⓢ FACP
EXAMPLE:	
OCCUPANCY GROUP (AU = ACCESSORY USE) -----	A-1
OCCUPANCY USE -----	ASSEMBLY HALL
ROOM SQUARE FOOT/OCCUPANT LOAD FACTOR	5,550 15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS -----	370 2

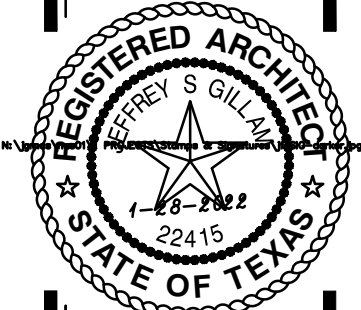
PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW APARTMENT COMPLEX
FACILITY NAME	CLIFTON RIVERSIDE APARTMENTS
FACILITY ADDRESS	2406 EAST BELKNAP FORT WORTH, TX
OWNER NAME	OPG CLIFTON RIVERSIDE PARTNERS, LLC
OWNER ADDRESS	254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310 fax: 913-396-6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	TARRANT
FIRE DEPARTMENT	FORT WORTH
WATER SUPPLY	FORT WORTH
BUILDING INSPECTION DEPT	FORT WORTH
AUTHORITY HAVING JURISDICTION	FORT WORTH
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386 fax: 785-827-0392
CODES/REGULATIONS	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES 2012 TDLR TEXAS ACCESSIBILITY STANDARDS 2018 ANSI/AARST CC-1000-2018



FORT WORTH	DEVELOPMENT DEPARTMENT
APPROVED	
SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017	
Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit fee, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction. All approvals are subject to site inspections by a building inspector.	
DATE 09/26/2023	Rodney Brown BUILDING OFFICIAL

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH, TEXAS



REVISION:	
DATE:	1-28-2022
JOB:	21-3137
SHEET:	

CFP1

Architects Planners Designers
1881 Main Street, Suite 301
Kansas City, MO 64108
730 N. Ninth
P.O. BOX 2928
Salina, KS 67402
jgr@jgarchitects.com
785.827.0386

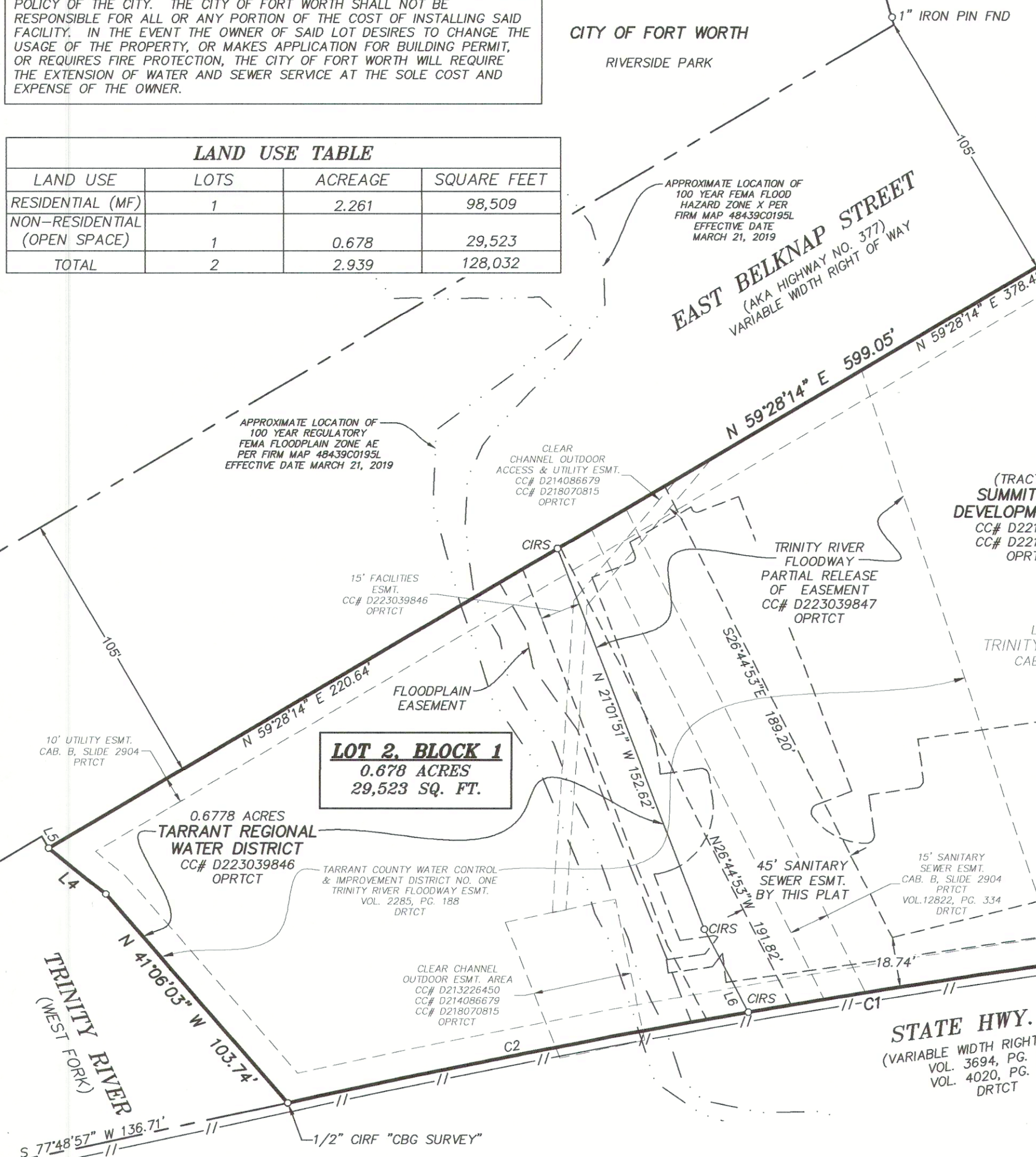


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	4024.72'	423.17'	6° 01' 27"	S 80°33'49" W	422.98'
C2	4024.72'	175.21'	2° 29' 40"	S 78°47'55" W	175.20'
C3	4024.72'	247.96'	3° 31' 48"	S 81°48'39" W	247.92'

NOTE:
LOT 2, BLOCK 1 OF TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IS NOT SERVED BY A PUBLIC WATER OR PUBLIC SEWER FACILITY, AND NO PROVISION FOR THE INSTALLATIONS THEREOF HAVE BEEN MADE. THE PROPERTY OWNER OF THIS LOT SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING THE PUBLIC WATER AND SEWER FACILITIES TO SERVE THE SUBJECT LOT, AS PER THE WATER & WASTEWATER INSTALLATION POLICY OF THE CITY. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR ALL OR ANY PORTION OF THE COST OF INSTALLING SAID FACILITY, IN THE EVENT THE OWNER OF SAID LOT DESIRES TO CHANGE THE USAGE OF THE PROPERTY, OR MAKES APPLICATION FOR BUILDING PERMIT, OR REQUIRES FIRE PROTECTION, THE CITY OF FORT WORTH WILL REQUIRE THE EXTENSION OF WATER AND SEWER SERVICE AT THE SOLE COST AND EXPENSE OF THE OWNER.

LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RESIDENTIAL (MF)	1	2.261	98,509
NON-RESIDENTIAL (OPEN SPACE)	1	0.678	29,523
TOTAL	2	2.939	128,032

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 12°20'51" W	5.26'
L2	N 59°21'51" E	39.31'
L3	S 89°38'44" E	33.92'
L4	N 50°58'51" W	27.44'
L5	N 30°31'46" W	5.00'
L6	N 28°04'10" W	35.17'



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.

OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, **SUMMIT LAND DEVELOPMENT, LLC**, ACTING BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS **LOTS 1R & 2, BLOCK 1, TRINITY RIVER ADDITION**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; AND DO HEREBY DEDICATE 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 SUBDIVISION 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 10 DAY OF May, 2023.
GRANTOR:
SUMMIT LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: OVERLAND PROPERTY GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
 BY: OVERLAND PROPERTY GROUP, LLC, A KANSAS LIMITED LIABILITY COMPANY, ITS MANAGER
 BY: Patrick Beatty
 PATRICK BEATTY, MANAGER
 STATE OF Kansas
 COUNTY OF Saline
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF May, 2023, BY PATRICK BEATTY, MANAGER, OVERLAND PROPERTY GROUP, LLC, A KANSAS LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF OVERLAND PROPERTY GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.
Megan Wetter
 NOTARY PUBLIC, STATE OF KANSAS
 PRINTED NAME: Megan Wetter
 COMMISSION EXPIRES: 10/26/2026

OWNER'S DEDICATION
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT **TARRANT REGIONAL WATER DISTRICT, A WATER CONTROL AND IMPROVEMENT DISTRICT**, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS **LOTS 1R & 2, BLOCK 1, TRINITY RIVER ADDITION**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC THE DRAINAGE EASEMENT DESCRIBED AND DEPICTED IN THIS PLAT (THE "DRAINAGE EASEMENT"), EXCEPT FOR THE DRAINAGE EASEMENT, BY EXECUTING THIS PLAT, **TARRANT REGIONAL WATER DISTRICT IS NOT RELEASING, DEDICATING, OR OTHERWISE CONVEYING ANY RIGHT, TITLE OR INTEREST OWNED BY SAID WATER DISTRICT, ALL SUCH RIGHTS, TITLES AND INTERESTS BEING HEREBY EXPRESSLY RESERVED.** THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, AFFECTING THIS PROPERTY.
 WITNESS MY HAND THIS THE 22nd DAY OF June, 2023
 TARRANT REGIONAL WATER DISTRICT,
 A WATER CONTROL AND IMPROVEMENT DISTRICT
 BY: R. Steve Christian
 R. STEVE CHRISTIAN, REAL PROPERTY DIRECTOR
 STATE OF TEXAS
 COUNTY OF TARRANT
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF June, 2023, BY R. STEVE CHRISTIAN, REAL PROPERTY DIRECTOR OF TARRANT REGIONAL WATER DISTRICT, A WATER CONTROL AND IMPROVEMENT DISTRICT, ON BEHALF OF SAID DISTRICT.
Richard B. Carroll
 NOTARY PUBLIC, STATE OF TEXAS
 PRINTED NAME: Richard B. Carroll
 COMMISSION EXPIRES: 05-18-2024

OWNER'S CERTIFICATE
 STATE OF TEXAS)
 COUNTY OF TARRANT)
 WHEREAS **SUMMIT LAND DEVELOPMENT, LLC**, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, AND **TARRANT REGIONAL WATER DISTRICT**, A WATER CONTROL AND IMPROVEMENT DISTRICT, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, ARE THE SOLE OWNERS OF A 2.939 ACRE TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 958, TARRANT COUNTY, TEXAS, BEING THE REMAINDER OF LOT 1, BLOCK 1, TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTCT) AND ALL OF A CALLED 0.257 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO SUMMIT LAND DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D221366078 (TRACTS 1 AND 2), OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT) AND DESCRIBED IN THE DEED WITHOUT WARRANTY TO SUMMIT LAND DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D221366079, OPRTCT, AND ALL OF A 0.6778 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TARRANT REGIONAL WATER DISTRICT, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D223039846, OPRTCT. SAID 2.939 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8" CAPPED IRON ROD STAMPED "MMA" SET (N: 6,964,700.03, E: 2,334,141.70, HEREINAFTER CALLED 5/8" IRON ROD SET) FOR THE NORTH CORNER OF SAID LOT 1, BLOCK 1, AT THE INTERSECTION OF THE WEST LINE OF SAID 0.257 ACRE TRACT (TRACT 1) AND THE SOUTH RIGHT-OF-WAY LINE OF A 5' RIGHT-OF-WAY DEDICATION FOR EAST BELKNAP STREET (ALSO KNOWN AS U.S. HIGHWAY 377, A VARIABLE WIDTH RIGHT-OF-WAY, CABINET B, SLIDE 2904, PRCTCT);
THENCE NORTH 12°20'51" WEST, WITH THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 5.26 FEET TO A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE NORTH CORNER OF SAID 5' RIGHT-OF-WAY DEDICATION;
THENCE NORTH 59°21'51" EAST, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BELKNAP STREET, A DISTANCE OF 39.31 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF SAID TRACT 1 AND THE WEST CORNER OF LOT 1, STALVEY SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1994, PAGE 448, PRCTCT;
THENCE SOUTH 89°38'44" EAST, WITH THE COMMON LINE OF SAID TRACT 1 AND SAID STALVEY SUBDIVISION, A DISTANCE OF 33.92 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID TRACT 1 AND AN INTERIOR ELL CORNER OF SAID STALVEY SUBDIVISION;
THENCE SOUTH 00°15'28" WEST, WITH THE COMMON LINE OF SAID TRACT 1 AND SAID STALVEY SUBDIVISION, PASSING A POINT FOR THE SOUTHWEST CORNER OF SAID STALVEY SUBDIVISION AND CONTINUE WITH THE COMMON LINE OF SAID TRACT 1 AND THE WEST LINE OF THE REMAINDER OF LOT 7, BLOCK 2, JOHN M. LAMB ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 541, PAGE 484, PRCTCT, PASSING A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 7, IN THE NORTH RIGHT-OF-WAY LINE OF TERRACE STREET, A 30' WIDE RIGHT-OF-WAY, AND IN THE WEST RIGHT-OF-WAY LINE OF N. RAYNER STREET, A 50 FOOT RIGHT-OF-WAY (VOLUME 541, PAGE 484, PRCTCT), AND CONTINUE WITH THE EAST LINE OF SAID TRACT 1 AND THE WEST RIGHT-OF-WAY LINE OF SAID N. RAYNER STREET, FOR A TOTAL DISTANCE OF 311.63 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID TRACT 1 AND IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (A VARIABLE WIDTH RIGHT-OF-WAY, VOLUME 3694, PAGE 102 AND VOLUME 4020, PAGE 145, DEED RECORDS, TARRANT COUNTY, TEXAS (DRTCT), FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT FOUND, BEARS NORTH 85°12'32" EAST, A DISTANCE OF 1.37 FEET;
THENCE SOUTH 59°33'58" WEST, WITH THE SOUTH LINE OF SAID TRACT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121, PASSING A 1/2" IRON ROD IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 2.48 FEET, AND CONTINUE WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121, A TOTAL DISTANCE OF 86.35 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4,024.72 FEET AND A CHORD WHICH BEARS SOUTH 80°33'49" WEST, A DISTANCE OF 422.98 FEET;
THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1, THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 AND WITH SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°01'27", AN ARC DISTANCE OF 423.17 FEET TO A 1/2" CAPPED IRON ROD STAMPED "CBG SURVEY" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND AT THE EAST LINE OF THE TRINITY RIVER;
THENCE WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:
 NORTH 41°06'03" WEST, A DISTANCE OF 103.74 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;
 NORTH 50°58'51" WEST, A DISTANCE OF 27.44 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BELKNAP STREET;
THENCE NORTH 59°28'14" EAST, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST BELKNAP STREET, A DISTANCE 599.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 128,032 SQUARE FEET OR 2.939 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 AND ACCURATE SURVEY OF THE LAND 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, TEXAS.
Lon E. Whitten DATE: MAY 9, 2023
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5893
 lwhitten@mtatexas.com
 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 9 DAY OF May, 2023
Leslie Larson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 10-05-2026

OWNER: **TARRANT REGIONAL WATER DISTRICT**
 800 E. NORTHSIDE DRIVE
 FORT WORTH, TX 76102
 OWNER: **SUMMIT LAND DEVELOPMENT, LLC**
 254 N SANTA FE, SUITE A
 SALINA, KS 67401
 DEVELOPER: **JGR ARCHITECTS**
 730 NORTH NINTH STREET
 SALINA, KS 67401
 TEL: 785-827-0386
 cgillam@jgrarchitects.com
 CONTACT: CHRIS GILLAM
 PLAT CASE NO.: FS-21-244
 THIS PLAT IS FILED IN DOCUMENT # D22313723, OPRTCT DATE: 6/28/2023



VICINITY MAP
 NO SCALE
 40 0 20 40 80
 1 inch = 40 ft.
LEGEND/ABBREVIATIONS
 IRF IRON ROD FOUND
 CIRS 5/8" YELLOW PLASTIC CAPPED IRON ROD SET MARKED "MMA"
 CIRF MMA 5/8" YELLOW PLASTIC CAPPED IRON ROD FOUND MARKED "MMA"
 MON. MONUMENT
 OPRTCT OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 PRCTCT PLAT RECORDS, TARRANT COUNTY, TEXAS
 DRTCT DEED RECORDS, TARRANT COUNTY, TEXAS
 POB POINT OF BEGINNING
 (XXX) RECORD DATA
 ESMT. EASEMENT
 FND. FOUND
 MEAS. MEASURED
 VOL. VOLUME
 PG. PAGE
 UE UTILITY EASEMENT
 DE DRAINAGE EASEMENT
 --- BOUNDARY LINE
 --- ADJOINER LINE / LOT LINE
 ORIGINAL LOT LINE
 --- EASEMENT LINE
 --- ROADWAY CENTERLINE
 --- SURVEY LINE
 --- TXDOT CONTROL OF ACCESS LINE
FINAL SHORT PLAT
LOTS 1R & 2, BLOCK 1
TRINITY RIVER ADDITION
(REPLAT)
 BEING ALL OF LOT 1, BLOCK 1, TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A CALLED 0.257 ACRE ADJOINING UNPLATTED TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 958
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 1 BUILDABLE LOT
 1 PRIVATE OPEN SPACE LOT
 MAY 2023
 SURVEYOR/ENGINEER: **mim**
 civil engineering surveying landscape architecture planning
 tpepls registration number: 1-2759
 tpepls registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com
 SHEET 1 OF 2
 DATE: 6/28/2023

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L7	S 29°33'46" E	19.50'	L25	N 81°44'55" E	14.58'	L43	N 08°15'05" W	15.00'
L8	S 11°01'55" E	15.17'	L26	N 36°44'55" E	7.94'	L44	N 81°44'55" E	63.00'
L9	S 35°31'34" E	28.49'	L27	S 81°44'55" W	12.14'	L45	S 08°15'05" E	15.00'
L10	S 21°20'12" E	117.48'	L28	N 21°01'51" W	26.66'	L46	N 81°44'55" E	3.00'
L11	N 60°11'43" E	28.00'	L29	N 81°44'55" E	0.58'	L47	N 08°15'05" W	15.00'
L12	S 29°44'57" E	14.09'	L30	N 08°15'05" W	8.71'	L48	N 81°44'55" E	63.00'
L13	N 60°15'03" E	15.00'	L31	S 81°44'55" W	15.00'	L49	S 08°15'05" E	15.00'
L14	S 29°44'57" E	12.02'	L32	N 08°15'05" W	11.23'	L50	N 81°44'55" E	21.12'
L15	S 00°15'28" W	198.41'	L33	N 21°01'51" W	66.72'	L51	N 57°23'32" E	21.89'
L16	N 83°06'55" W	15.08'	L34	N 68°58'09" E	16.00'	L52	S 32°36'28" E	14.70'
L17	S 11°04'30" W	1.79'	L35	N 21°01'51" W	5.44'	L53	N 89°44'32" W	14.85'
L18	S 74°44'05" E	15.08'	L36	N 59°48'05" E	26.34'	L54	N 00°15'28" E	90.00'
L19	S 57°23'32" W	21.89'	L37	S 21°01'51" E	0.78'	L55	N 89°44'32" W	15.00'
L20	S 81°44'55" W	242.92'	L38	N 68°58'09" E	16.00'	L56	N 00°15'28" E	45.00'
L21	N 07°09'10" W	10.98'	L39	S 21°01'51" E	118.02'	L57	S 89°44'32" E	15.00'
L22	S 36°44'55" W	6.24'	L40	S 68°58'09" W	14.09'	L58	N 00°15'28" E	57.00'
L23	S 81°44'55" W	16.65'	L41	N 08°15'05" W	14.79'	L59	S 89°44'32" E	13.86'
L24	N 08°15'05" W	5.00'	L42	N 81°44'55" E	18.00'	L60	N 29°45'30" W	32.54'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C4	3.00'	4.71'	90° 00' 00"	S 74°44'57" E	4.24'
C5	69.00'	36.14'	30° 00' 25"	S 14°44'44" E	35.73'
C6	69.00'	7.98'	6° 37' 37"	S 03°34'17" W	7.98'
C7	3.00'	4.55'	86° 48' 55"	S 53°28'38" W	4.12'
C8	3.00'	4.55'	86° 48' 55"	S 31°19'38" E	4.12'
C9	69.00'	50.73'	42° 07' 37"	S 36°19'44" W	49.60'
C10	69.00'	29.33'	24° 21' 23"	S 69°34'14" W	29.11'
C11	3.00'	2.26'	43° 14' 57"	N 76°37'36" W	2.21'
C12	23.58'	6.39'	15° 31' 43"	N 75°09'36" E	6.37'
C13	25.19'	32.91'	74° 50' 24"	N 29°19'12" E	30.62'
C14	3.00'	4.71'	90° 00' 00"	N 53°15'05" W	4.24'
C15	2.00'	3.14'	90° 00' 00"	N 23°58'09" E	2.83'
C16	2.00'	3.14'	90° 00' 00"	S 66°01'51" E	2.83'
C17	3.00'	5.58'	106° 32' 52"	S 15°41'43" W	4.81'
C18	25.00'	23.05'	52° 50' 07"	S 63°59'47" E	22.25'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C19	3.00'	5.12'	97° 50' 15"	N 40°40'03" E	4.52'
C20	3.00'	4.71'	90° 00' 00"	N 36°44'55" E	4.24'
C21	3.00'	4.71'	90° 00' 00"	S 53°15'05" E	4.24'
C22	3.00'	4.71'	90° 00' 00"	N 36°44'55" E	4.24'
C23	3.00'	4.71'	90° 00' 00"	S 53°15'05" E	4.24'
C24	7.00'	2.98'	24° 21' 23"	N 69°34'14" E	2.95'
C25	7.00'	1.11'	9° 06' 20"	N 52°50'22" E	1.11'
C26	3.00'	5.28'	100° 45' 41"	S 82°59'18" E	4.62'
C27	25.00'	17.29'	39° 37' 18"	N 26°49'12" E	16.95'
C28	3.00'	5.07'	96° 45' 05"	N 41°21'59" W	4.49'
C29	3.00'	4.71'	89° 59' 58"	N 44°44'33" W	4.24'
C30	3.00'	4.71'	90° 00' 00"	N 45°15'28" E	4.24'
C31	3.00'	5.68'	108° 32' 51"	N 35°59'03" E	4.87'
C32	25.00'	5.00'	11° 28' 07"	N 24°01'26" W	5.00'

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, 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.
- 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. ONSTRUCTION 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. PRIVATE P.R.V.'S**
WILL BE REQUIRED. WATER PRESSURE EXCEEDS 80 P.S.I.
- 13. BY SCALED MAP LOCATION**, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48439C0195L, MAP REVISED MARCH 21, 2019.
- 14. BEARINGS AND COORDINATES** ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°38'55.7". THE DISTANCES SHOWN HEREIN WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000136772746.

LEGEND/ABBREVIATIONS

IRF	IRON ROD FOUND
CIRS	5/8" YELLOW PLASTIC CAPPED IRON ROD SET MARKED "MMA"
CIRF MMA	5/8" YELLOW PLASTIC CAPPED IRON ROD FOUND MARKED "MMA"
MON.	MONUMENT
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PRCTCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
DRCTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
(XXX)	RECORD DATA
ESMT.	EASEMENT
FND.	FOUND
MEAS.	MEASURED
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

FINAL SHORT PLAT

LOTS 1R & 2, BLOCK 1 TRINITY RIVER ADDITION (REPLAT)

BEING ALL OF LOT 1, BLOCK 1, TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A CALLED 0.257 ACRE ADJOINING UNPLATTED TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 958
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER:

**TARRANT REGIONAL
WATER DISTRICT**
800 E. NORTHSIDE DRIVE
FORT WORTH, TX 76102

OWNER:

**SUMMIT LAND
DEVELOPMENT, LLC**
254 N SANTA FE, SUITE A
SALINA, KS 67401

DEVELOPER:

JGR ARCHITECTS
730 NORTH NINTH STREET
SALINA, KS 67401
TEL: 785-827-0386
cgillam@jgrarchitects.com
CONTACT: CHRIS GILLAM



PLAT CASE NO.: FS-21-244

THIS PLAT IS FILED IN DOCUMENT # D22313563 SHEET 2 OF 2
DATE: 6/28/2023

PRIVATE DRAINAGE EASEMENT DETAIL

