



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
NO HAZARDOUS MATERIALS ARE TO BE STORED

HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
NO HAZARDOUS MATERIALS ARE TO BE STORED

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 709.3 & 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

FIRE HYDRANT

FIRE ALARM REMOTE ANNUNCIATOR PANEL

FIRE ALARM CONTROL PANEL

EXAMPLE:

A-1
ASSEMBLY HALL
5,550 15
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

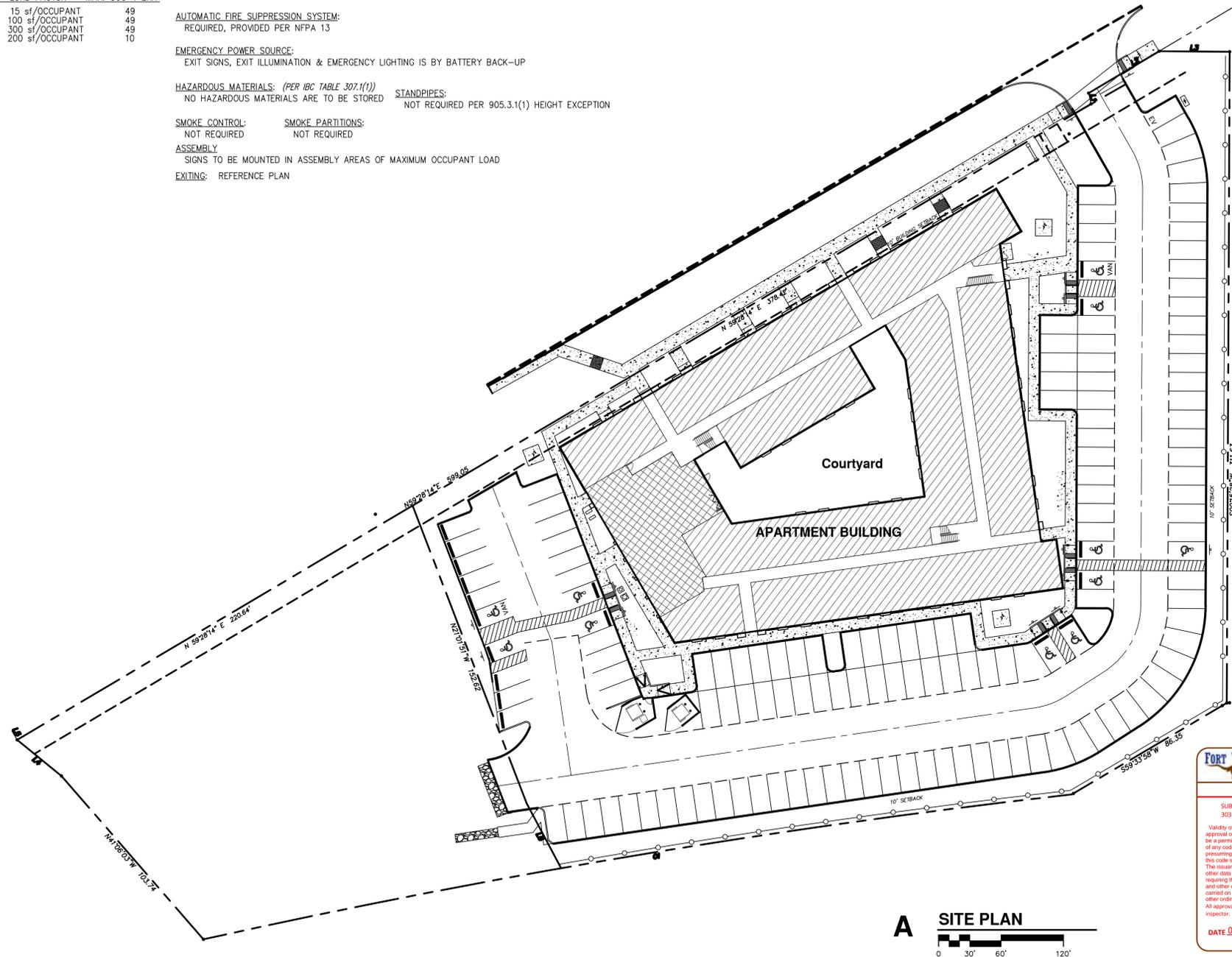
BUILDING INSPECTION DEPT: FORT WORTH

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



A SITE PLAN

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 presumes 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



REVISION:

DATE: 1-28-2022

JOB: 21-3137

SHEET:

CFP1

CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

FORT WORTH, TEXAS

Architects Planners Designers

1881 Main Street, Suite 301
Kansas City, MO 64108

730 N. Ninth
P.O. Box 2928
Salina, KS 67402

785.827.0386
jgr@jgarchitects.com



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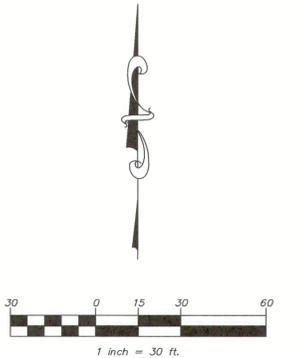
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L7	S 29°33'46" E	19.50'	L25	N 81°44'55" E	14.58'	L43	N 08°15'05" W	15.00'
L8	S 11°01'55" E	15.17'	L26	N 36°44'55" E	7.94'	L44	N 81°44'55" E	63.00'
L9	S 35°31'34" E	28.49'	L27	S 81°44'55" W	12.14'	L45	S 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	242.82'	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 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.
- 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**
ANY PUBLIC UTILITY, 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. OBSTRUCTION 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

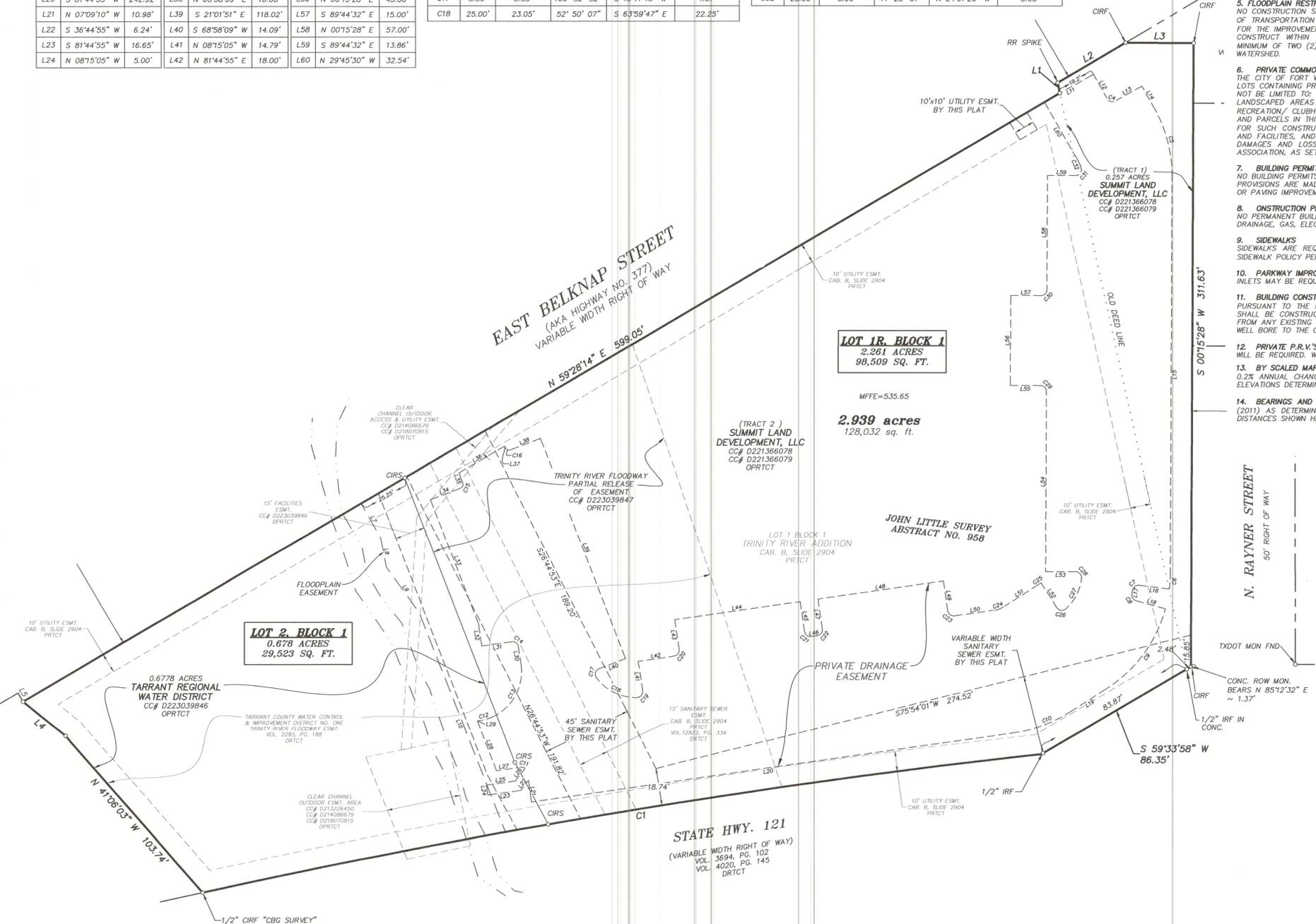
DEVELOPER:
JGR ARCHITECTS
730 NORTH NINTH STREET
SALINA, KS 67401
TEL: 785-827-0386
cgillam@jgrarchitects.com
CONTACT: CHRIS GILLAM

MAY 2023
SURVEYOR/ENGINEER:
 mima
civil engineering surveying landscape architecture planning
license registration number: 1-2759
license registration/number: 10088000
519 east border
orlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimatexas.com

PLAT CASE NO.: FS-21-244

THIS PLAT IS FILED IN DOCUMENT # 022313563 SHEET 2 OF 2
DATE: 6/28/2023

PRIVATE DRAINAGE EASEMENT DETAIL



PLATTED BY: LON WITTEN DATE: 5/6/2023 3:20 PM PATH: P:\MISC\020500\4448\Survey\0505\Plat\020500.dwg PLOT: 020500.dwg