

PERMIT USE ONLY

SEAL

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PROJECT
1301 S. RIVERSIDE DR.
FORT WORTH
TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
PRELIMINARY	1-11-19
PERMIT SET	DATE
BID SET	-
CONSTRUCTION SET	-
REVISION	-

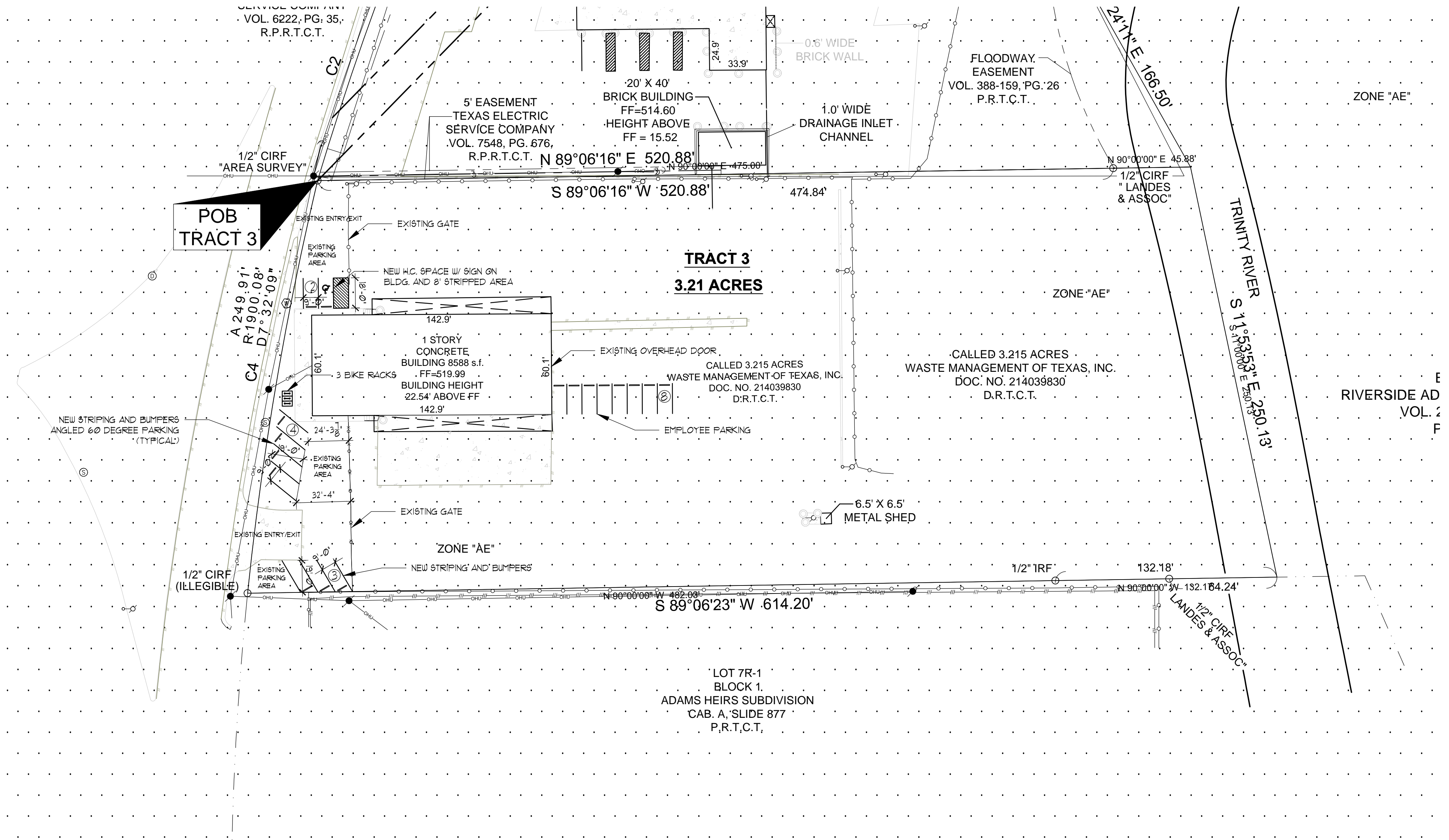
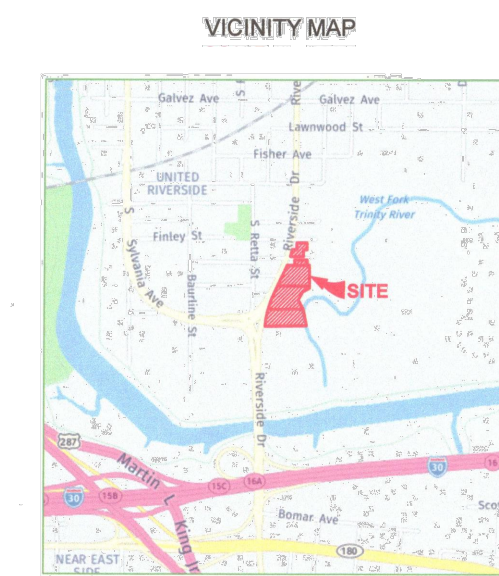
PROJECT NUMBER

SHEET TITLE
SITE PLAN
 SHEET NUMBER
A1.01

Chapter 6 Development Standards City of Fort Worth Zoning Ordinance

Use	Requirement
Industrial building	INDUSTRIAL
	2 spaces per 1,000 square feet gross floor area or 1 space per 3 employees, whichever is greater
Warehouse building	1 space per 4 employees
	4 spaces minimum

(Ord. No. 13896, Eff. 10/12/89; 14331, 09/05/00; 15911, 03/11/04; 16086, 08/17/04; 17024, 06/20/06; 18129, 06/03/08; 20666, 04/09/13)



SITE PLAN
 SCALE: 1" = 40'-0"

TRACT 3

Being a 3.21 acre tract or parcel of land situated in the Benjamin E. Waller Survey, Abstract Number 1659, in Tarrant County, Texas and being all of a called 3.215 acre tract of land described in the deed to Waste Management of Texas, Inc., recorded in Document Number 214039830 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at capped 1/2" iron rod stamped "AREA SURVEYING" found at the Northwest corner of said 3.215 acre tract and the Southwest corner of Lot 2, Block 1 of Material Control Subdivision an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-159, Page 26 of the Plat Records of Tarrant County, Texas and being in the East right-of-way line of Riverside Drive (variable width right-of-way);

THENCE North 89°06'16" East, with the North line of said 3.215 acre tract and the common South line of said Lot 2, Block 1, passing at 474.84 feet a capped 1/2" iron rod stamped "LANDS & ASSOC." found for reference, continuing on said course a total distance of 620.89 to a point in the West Fork of the Trinity River and being in the West line of Block A of the Third Filing of Riverside Addition in addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 204-A, Page 114 of the Plat Records of Tarrant County, Texas;

THENCE South 11°53'53" East, with the East line of said 3.215 acre tract and the common West Line of Block A and the meanders of said River, a distance of 250.13 to a point in said River;

THENCE South 89°06'23" West, with the South line of said 3.215 acre tract and the common North line of Lot 7R-1, Block 1 of Adams Heirs Subdivision an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 877 of the Plat Records of Tarrant County, Texas, passing at 64.24 feet a capped 1/2" iron rod stamped "LANDS & ASSOC." found for reference and passing at 132.18 feet a 1/2" iron rod found for reference, continuing on said course a total distance of 614.20 feet to a capped 1/2" iron rod found at the Southwest corner of said 3.215 acre tract and the Northwest corner of said Lot 7R-1 and being in the East right-of-way line of said Riverside Drive and being in a curve to the right with a radius of 1900.08 feet, a delta angle of 7°32'06", a chord bearing and distance of North 09°37'21" East, 249.70 feet;

THENCE with said curve to the right and the West line of said 3.215 acre tract and the common East right-of-way of said Riverside Drive an arc length of 249.88 feet to the POINT OF BEGINNING and containing 3.21 acres of land more or less.

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