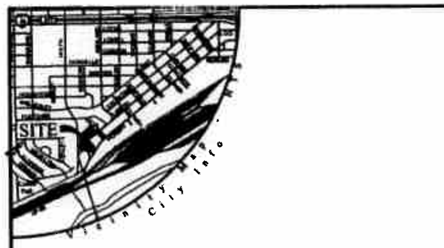


WATER/WASTEWATER IMPACT FEES

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 filing 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 II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

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.

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.

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".

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 of 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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for 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 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.

PUBLIC OPEN SPACE RESTRICTION

No structure, object, or plat 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. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric cable or other utility easement of any type.

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(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

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 these 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.

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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parkway permit.

OIL OR GAS WELL PROXIMITY TO BUILDINGS

Building(s), not essential or necessary to the operation of an oil or gas well within the subdivision, shall not be constructed within 200 ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.

Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

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:

- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

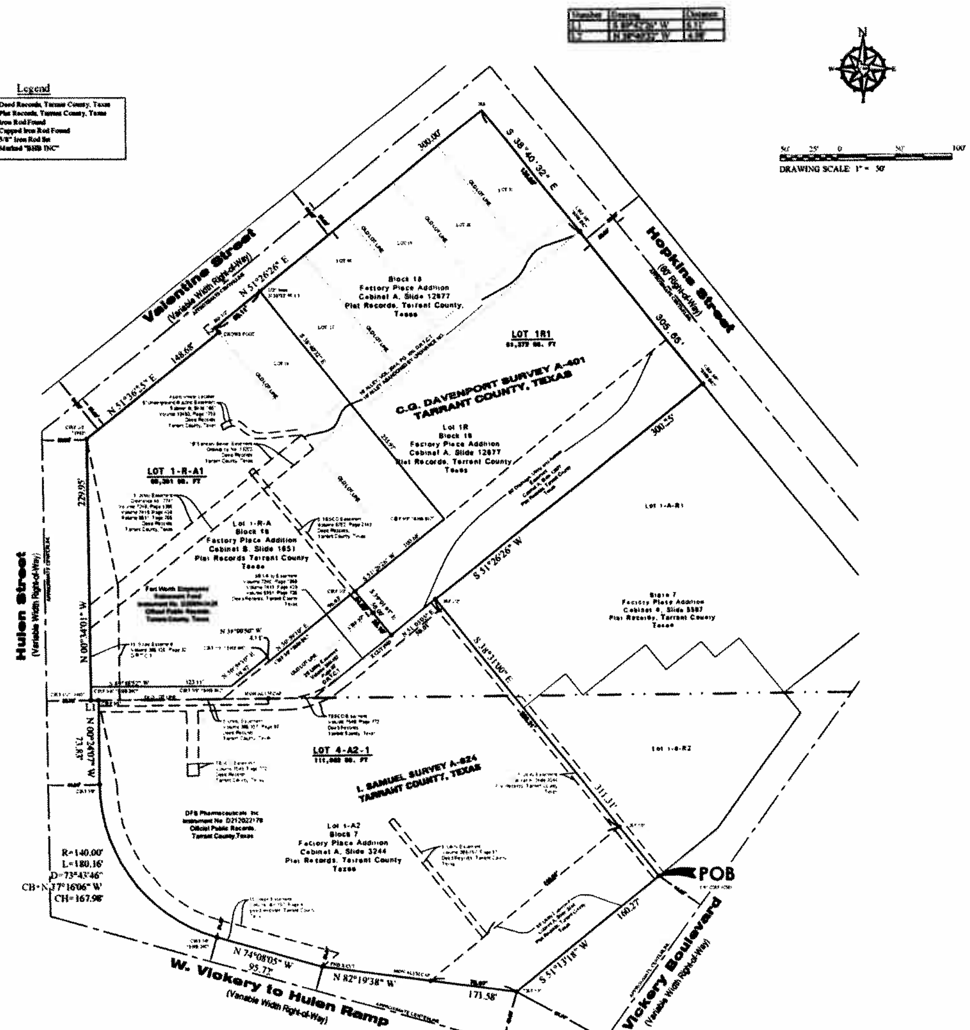
Engineer/Surveyor:

Baird, Hampton & Brown, Inc.
Engineering & Surveying

Drawing: [illegible]
Saved By: [illegible] Save Time: 12/13/2012 1:34 PM Plotted by: Candy Home Plot Date: 1/10/2013 10:54 AM

Legend

DRTCT	Deed Records, Tarrant County, Texas
PRTCT	Plat Records, Tarrant County, Texas
IRF	Iron Rod Found
CIRF	Capped Iron Rod Found
IRS	5/8" Iron Rod Set Marked "BHB INC"



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

Surveyor's Notes

Basis of Bearing this survey is the North line of Vickery Street as shown by plat recorded in Cabinet A, Slide 3244, Plat Records, Tarrant County, Texas

By scale location this area shown by FEMA map FIRM 48439C0285K, with a revised date of September 25, 2009 this tract is within area Zone X (non-shaded)

Zone X (non-shaded) - Areas determined to be outside the 0.02% annual chance floodplain

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS Fort Worth Employees' Retirement Fund is the owner of all of Lot 1R, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 204A, Page 100, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and a portion of Lot 1-R-A, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 1851, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and a portion of Lot 1R, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet A, Slide 12877, P.R.T.C.T.; **DFB Pharmaceuticals, Inc.** is the owner of all of Lots 17-21, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 204A, Page 100, P.R.T.C.T. and a portion of Lot 1R, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet A, Slide 12877, P.R.T.C.T. and a portion of Lot 1-R-A, Block 18, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 1851, P.R.T.C.T. and all of Lot 4-A2, Block 7, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet A, Slide 3244, P.R.T.C.T.; said tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod in the northwest right-of-way line of W. Vickery Boulevard [illegible] of Lot 1-A-R1, Block 7, Factory Place Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet A, Slide 5587, P.R.T.C.T. and being the most easterly corner of said Lot 4-A2;

THENCE South 51°13'18" West (basis of bearings) with the common line between the northwest right-of-way line of said W. Vickery Boulevard and the southeast line of said Lot 4-A2-1, a distance of 160.27 feet to a found 5/8 inch capped iron rod in the north right-of-way line of W. Vickery to Hulen Ramp (variable width right-of-way) for the most southerly corner of said Lot 4-A2;

THENCE North 82°19'38" West, continuing with the common line between the north right-of-way line of said W. Vickery to Hulen Ramp and the south line of said Lot 4-A2 [illegible]

THENCE North 74°08'05" West, continuing with said common line, a distance of 95.72 feet to a found 5/8 inch capped iron rod marked "BHB INC";

THENCE continuing with said common line and a curve to the right having a radius of 140.00 feet, an arc length of 180.16 feet, a central angle of 73°43'46" and a chord which bears North 37°16'06" West, a distance of 167.98 feet to a found 5/8 inch capped iron rod in the east right-of-way line of Hulen Street (variable width right-of-way);

THENCE North 00°24'07" West, with the common line between the east right-of-way line of said Hulen Street and the west line of said Lot 4-A2, a distance of 73.83 feet to a found 5/8 inch capped iron rod for the most westerly southwest corner of said Lot 1-R-A;

THENCE [illegible]

THENCE North 00°34'01" West, continuing with said common line, a distance of 229.95 feet to a found [illegible] at the intersection of the east right-of-way line of said Hulen Street and the southeast right-of-way line of Valentine Street [illegible] the northwest corner of said Lot 1-R-A;

THENCE North 51°36'25" East, with the common line between the southeast right-of-way line of said Valentine Street and the northwest line of said Lot 1-R-A, a distance of 148.68 feet [illegible]

THENCE North 38°40'32" West [illegible]

THENCE North 51°26'26" East, with the common line between the southeast right-of-way line of said Valentine Street and the northwest line of the aforementioned Block 18, Factory Place Addition [illegible] for a total distance of 300.00 feet [illegible] 5/8 inch iron rod marked "BHB INC" at the north corner of the aforementioned Lot 21 [illegible] the southeast right-of-way line of Hopkins Street (80' right-of-way);

THENCE South 38°40'32" East [illegible]

THENCE [illegible]

THENCE South 38°31'00" East [illegible] to the **POINT OF BEGINNING** and **CONTAINING** [illegible] square feet [illegible]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Fort Worth Employees' Retirement Fund** and **DFB Pharmaceuticals, Inc.** [illegible] **LOTS 1-R-A1, 4-A2-1 & 1R1, BLOCK 18, FACTORY PLACE ADDITION** [illegible]

[illegible]

STATE OF TEXAS
COUNTY OF TARRANT

[illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of __________, 2012

Notary Public in and for the State of Texas — My Commission Expires

DFB Pharmaceuticals, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

[illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of __________, 20__

Notary Public in and for the State of Texas — My Commission Expires

SURVEYOR'S CERTIFICATION

[illegible]

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

John Margotta — Date
Registered Professional Land Surveyor No. 5956

Purpose of Document: Review
Surveyor: John Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 12-13-12

Owners/Applicants/Developers:

Fort Worth Employees' Retirement Fund
3801 Hulen Street, Suite 101
Fort Worth, Texas 76107

DFB Pharmaceuticals, Inc
3909 Hulen Street
Fort Worth, TX 76107

FINAL PLAT
5.985 ACRES
LOTS 1-R-A1, 4-A2-1 & 1R1, BLOCK 18
FACTORY PLACE ADDITION

BEING A REPLAT OF
LOTS 1-R-A, BLOCK 18, 4-A2, BLOCK 7,
LOT 16-21, BLOCK 18 AND 1-R, BLOCK 18
FACTORY PLACE ADDITION
C.G. DAVENPORT SURVEY A-401 &
I. SAMUEL SURVEY A-824
FORT WORTH, TARRANT COUNTY, TEXAS
JANUARY, 2013

This plat filed in Cabinet ___ Slide ______