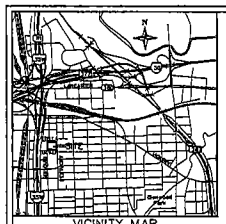


VICINITY MAP
NTS

OWNER:
RENFRO FOODS, INC
815 STELLA STREET
FORT WORTH, TX 76104

ENGINEER:
PAPE-DAWSON ENGINEERS, INC
500 WEST SEVENTH STREET
FORT WORTH, TX 76102

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

CITY OF FORT WORTH STANDARD PLAT NOTES:

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.

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".

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.

NOTES

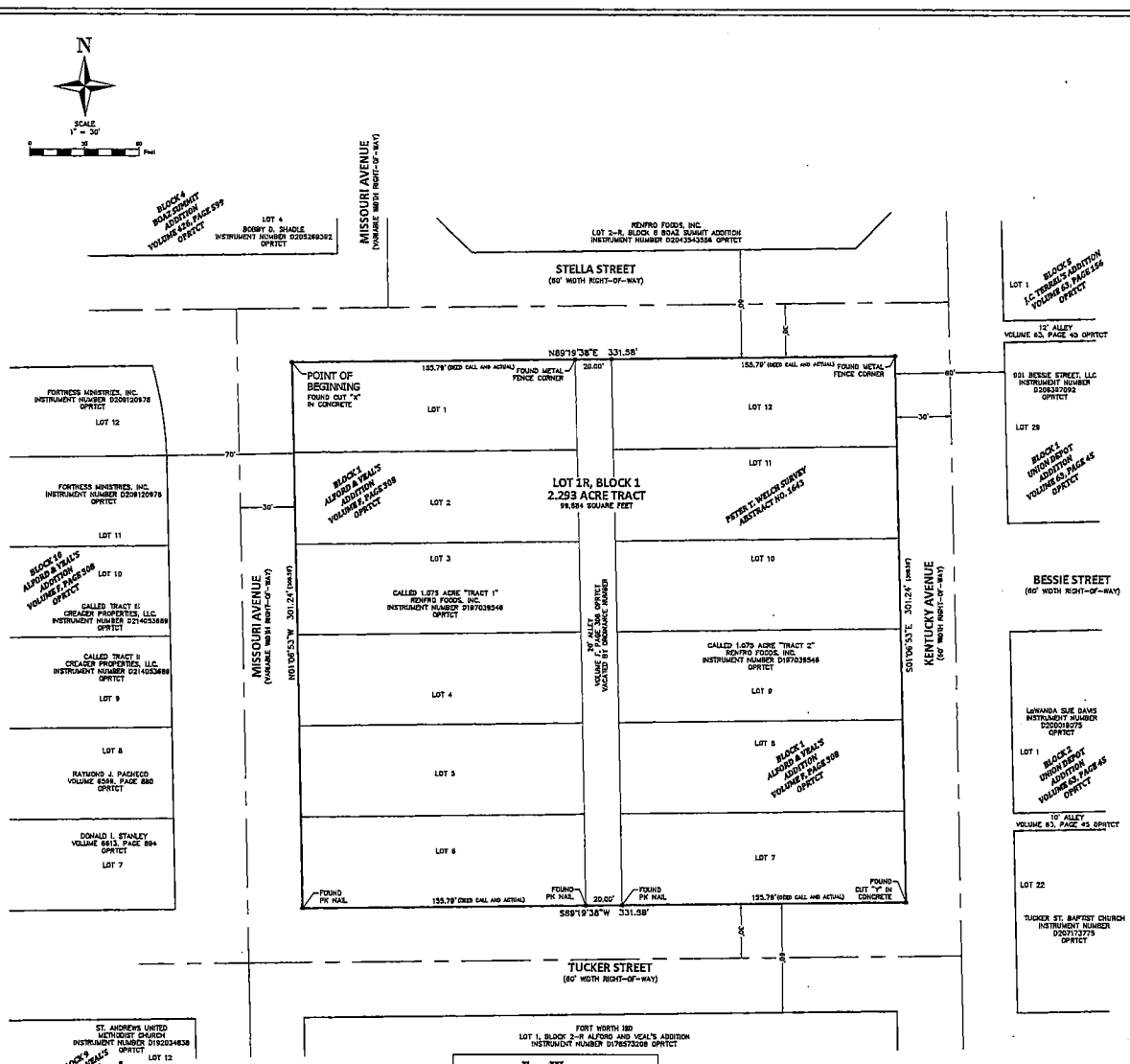
1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 303 of 425, Map Numbers 48439C0305 K, Map Revised Date: September 25, 2009, the subject property is located in Zone X Unshaded, "Areas determined to be outside the 0.2% annual chance floodplain."
This statement does not reflect any type of flood study by this firm.

3. Land use is NS-TN

LEGEND

DPRTCT – OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Renfro Foods Inc. acting by and through the undersigned, their duly authorized agent, is the owner of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION

BEING 2.293 acre tract of land situated in the Peter T. Welch Survey, Abstract Number 1643, located in the City of Fort Worth, Tarrant County, Texas, being all of Lots 1,2,3,4,5,6,7,8,9,10,11,12, and all of the 20' Alley in Block 1, Alford & Veal's Addition, recorded in Volume F, Page 308 of the Official Public Records, Tarrant County, Texas, (OPRTCT), and being all of "Tract 1" and "Tract 2" in Warranty Deed to Renfro Foods, Inc. recorded in Instrument Number D197039548, OPRTCT, said 2.293 acre tract being more particularly described as follows:

BEGINNING at a found cut "X" in concrete at the northwest corner of said Block 1 and the northwest corner of said "Tract 1", at the intersection of the East right-of-way line of Missouri Avenue (variable width) and the south right-of-way line of Stella Street (60' width);

THENCE North 89 degrees 19 minutes 38 seconds East, with the north line of said Block 1, 331.58 feet to a found metal fence corner at the northeast corner of said Block 1 and the northeast corner of said "Tract 2", at the intersection of the west right-of-way line of Kentucky Avenue (60' width) and the south right-of-way line of Stella Street;

THENCE South 01 degrees 06 minutes 53 seconds East, with the east line of said Block 1, a distance of 301.24 feet to a found cut "X" in concrete at the southeast corner of said Block 1 and the southeast corner of said "Tract 2", at the intersection of the west right-of-way line of Kentucky Avenue and the north right-of-way line of Tucker Street (60' width);

THENCE South 89 degrees 19 minutes 38 seconds West, with the south line of said Block 1, a distance of 331.58 feet to a found pk nail at the southwest corner of said Block 1 and the southwest corner of said "Tract 1", at the intersection of the east right-of-way line of Missouri Avenue and the north right-of-way line of Tucker Street;

THENCE North 01 degrees 06 minutes 53 seconds West, with the west line of said Block 1, a distance of 301.24 feet to the POINT OF BEGINNING and containing 2.293 acres, or 99,884 square feet of land, more or less.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Renfro Foods Inc. does hereby adopth this plat of Lot 1R, Block 1, of Alford & Veal's Addition, in the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the streets, alleys, parks, playgrounds and utility easements only shown thereon and does hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permissions of anyone.

EXECUTED at Fort Worth, Texas, this _____ day of _____ 2014.

Renfro Foods Inc

By: _____

For Renfro Foods

STATE OF TEXAS --
COUNTY OF TARRANT --

Before Me, the undersigned authority, on this day personally appeared _____ for Renfro Foods Inc., 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 purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ____ day of _____ 2014.

_____
Notary Public in an for the State of Texas

My commissoin expires _____

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Surveyor's Certificate

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in teh month of September, 2014

_____
Kenneth H. Yazel Jr.
Registered Professional Land Surveyor No. 6182

A FINAL PLAT OF LOT 1R, BLOCK 1 ALFORD & VEAL'S ADDITION 2.293 ACRES

BEING A REPLAT OF LOTS 1,2,3,4,5,6,7,8,9,10,11, AND 12, BLOCK 1, ALFORD & VEAL'S ADDITION, AS RECORDED IN VOLUME 5, PAGE 308, SITUATED IN THE PETER T. WELCH SURVEY, ABSTRACT 1643.

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

FX-XXX-XXX

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
682.233.2030
2014-057-004

PAPE-DAWSON ENGINEERS
500 WEST 7TH ST
SUITE 827
FORT WORTH TEXAS 76102
PHONE: 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS. FIRM REGISTRATION # 470