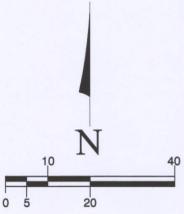


VICINITY MAP NOT TO SCALE

CALLED 39.874 AC. TR. 1
WALL HOMES TEXAS LLC
TO
SUMMERS SYCAMORE I, LTD
D207385663
R.P.R.T.Co.TX

LOT 3, BLOCK 9
1.211 ACRES

CALLED 1.211 AC. TR.
SUMMERS SYCAMORE I, LTD
TO
7-ELEVEN, INC.
D215216745
R.P.R.T.Co.TX



* BEARINGS BASED ON:
TEXAS COORDINATE SYSTEM OF 1983, NORTH
CENTRAL ZONE (4202)
ESTABLISHED BY GPS TIES TO GEODETIC CONTROL
REFERENCE FRAME: NAD83 (2011) EPOCH 2010

LEGEND

()	PLAT/DEED CALLS
C&A	CALL & ACTUAL
CL	CENTER LINE
BL	BUILDING LINE
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
---	BOUNDARY LINE
- - -	EASEMENT
---	PROPERTY LINE
---	RIGHT-OF-WAY

CALLED 39.874 AC. TR. 1
WALL HOMES TEXAS LLC
TO
SUMMERS SYCAMORE I, LTD
D207385663
R.P.R.T.Co.TX

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.

Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable previsions 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.

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.

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 I 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.

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.

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 I 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.

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

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

P.R.V.'s required
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

D215256701 11/13/2015

5300

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 10/16/2015

BY: *Cheryl R. Ruff*
CHAIRMAN

BY: *Mary Elliott*
SECRETARY

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the City of Fort Worth, Texas.

William M. Coleman 60015
Wm. M. Coleman, R.P.L.S. 4001 DATE

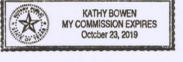


FP15-036

SUMMER CREEK STATION,
LOT 3, BLOCK 9
BEING 1.211 ACRES
IN THE
J. VAN LENT SY. A-1871
FORT WORTH,
TARRANT COUNTY, TEXAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF October, 2015.

Kathy Bowen
Notary Public in the State of Texas



My Commission Expires: 10/23/19

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 7-ELEVEN, INC. does hereby adopt this plat designating the herein described property as LOT 3, BLOCK 9, SUMMER CREEK STATION in Tarrant County, Texas and does hereby dedicate to the public use forever the street rights-of-way and public easements shown hereon.

[Signature]
7-ELEVEN, INC.

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned Notary Public in and for the State of Texas on this day personally appeared *[Signature]* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration thereon expressed, and in the capacity therein stated:

DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, 7-ELEVEN, INC. are the owners of all that certain tract of land situated in the J. Van Lent Survey Abstract Number 1871, City of Fort Worth, Tarrant County, Texas, and being all of the called 1.211 acre tract described in the deed from Summer Sycamore I, LTD to 7-ELEVEN, INC. recorded in Document Number D215216687 of the Official Property Records of Tarrant County, Texas; the subject tract being more particularly described by metes & bounds as follows with bearings relative to Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Southwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found (hereinafter referred to as 1/2IRF) at the Southwest corner of the said 1.211 acre tract on the Northwest right-of-way of Sycamore School Road from which a 1/2 inch iron rod with a plastic cap stamped "WEIR & ASSOC" found at the Southwest corner of the called 39.874 acre tract described in the deed from Wall Homes Texas, LLC to Summer Sycamore I, LTD recorded in Document Number D207385663 of the said Official Records bears an arc length of 134.38 feet (chord bearing South 65 Degrees 41 Minutes 24 Seconds West a distance of 134.32 feet) and South 62 Degrees 36 Minutes 20 Seconds west a distance of 198.75 feet;

THENCE North 27 Degrees 20 Minutes 25 Seconds West with the West line of the 1.211 acre tract a distance of 222.00 feet to a 1/2IRF at the Northwest corner thereof;

THENCE North 62 Degrees 39 Minutes 35 Seconds East with the North line of the 1.211 acre tract a distance of 228.00 feet to a 1/2IRF at the Northeast corner thereof on the West right-of-way line of Summer Creek Drive from which a 1/2 inch iron rod with a plastic cap stamped "WEIR & ASSOC" found at an angle point in the East line of the 39.874 acre Tract I bears North 27 Degrees 20 Minutes 25 Seconds West a distance of 20.63 feet;

THENCE South 27 Degrees 20 Minutes 25 Seconds East with the West right-of-way line of Summer Creek Drive and the East line of the 1.211 acre tract a distance of 181.08 feet to a 1/2 inch iron rod with a plastic cap stamped "WEIR & ASSOC" found at the beginning of a curve to the right having a radius of 60.00 feet;

Thence Southwesterly continuing with the West right-of-way line of Summer Creek Drive and the East line of the 1.211 acre tract along the arc of said curve, an arc length of 97.87 feet (chord bearing South 19 Degrees 19 Minutes 55 Seconds West a distance of 87.38 feet) to a 1/2 inch iron rod with a plastic cap stamped "WEIR & ASSOC" found at the end of the said curve and the beginning of another curve to the right having a radius of 1,135.00 feet;

Thence Southwesterly with the North right-of-way line of Sycamore School Road and the South line of the 1.211 acre tract along the arc of the said curve, an arc length of 105.46 feet (chord bearing South 68 Degrees 47 Minutes 14 Seconds West a distance of 105.44 feet) to a 1/2 inch iron rod with a plastic cap stamped "WEIR & ASSOC" found at the end of the said curve and the beginning of another curve to the left having a radius of 1,265.00 feet;

Thence Southwesterly continuing with the North right-of-way line of Sycamore School Road and the South line of the 1.211 acre tract along the arc of the said curve, an arc length of 60.13 feet (chord bearing South 70 Degrees 05 Minutes 43 Seconds West a distance of 60.13 feet) to the PLACE OF BEGINNING and enclosing 1.211 acres of land.

DATE: 02-13-15

REVISIONS:
07-14-15/comments
09-23-15/extra
10-05-15/seed ref

Coleman & Assoc.
Land Surveying
P.O. BOX 068 DENTON, TEXAS 76202
PHONOSURVEYS, FAX (817) 381-5000
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FINAL PLAT

OWNER
SUMMER SYCAMORE I, LTD
5810 N. CENTRAL EXPY., #2250
DALLAS, TEXAS 75206
(214) 381-5000

SUMMER CREEK STATION
LOT 3, BLOCK 9
1.211 ACRES IN THE J. VAN LENT SY. A-1871
TARRANT COUNTY, TEXAS

JOB NUMBER
15-1968

DRAWN: DGH
CHECKED: MGD

SCALE
1" = 20'

ORIGINAL PAPER
SIZE = 24"x36"

01
OF
01

CITY OF FORT WORTH PRELIMINARY PLAT CASE NUMBER: PP-012-003
CITY OF FORT WORTH FINAL PLAT CASE NUMBER: FP-15-036