

UTILITY EASEMENTS
 Any public franchised 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; any they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, 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.

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 current impact fee ordinance. 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 the connection date to the municipal water and/or wastewater system.

SITE DRAINAGE STUDY
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.

FLOOD-PLAIN RESTRICTIONS
 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 (s) 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.

PRIVATE COMMON AREA AND FACILITIES
 The City of Fort Worth shall not be held responsible for the construction or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances; recreation, landscape and open space areas; water and wastewater distribution, collection and treatment facilities; and club house, recreation buildings and outdoor 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.

MAINTENANCE: FLOOD-PLAIN/DRAINAGE WAY
 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 on free of debris, silt, or other substances which would result in the 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 flood-plain easement line as shown on the plat.

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."

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.

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 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.

GENERAL NOTES:

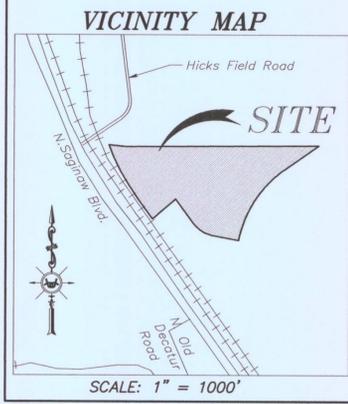
- Building setback lines to be established per requirements of City of Fort Worth zoning ordinance.
- The basis of bearing is the Texas State Plane Coordinate System, North Central Texas Zone, NAD83, As Derived By Field Observation Utilizing the RTK Network Administered by SmartNet North America.
- All recording information on this plat is per Tarrant County deed and plot records.

This lot is not within a 100-year flood plain or a depicted flood zone area for the current FIRM Map dated Sept. 25, 2009, Panel# 48439C0045K.

Direct Access to Business Highway 287 is restricted to those locations that have been reviewed and approved by TxDOT.

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

Lots 1 and 2, Block 1 of Reynolds Industrial Addition, an addition to the City of Fort Worth, are not served by a public sewer facility and no provision for the installations thereof have been made. These lots have approval from the County to be served by On Site Sewage Facility. In the event the owner of said lot desires to change the usage of the property, or increase density beyond that which can be served by OSSF, the City of Fort Worth will require the extension of sewer and installation at the sole cost and expense of the Owner. The property owner of these lots shall be responsible for the cost of installing the public sewer facilities to serve the subject lot, as per the water & wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. The Per acre will be due at final plat for any future platted acreage not included in FP-15-113.



BOYDSTON DESIGNS, INC.
 222 W. Exchange Ave., Suite 105
 Fort Worth, TX 76164
 Voice: 817 626-7878 - Fax: 817 626-7879
 Civil Engineering-Surveying-Land Planning
 E. Reg.# F-11307 • S. Reg.#10193818

LEGEND
 CIRS = 5/8" CAPPED IRON ROD SET "BDI #6353"
 CIRF = CAPPED IRON ROD FOUND
 TCCIN = TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
 IRF = IRON ROD FOUND

BOUNDARY CURVE TABLE

Curve	Radius	Chord Bearing	Chord Length	Arc Length	Delta
C1	500.00'	S25°45'47"E	180.06'	181.05'	20°44'48"
C2	800.00'	S26°13'12"E	300.64'	302.44'	21°39'38"

WATER EASEMENT CURVE TABLE

Curve	Radius	Chord Bearing	Chord Length	Arc Length	Delta
WC1	507.50'	S27°33'59"E	151.25'	151.82'	17°08'23"
WC2	507.50'	S16°03'47"E	11.93'	11.93'	1°20'48"
WC3	792.50'	S26°13'12"E	297.82'	299.60'	21°39'38"
WC4	807.50'	N26°13'12"W	303.46'	305.28'	21°39'38"
WC5	492.50'	N17°58'57"W	44.56'	44.57'	5°11'08"
WC6	492.50'	N29°13'42"W	118.47'	118.76'	13°48'57"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°08'11"E	47.18'
L2	S15°23'23"E	3.84'
L3	S37°03'01"E	185.92'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	N89°42'28"E	18.50'
WL2	S36°08'11"E	41.77'
WL3	N74°36'37"E	32.56'
WL4	S17°43'02"E	20.02'
WL5	S74°36'37"W	32.51'
WL6	S15°23'23"E	3.84'
WL7	S37°03'01"E	183.41'
WL8	S49°55'26"W	15.02'
WL9	N37°03'01"W	89.94'
WL10	S52°56'59"W	32.50'
WL11	N37°03'01"W	15.00'
WL12	N52°56'59"E	32.50'
WL13	N37°03'01"W	79.27'
WL14	N15°23'23"W	3.84'
WL15	S68°33'08"W	32.51'
WL16	N21°26'52"W	15.00'
WL17	N68°33'08"E	32.51'
WL18	N36°08'11"W	52.60'



This is to certify that I, Noah Boydston, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Noah C. Boydston June 14, 2016
 Noah Boydston Date
 R. P. L. S. 6353
 Surveyed on the ground August 10, 2015.

Mapsc 33A, 33B, 33C
 TAD 2030-448
 City of Fort Worth
 Related Case Numbers:
 PP-15-062
 Case No. FP-015-113

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: *July 13, 2016*
 BY: *Amato R. Boren* CHAIRMAN
 BY: *Mary Elliott* SECRETARY

DATE PLAT FILED: *7-13-16*
 INSTRUMENT NO: *D216155822*
 PLAT RECORDS, TARRANT COUNTY, TEXAS

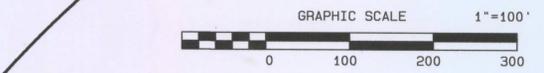
Owner: Reynolds Asphalt and Construction
 701 S. Industrial Ave., Suite 100
 Euless, TX 76040
 Voice: (817) 267-3131

Surveyor: Boydston Designs Inc.
 222 W. Exchange Ave. #105
 Fort Worth, TX 76164
 Voice: (817) 626-7878

CORRECTED PLAT
 Added Abandoned Well Information Only

FINAL PLAT OF
LOTS 1 AND 2, BLOCK 1
REYNOLDS INDUSTRIAL ADDITION
 Being all of a called 9.718 acre tract of land to Reynolds Asphalt and Construction as recorded in a deed filed in Volume 9257, Page 763, DRCTC, and all of that 25.479 acre tract of land to Reynolds Asphalt and Construction as recorded in TCCIN D215242293.
Benjamin Thomas Survey, Abstract 1497
 City of Fort Worth, Tarrant County, Texas
 JUNE 2016 2 LOTS 35.208 ACRES

SEE ORIGINAL PLAT FOR ADDRESSING



R=1340.00'
 CB=S33°27'57"W
 CH=999.33'
 Arc Length=1024.07'
 Delta=43°47'14"

R=950.00'
 CB=N58°22'50"W
 CH=691.11'
 Arc Length=707.33'
 Delta=42°39'37"



This is to certify that I, Noah Boydston, a Registered Professional Land Surveyor for the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey work by me and those under my supervision.

Noah C. Boydston June 14, 2016
 Noah Boydston Date
 R. P. L. S. 6353
 Surveyed on the ground August 10, 2015.

Mapsc 33A, 33B, 33C
 TAD 2030-448
 City of Fort Worth
 Related Case Numbers:
 PP-15-062
 Case No. FP-015-113

OWNER'S CERTIFICATION / DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

Whereas **REYNOLDS ASPHALT AND CONSTRUCTION COMPANY** is the owner of a 35.208 acre tract of land in the Benjamin Thomas Survey, Abstract No. 1497, City of Fort Worth, Tarrant County, Texas. Said 35.208 acre tract is all of that tract of land called 9.718 acres conveyed to Reynolds Asphalt and Construction Company as recorded in Volume 9257, Page 763, Deed Records of Tarrant County Texas (DRTCT) and also all of that 25.479 acre tract of land conveyed to Reynolds Asphalt and Construction Company as recorded in Tarrant County Clerk's Instrument No. (TCCIN) D215242293. Said 35.208 acre tract is more particularly described by metes and bounds as follows:

Point of Beginning is a found 2" Galvanized steel fence post found for the northwest corner of the said 9.718 acre tract;

Thence with the TESCO tract filed in Volume 5122, Page 583, DRTCT, South 84 degrees 37 minutes 17 seconds East a distance of 201.27 feet to a 1/2 inch iron rod found for corner;

Thence with said TESCO tract North 89 degrees 42 minutes 28 seconds East a distance of 2304.76 feet to a 5/8" iron rod with cap "BDI 6353" set for the northeast corner of said 25.479 acre tract, at 457.58 feet pass a 5/8 inch iron rod with cap "BDI 6353" set for the most northerly northeast corner of said 9.718 tract and the northwest corner of said 25.479 acre tract;

Thence South 55 degrees 21 minutes 34 seconds West a distance of 489.99 feet to a 5/8" iron rod with cap "BDI 6353" set;

Thence with a curve to the left (tangent to said line) having a radius of 1340.00 feet, a chord which bears South 33 degrees 27 minutes 57 seconds West, a chord length of 999.33 feet, an arc length of 1024.07 feet, and subtending an angle of 43 degrees 47 minutes 14 seconds;

Thence North 79 degrees 42 minutes 38 seconds West a distance of 91.22 feet;

Thence with a curve to the right (tangent to said line) having a radius of 950.00 feet, a chord which bears North 58 Degrees 22 Minutes 50 Seconds West, a chord length of 691.11 feet, an arc length of 707.33 feet, and subtending an angle of 42 Degrees 39 Minutes 37 Seconds;

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Thence (tangent to said curve) North 37 Degrees 03 Minutes 01 Seconds West a distance of 128.64 feet to a 5/8 inch iron rod with cap "BDI 6353" set;

Thence South 49 degrees 55 minutes 26 seconds West a distance of 357.60 feet to a steel pipe fence brace found, said fence brace being in the easterly right-of-way of the Burlington Northern and Santa Fe Railroad (formerly the SL & SF Railway);

Thence with said railroad ROW North 37 degrees 00 minutes 31 seconds West a distance of 93.78 feet to a 1/2 inch iron rod found;

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Thence with said railroad ROW North 36 degrees 51 minutes 33 seconds West a distance of 194.37 feet to a 1-inch iron rod found;

Thence with said railroad ROW North 33 degrees 59 minutes 13 seconds West a distance of 194.58 feet to a 1-inch iron rod found;

Thence with said railroad ROW North 30 degrees 12 minutes 08 seconds West a distance of 194.51 feet to a 1/2 inch iron rod found with cap "Landes";

Thence with said railroad ROW North 26 degrees 37 minutes 40 seconds West a distance of 194.29 feet to a 1/2 inch iron rod found with cap "Landes";

Thence with said railroad ROW North 22 degrees 07 minutes 40 seconds West a distance of 145.40 feet to the Point of Beginning.

Containing 35.208 acres or 1,533,662 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT: **REYNOLDS ASPHALT AND CONSTRUCTION COMPANY** does hereby adopt this plat designating the herein above described tract to be Lots 1 and 2, Block 1, Reynolds Industrial Addition, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public forever the easements and rights-of-way shown hereon.

Witness my hand this the 13th day of July, 2016.

REYNOLDS ASPHALT AND CONSTRUCTION COMPANY

701 Industrial Blvd., Suite 100

Eules, TX 76040

By: [Signature]

Name: GARY E. REYNOLDS

Title: PRESIDENT

Date: July 13, 2016

State of Texas

County of Tarrant

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Gary E. Reynolds, 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.

Given under my hand and seal of office, this the 13th day of July, 2016

[Signature]
Notary Public in and for the State of Texas

My commission expires: 6/17/19

