

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.

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.

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.

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.

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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Private Common Areas and Facilities
The City of Fort Worth shall not be held responsible for the 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 be 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.

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.

Flood Plain/Drainage-Way: 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 those 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.

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.

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".

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.

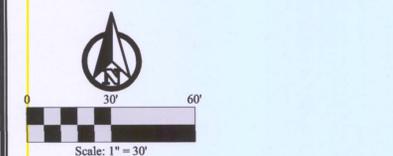
Parkway Permit
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance
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 space 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.

LEGEND OF ABBREVIATIONS
TxCS, 83,NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
P.O.S.E. Public Open Space Easement
POB Point of Beginning
INST.# Instrument Number
C&B Carter & Burgess

MONUMENTS / BEARING BASIS
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
Monuments are found if not marked MNS or CRS.
Bearings are based on grid north (TxCS, 83,NCZ)



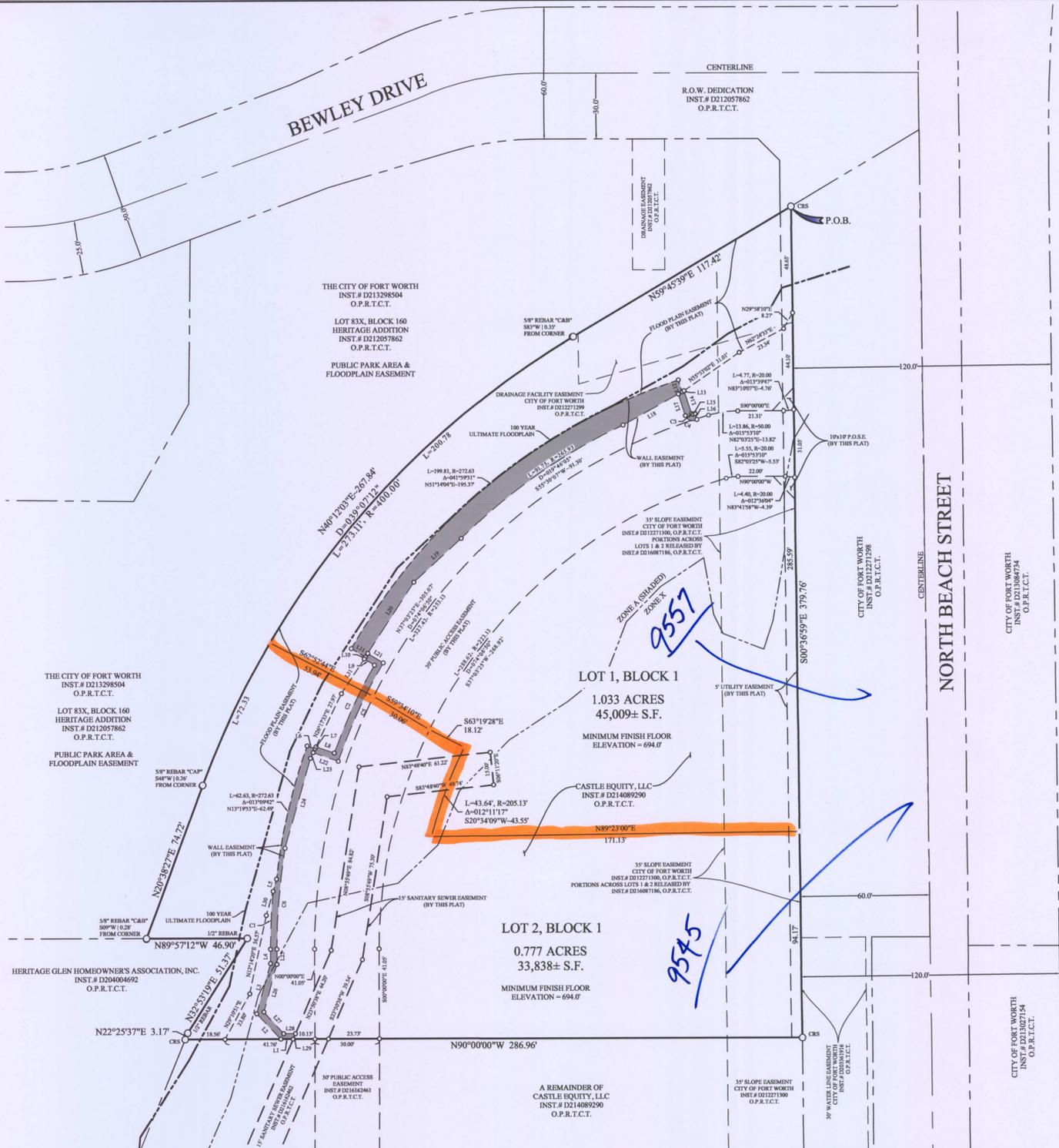
JPH Land Surveying, Inc. logo and contact information: Client Claymoore Engineering, Inc. 1903 Central Drive, Suite 106 Bedford, Texas 76021 817-281-0572

JPH Job No. 2013.008.004 Lots 1&2 Heritage Glen Office Park - Plat.dwg © 2016 JPH Land Surveying, Inc. - All Rights Reserved 807 Bluebonnet Drive, Suite C Keller, Texas 76248 Telephone (817) 431-4971 www.jphlandsurveying.com TBPLS Firm #10019500 #10194073 #10193867 DFW | Austin | Abilene

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: 8/5/2016 By: Samuel R. Boren (Chairman) By: Dana Sughoff (Secretary)

Development Yield table with columns: Residential Lots, Single Family Detached, Non-Residential Lots, Commercial, Gross Site Area (1.810 Ac), Total Number of Dwelling Units (0), Single Family Attached (0), Two Family (0), Multifamily (0), Industrial Lots (0), Open Space Lots (0), Right of Way (0), Total Number of Lots (2)

Surveyor's Note According to the Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panel 70 of 495, Map Number 48439C0070K, dated September 25, 2009 as published by the Federal Emergency Management Agency (FEMA), the subject tract lies within Zone X (unshaded) and Zone A (shaded). The "100 year ultimate floodplain" shown hereon is per the City of Fort Worth's drainage study.



Surveyor's Certification I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

Jewel Chadd Registered Professional Land Surveyor No. 5754 Email: jewel@jphls.com August 3, 2016



Line Data Table with columns: Line #, Distance, Bearing. Rows L1 through L20.

Line Data Table with columns: Line #, Distance, Bearing. Rows L21 through L31.

Curve Data Table with columns: Curve #, Arc, Radius, Delta, Chord Bearing, Chord. Rows C1 through C6.

STATE OF TEXAS § COUNTY OF TARRANT §

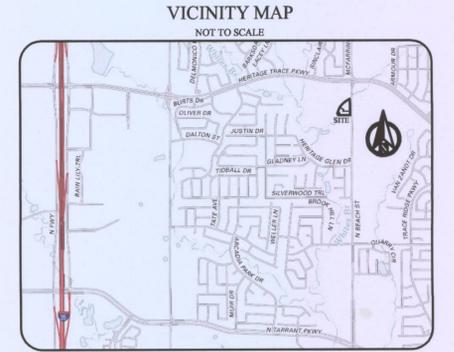
Whereas, Castle Equity, LLC is the owner of that certain tract situated in the Samuel P. Williams Survey, Abstract No. 1690, City of Fort Worth, Tarrant County, Texas, said tract being a portion of the tract described in the deed from Heritage Glen Retail Joint Venture to Castle Equity, LLC recorded under Instrument Number D214089290 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

- Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of the tract described in the deed to the City of Fort Worth recorded under Instrument Number D212271298 of the Official Public Records of Tarrant County, Texas, same being the most northerly corner of the subject tract;
THENCE SOUTH 00 degrees 36 minutes 59 seconds EAST, with the west line of said City of Fort Worth tract, a distance of 379.76 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
THENCE NORTH 90 degrees 00 minutes 00 seconds WEST, through the interior of the tract described in the deed to Castle Equity, LLC recorded under Instrument Number D214089290 of the Official Public Records of Tarrant County, Texas, a distance of 286.96 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the east line of the tract described in deed to Heritage Glen Homeowner's Association, Inc. recorded under Instrument Number D204004692 of the Official Public Records of Tarrant County, Texas;
THENCE with the east line of the said Heritage Glen Homeowner's Association, Inc. tract, the following calls:
1. NORTH 22 degrees 25 minutes 37 seconds EAST, a distance of 3.17 feet to a found 1/2 inch rebar;
2. NORTH 32 degrees 53 minutes 19 seconds EAST, a distance of 51.37 feet to a found 1/2 inch rebar;
3. NORTH 89 degrees 57 minutes 12 seconds WEST, a distance of 46.90 feet to the southeast corner of Lot 83X, Block 160 of Heritage Addition as recorded under Instrument Number D212057862 of the Official Public Records of Tarrant County, Texas, from which a found 5/8 inch capped rebar stamped "C&B" bears SOUTH 9 degrees WEST, a distance of 0.28 feet;
THENCE with the east line of said Lot 83X, the following calls:
1. NORTH 20 degrees 38 minutes 27 seconds EAST, a distance of 74.72 feet to the beginning of a tangent curve concave to the east having a radius of 400.00 feet, from which a found 5/8 inch capped rebar stamped "C&B" bears SOUTH 48 degrees WEST a distance of 0.26 feet;
2. In a northeasterly direction, along the arc of the said tangent curve, an arc length of 273.11 feet (a delta angle of 39 degrees 07 minutes 12 seconds, a chord bearing of NORTH 40 degrees 12 minutes 03 seconds EAST and a chord distance of 267.84 feet) to the end of the tangent curve from which a found 5/8 inch capped rebar stamped "C&B" bears SOUTH 83 degrees WEST a distance of 0.35 feet;
3. NORTH 59 degrees 45 minutes 39 seconds EAST, a distance of 117.42 feet returning to the Point of Beginning and enclosing 1.810 acres.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, Castle Equity, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as Heritage Glen Office Park, Lots 1 & 2, Block 1, an addition in the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: [Signature] Castle Equity, LLC Authorized Agent Date: 8/5/2016 Print Name/Title: Andrea Miller/Manager

STATE OF TEXAS § COUNTY OF TARRANT § BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Andrew Miller of Castle Equity, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF August, 2016. Notary Public, State of Texas



Case No. PP-14-047 Case No. FP-15-118 Final Plat FP15-118

HERITAGE GLEN OFFICE PARK Lots 1 & 2, Block 1 1.810 ACRES 78,847 SQUARE FEET Samuel P. Williams Survey, Abstract No. 1690 1.810 acres of the called 24.108-acre tract described under Instrument No. D214089290, O.P.R.T.C.T. City of Fort Worth, Tarrant County, Texas

Instrument Number D214089290 Date 08/05/2016