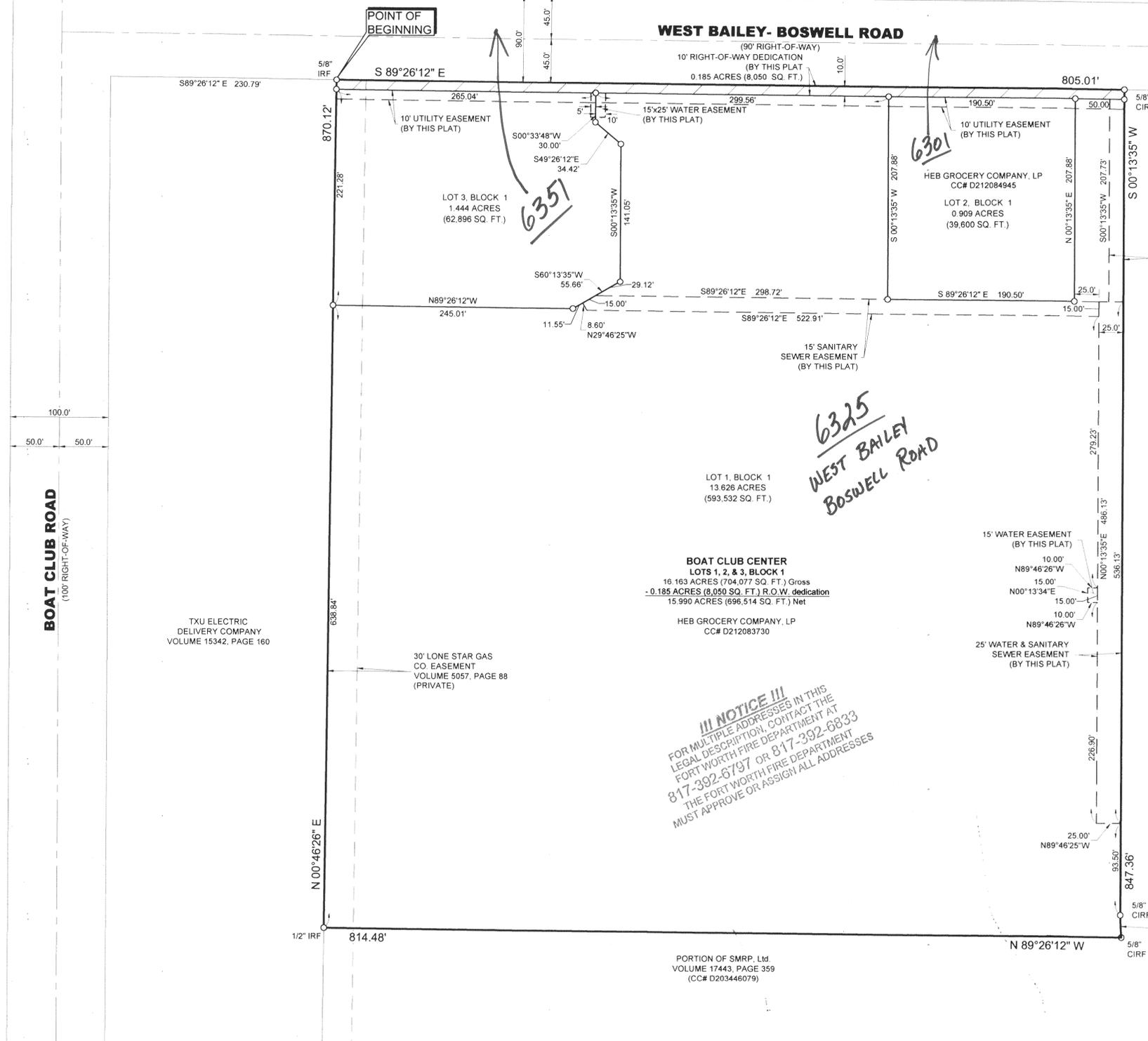


DBE REALTY INVESTMENTS, LTD.
VOLUME 16417, PAGE 167

WEST BAILEY- BOSWELL ROAD
(90' RIGHT-OF-WAY)
10' RIGHT-OF-WAY DEDICATION
(BY THIS PLAT)
0.185 ACRES (8,050 SQ. FT.)



BOAT CLUB ROAD
(100' RIGHT-OF-WAY)

TXU ELECTRIC
DELIVERY COMPANY
VOLUME 15342, PAGE 160

30' LONE STAR GAS
CO. EASEMENT
VOLUME 5057, PAGE 88
(PRIVATE)

BOAT CLUB CENTER
LOTS 1, 2, & 3, BLOCK 1
16.163 ACRES (704,077 SQ. FT.) Gross
- 0.185 ACRES (8,050 SQ. FT.) R.O.W. dedication
15.990 ACRES (696,514 SQ. FT.) Net

HEB GROCERY COMPANY, LP
CC# D212083730

6325
**WEST BAILEY
BOSWELL ROAD**

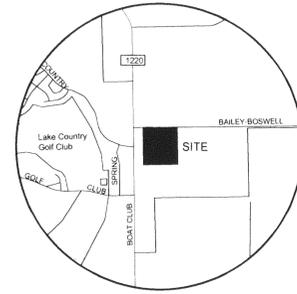
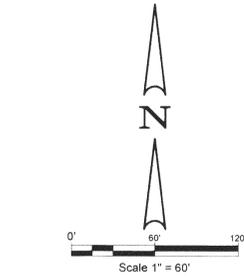
!!! NOTICE !!!
FOR MULTIPLE ADDRESSES IN THIS
LEGAL DESCRIPTION, CONTACT THE
FORT WORTH FIRE DEPARTMENT AT
817-392-6797 OR 817-392-6833
THE FORT WORTH FIRE DEPARTMENT
MUST APPROVE OR ASSIGN ALL ADDRESSES

PORTION OF SMRP, Ltd.
VOLUME 17443, PAGE 359
(CC# D203446079)

PORTION OF SMRP, Ltd.
VOLUME 17443, PAGE 359
(CC# D203446079)

LEGEND

| | |
|------|---------------------------|
| IRF | Iron Rod Found |
| IRS | Iron Rod Set |
| CIRS | Iron Rod Set w/ cap "WAI" |
| CIRF | Iron Rod Found w/ cap |
| XCS | "X" Cut in Concrete Set |
| XCF | "X" Cut in Concrete Found |
| PKS | PK Nail Set |
| PKF | PK Nail Found |
| CM | Controlling Monument |



VICINITY MAP
NOT TO SCALE

NOTE: LOT CORNERS TO BE A 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "WAI." SET UNLESS OTHERWISE NOTED.

NOTE: THE PROPOSED DEVELOPMENT IS WITHIN A HIGHER WATER PRESSURE PLANE SERVICE AREA. A PRIVATE BOOSTER PUMP FOR EACH LOT WILL BE REQUIRED TO ENSURE THAT THE MINIMUM REQUIRED WATER PRESSURE IS MAINTAINED AT ALL TIMES.

FS11-133

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439C0045K, dated September 25, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat valid only if recorded within 90 days after date of approval.
Plat Approval Date: *9/22/2013*

Charles A. Ross CHAIRMAN
Allen J. Sig SECRETARY

FINAL PLAT
BOAT CLUB CENTER
LOTS 1, 2, & 3, BLOCK 1

BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO TRIPLE T FARMS, LTD., AS RECORDED IN COUNTY CLERK FILE NO. D206144764 16.163 ACRES OUT OF THE R. WHITLEY SURVEY, ABSTRACT No. 1672, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SEPTEMBER 22, 2011

CLIENT/OWNER
HEB GROCERY COMPANY, LP
646 S. MAIN AVENUE
SAN ANTONIO, TEXAS 78204

ENGINEER / SURVEYOR
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090

CASE # FS-011-133

| REVISION | DATE | APPROVED |
|----------|----------|----------|
| 1 | 11/14/11 | |

ADDRESS CITY COMMENTS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineer Registration No. 89
COMMERCIAL NO. 202, WINKELMANN & ASSOCIATES, INC.

R. WHITLEY SURVEY ABSTRACT NO. 1672
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
HEB GROCERY COMPANY, LP
646 S. MAIN AVENUE
SAN ANTONIO, TEXAS 78204

FINAL PLAT
BOAT CLUB CENTER
LOTS 1, 2, & 3, BLOCK 1
FORT WORTH, TEXAS

| | | | |
|----------------|-----------------|------------------------|-----------------------|
| Date: 10/28/11 | Scale: 1" = 60' | File: 61302.00plat.dwg | Project No.: 61302.00 |
| SHEET 1 | | | |

FILED
TARRANT COUNTY, TEXAS
2013 MAR 28 PM 3:51
MARY L. GARCIA
COUNTY CLERK

G:\61302\SURVEY\Plats\61302.00plat.dwg

OWNER'S CERTIFICATION

COUNTY OF TARRANT §
STATE OF TEXAS §

WHEREAS HEB Grocery Company, LP, a Texas Limited Partnership, is the owner of a tract of land situated in the R. WHITLEY SURVEY, ABSTRACT No. 1672, Tarrant County, Texas, being two (2) tracts of land described in deed to HEB Grocery Company, LP, as recorded in County Clerk's File Nos. D212084945 and D212083730, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for corner on the South right-of-way line of Bailey-Boswell Road, a 90-foot right-of-way, said point being the most Northerly Northwest corner of said SMRP tract;

THENCE South 89 deg 26 min 12 sec East, along said South right-of-way line of Bailey-Boswell Road and the most Northerly line of said SMRP tract, a distance of 805.01 feet to a 5/8-inch iron rod with a plastic cap found for corner;

THENCE departing said South right-of-way line of Bailey-Boswell Road, over and across said SMRP tract, the following courses and distances:

South 00 deg 13 min 35 sec West, a distance of 847.36 feet to a 5/8-inch iron rod with a plastic cap found for corner, said point being the beginning of a curve to the left having a radius of 225.00 feet, a central angle of 05 deg 48 min 40 sec, a chord bearing of South 02 deg 40 min 45 sec East, and a chord length of 22.81 feet;

Along said curve to the left, an arc distance of 22.82 feet to a 5/8-inch iron rod with a plastic cap found for corner;

North 89 deg 26 min 12 sec West, a distance of 814.48 feet to a 1/2-inch iron rod found for corner on the East line of a tract of land to TXU Electric Delivery Company;

THENCE North 00 deg 46 min 26 sec East, along said TXU tract, a distance of 870.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 704.077 square feet of land or 16.163 acres, more or less. Bearings shown hereon are based upon the East line of The 1995 John Duncan McNeill Irrevocable Trust, Verna Mae McNeill, Trustee Volume 1529, Page 517 (CC# D201174457), Deed Records, Tarrant County, Texas (North 00 deg 46 min 26 sec East).

OWNERS DEDICATION

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That HEB Grocery Company, LP, a Texas Limited Partnership, is the owner of the above described parcel of land, and does hereby adopt the hereon Plat to be known as **BOAT CLUB CENTER, LOTS 1, 2, & 3, BLOCK 1**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements shown thereon, except the easements granted by a separate instrument or indicated as private easements. The Owner reserves the right to use and enjoy the surface of the easement areas for all purposes that do not interfere with or interrupt the use of said easement areas for utilities; including, but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways or sidewalks, landscaping and/or lighting.

WITNESS UNDER MY HAND THIS THE 21 day of February, 2013.

HEB GROCERY COMPANY, LP
A Texas limited partnership

By: Todd A. Piland
Name: Todd A. Piland
Title: Executive Vice President

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Todd A. Piland, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of February, 2013.

Debra K. Seldan
Notary Public in and for the State of Texas.



SURVEYOR'S CERTIFICATE

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Fort Worth platting rules and regulations.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20 day of Feb., 2013.

Chris Fountain
Notary Public in and for the State of Texas.



STANDARD NOTES:

WATER AND WASTEWATER IMPACT FEES STATEMENT

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 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.

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.

UTILITY EASEMENT

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements dedicated by this plat; and they shall have the right at all times of ingress and egress to and from and upon said easements dedicated by this plat 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 which will show 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 cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and current owners 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.

SIDEWALKS

Sidewalks are required to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

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(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 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 during such Owner's respective ownership of all or any portion of such property, 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, except to the extent caused by the gross negligence or willful misconduct of the City of Fort Worth, Texas and/or its agents, employees, contractors or principals.

PARKWAY PERMIT

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.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted publicly dedicated water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type, except as otherwise permitted by the Owner's Dedication state hereon.

TRANSPORTATION IMPACT FEES STATEMENT

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.

NOTE:

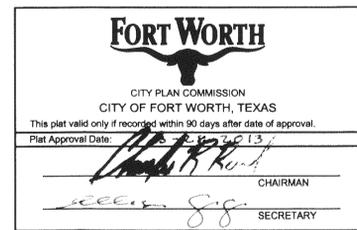
"THE LOCATION OF THE EASEMENTS GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPERATE INSTRUMENT."

| REVISION | DATE | ADDRESS CITY COMMENTS | APPROV. |
|----------|----------|-----------------------|---------|
| 1 | 11/14/11 | | |



R. WHITLEY SURVEY, ABSTRACT NO. 1672
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
HEB GROCERY COMPANY, L.P.
646 S. MAIN AVENUE
SAN ANTONIO, TEXAS 78204

FINAL PLAT
BOAT CLUB CENTER
LOTS 1, 2, & 3, BLOCK 1
FORT WORTH, TEXAS



RECORDING INFORMATION
THIS PLAT IS RECORDED IN DOCUMENT# D21207840
DATE 3-26-13

FINAL PLAT
BOAT CLUB CENTER
LOTS 1, 2, & 3, BLOCK 1
BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO TRIPLE T FARMS, LTD., AS RECORDED IN COUNTY CLERK FILE NO. D206144764
16.160 ACRES OUT OF THE R. WHITLEY SURVEY, ABSTRACT No. 1672, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS SEPTEMBER 22, 2011

CLIENT OWNER:
HEB GROCERY COMPANY, L.P.
646 S. MAIN AVENUE
SAN ANTONIO, TEXAS 78204

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090

CASE # FS-011-133

Date : 01.03.11
Scale : N/A
File : 61302.d01p1
Project No. : Project No.

