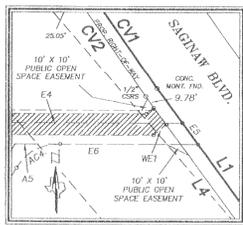


VICINITY MAP  
1" = 2000'



DETAIL "A"  
1" = 60'

OWNER:  
J.M. OF TAMPA INC.  
VOLUME 12261, PAGE 1052  
D.R.T.C.T.

OWNER:  
J.M. OF TAMPA INC.  
VOLUME 12229, PAGE 2023  
D.R.T.C.T.

OWNER:  
E-STEEL II LLC  
CLERK'S FILE NO. D209280915  
D.R.T.C.T.

OWNER:  
RGL LEASING, LLC  
CLERK'S FILE NO. D212036098  
D.R.T.C.T.

LINE DATA TABLE  
BOUNDARY & EASEMENTS

LINE NO.	BEARING	DISTANCE
L1	S 36°33'39" E	175.09'
L2	S 36°33'33" E	73.21'
L3	S 82°26'20" W	11.52'
L4	S 36°33'39" E	175.35'
L5	S 51°57'26" W	10.00'
L6	S 51°57'26" W	50.52'
L7	S 82°26'24" E	40.00'
L8	N 21°52'26" E	49.48'
L9	S 51°57'26" E	10.00'
L10	S 36°33'33" E	65.85'
L11	N 88°26'20" E	12.21'

LINE NO.	BEARING	DISTANCE
A1	S 89°57'16" W	581.00'
A2	S 00°19'11" W	47.04'
A3	N 89°56'20" E	377.57'
A4	N 31°33'49" E	116.82'
A5	N 89°59'08" E	38.47'
A6	S 89°57'16" W	463.54'
A7	S 00°19'11" W	47.94'
A8	N 89°56'20" E	371.77'
A9	N 31°33'49" E	118.81'

LINE NO.	BEARING	DISTANCE
W1	S 31°14'34" W	11.62'
W2	S 89°57'16" W	345.41'
W3	S 00°18'06" E	35.00'
W4	S 89°43'54" W	15.00'
W5	N 00°18'06" E	35.00'
W6	S 89°57'16" W	244.01'
W7	N 00°20'05" W	51.28'
W8	S 89°56'20" E	447.56'
W9	N 89°58'20" E	462.54'
W10	S 00°01'49" E	51.26'
W11	N 89°57'16" E	236.28'
W12	N 31°16'24" E	6.92'

CURVE DATA TABLE  
BOUNDARY, 24" ACCESS EASEMENT & FIRELANE

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CVT	0°41'32"	6,341.26'	76.62'	76.61'	S 30°08'39" E
CV2	0°45'05"	6,291.26'	83.27'	83.25'	N 30°07'39" W
AC1	89°38'00"	59.00'	92.50'	83.72'	S 45°08'13" W
AC2	90°22'51"	59.00'	93.07'	83.72'	S 44°52'10" E
AC3	50°05'39"	59.00'	51.58'	49.39'	N 59°08'16" E
AC4	81°03'00"	35.00'	47.30'	35.96'	N 61°44'26" E
AC5	89°38'00"	35.00'	54.25'	49.14'	S 40°08'17" W
AC6	90°22'51"	35.00'	55.21'	49.66'	S 44°52'10" E
AC7	28°50'43"	35.00'	30.60'	29.64'	N 59°08'16" E

FLOOD STATEMENT

FLOOD STATEMENT:  
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas and Incorporated Areas, no portion of this property is shown in a special flood hazard area. This property is shown in Zone X Map Number 48439C0045K, Map Date: September 25, 2009.

NOTES:

1) The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount of assessed 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.

2) Any public utility, including the City of Fort Worth, shall have the right to cross and keep in place 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 this plat, and they shall have the right at all times to ingress and egress upon said easements for the purposes of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

3) 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 lots and facilities shall include, but are not limited to: private streets, emergency access easements, and gated private entrances, recreational, landscape, and open space areas, water and wastewater distribution, collection, and treatment facilities, and clubhouse, recreational buildings and outdoor facilities.

The landowners and subsequent lots and parcels on this subdivision, acting jointly and severally as a landowners association, shall be responsible for such construction, reconstruction, maintenance, and operation of the subdivision's private common areas and facilities, and shall agree to identify 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.

4) 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.

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

6) 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 upon Schedule 2 of said ordinance, and is due on the date a building permit is issued.

7) Construction Prohibited over Easements: No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

Maintenance: Flood-Plain/Drainageway  
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 drainageways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainageways. Property owners shall keep the adjacent drainageways traversing their lots properly clean and free of debris, silt or other substances that would result in unsanitary conditions, and the City shall have the right of entry for the use of inspecting the maintenance work by the property owners. The drainageways are occasionally to storm water overflow and/or bank erosion that can not 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 structures within the drainageways. The drainage crossing each lot is contained within the flood plain easement line as shown on the plat.

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 site 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 the current owner shall submit a letter to the Department of Transportation and Public Works stating the awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

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.

8) Public Open Space Easement- No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

9) A storm water management plan, per the City of Fort Worth drainage requirements will be required prior to any development on the property.



CITY OF FORT WORTH, TEXAS  
CITY PLAN COMMISSION

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN 90 DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED: *[Signature]* 1/11/2013

BY: *[Signature]*  
SECRETARY

OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, we D & R Leasing LLC, acting by and through David Newman, its authorized agent, is the owner of 7.630 acre tract of land situated in the Benjamin Thomas Survey Abstract No. 1497 in the City of Fort Worth, Tarrant County, Texas as evidenced by the Deed recorded in Volume 12493, at Page 2139 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a plastic cap found in the present westerly right-of-way line of U.S. Highway Business No. 287 North (a 120 foot wide right-of-way also locally known as Saginaw Boulevard), said steel rod being North 23 deg. 23 min. 49 sec. West, a distance of 1,948.40 and North 36 deg. 43 min. 39 sec. West, a distance of 24.47 feet from the southeast corner of an 84,545 acre tract of land conveyed to J.M. of Tampa, Inc., as evidenced in the Deed recorded in Volume 12361, at Page 1052 of the Deed Records of Tarrant County, Texas. Said steel rod also being the northeast corner of a tract of land conveyed to RGL Leasing, LLC as evidenced by the Deed recorded under Clerk's File No. D212036098 of the Deed Records of Tarrant County, Texas;

THENCE South 88 deg. 26 min. 20 sec. West, departing said U.S. Highway Business No. 287 and along the common line between said D & R Leasing tract and said RGL Leasing tract a distance of 1,211.96 feet to a 1/2-inch steel rod found for corner of a tract of land conveyed to J.M. of Tampa Inc. as evidenced by the deed recorded in Volume 12229, at Page 2023 of the Deed Records of Tarrant County, Texas;

THENCE North 03 deg. 50 min. 34 sec. West, departing said RGL Leasing tract and along the common line between D & R Leasing tract and said J.M. of Tampa tract, a distance of 46.50 feet to a 3-inch metal fence corner;

THENCE South 85 deg. 30 min. 10 sec. West, continuing along a common line between said D & R Leasing tract and said J.M. of Tampa tract a distance of 12.00 feet to a R.R. Spike found for corner of a southeast corner of another tract of land conveyed to J.M. of Tampa Inc. as evidenced by the Deed recorded in Volume 12229, at Page 2023 of the Deed Records of Tarrant County, Texas;

THENCE North 03 deg. 05 min. 24 sec. West, along the common line between said D & R Leasing tract and said J.M. of Tampa tract as recorded in Volume 12361, at Page 1052 D.R.T.C.T., a distance of 254.26 feet to a 1/2-inch steel rod found for corner of the southwest corner of a tract of land conveyed to E-Steel II LLC as evidenced by the Deed recorded under Clerk's File No. D209280915 of the Deed Records of Tarrant County, Texas;

THENCE North 88 deg. 26 min. 20 sec. East, departing said J.M. of Tampa tract and along the common line between said D & R Leasing tract and said E-Steel II tract, a distance of 1,010.72 feet to a 1/2-inch steel rod with a plastic cap found for corner of the previously mentioned westerly right-of-way line of U.S. Highway Business 287 North, and being the beginning of a non-tangential curve to the left having a central angle of 109 deg. 41 min. 52 sec. and a radius distance of 6,541.36 feet, a chord distance of 76.01 feet and a chord bearing of South 33 deg. 01 min. 39 sec. East;

THENCE departing said E-Steel II tract and curving along said westerly right-of-way the following:

along said curve to the left, an arc distance of 26.62 feet to a concrete highway monument found at corner;

South 36 deg. 33 min. 39 sec. East, a distance of 175.09 feet to a 1/2-inch steel rod found for corner;

South 51 deg. 57 min. 26 sec. West, a distance of 60.52 feet to a 1/2-inch steel rod found for corner;

South 38 deg. 02 min. 34 sec. East, a distance of 40.00 feet to a 1/2-inch steel rod set for corner;

North 36 deg. 33 min. 39 sec. East, a distance of 50.48 feet to a 1/2-inch steel rod found for corner;

South 36 deg. 33 min. 53 sec. East, a distance of 73.21 feet to the POINT OF BEGINNING;

and containing 7.630 acres or 332,373 square feet of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, D & R LEASING LLC, by and through the undersigned, being duly authorized so to act, does hereby adopt this plat designating the herein described property as Lot 1 and Lot 2, Block 1, D & R Leasing Addition, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate the easements shown herein to the public's use forever.

WITNESS MY HAND AT Tarrant County, Texas this the 11th day of October 2013.

*[Signature]*  
David Newman  
Authorized Agent

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David Newman, 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 purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of October 2013.

*[Signature]*  
Notary Public

*[Signature]*  
Anne Robertson  
Notary Public

SURVEYORS CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

THAT, I, Michael Dale Link, do hereby certify that I prepared this Plat from actual survey on the land and that the corner measurements shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Subdivision Ordinance of the City of Fort Worth, Texas.

*[Signature]*  
Michael Dale Link  
Registered Professional Land Surveyor  
No. 4508

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael Dale Link, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of October 2013.

*[Signature]*  
Notary Public

*[Signature]*  
Anne Robertson  
Notary Public

FS11-183

FINAL PLAT  
OF  
LOT 1 AND LOT 2  
BLOCK 1

D & R LEASING ADDITION

AN ADDITION TO THE CITY OF FORT WORTH  
AND BEING A TRACT IN THE BENJAMIN  
THOMAS SURVEY ABSTRACT NO. 1497, SITUATED  
IN TARRANT COUNTY, TEXAS AS DESCRIBED  
IN VOLUME 12361, PAGE 1052, DEED RECORDS,  
TARRANT COUNTY, TEXAS.

7.630 ACRES  
ZONED I-LIGHT INDUSTRIAL  
CASE No. FS-011-183

PREPARED: JANUARY 17, 2013  
LAST REVISED: JUNE 24, 2013

OWNER/DEVELOPER: PRISM SURVEYS, INC.

D & R LEASING LLC  
P.O. BOX 3010  
FORT WORTH, TEXAS 76178  
(817) 420-1624



COMMERCIAL, RESIDENTIAL,  
BOUNDARY, TOPOGRAPHIC,  
WELL & CONSTRUCTION SURVEYS  
P.O. BOX 191553  
1361 W. EULESS BOULEVARD, #112  
EULESS, TEXAS 76040  
(817) 540-8048

THIS PLAT RECORDED IN DOCUMENT NO. D212036098, DATE: 11-11-13