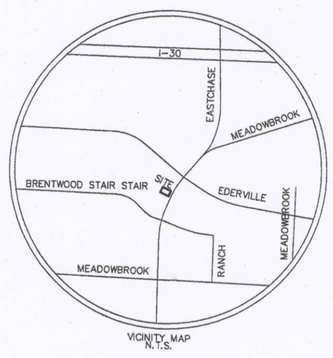
REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING

P. O. BOX 8873
FORT WORTH, TEXAS 76124

METRO 817-429-0194
FAX 817-446-5488



VICINITY MAP
N.T.S.

T. K. HAMBY SURVEY NO. 815

A. M. CURRY SURVEY NO. 375

A. M. CURRY SURVEY NO. 375
D.C. HARRISON SURVEY NO. 658

NORTHWEST CORNER
D. C. HARRISON SURVEY

'T' Square Street

T. K. HAMBY SURVEY NO. 815

D.C. HARRISON SURVEY NO. 658

LAND USE TABLE

Total Gross Acreage:	0.675
Number of Non-Residential Lots:	1
Non-Residential Acreage:	0.675

REMAINDER
LOT 1, BLOCK 3
E. T. SQUARE
V. 388-200, P. 93
P.R.T.C.T.

LOT 1-A, BLOCK 3 E T SQUARE ADD.
CAB B, SLD. 2029
P.R.T.C.T.

LOT 1-B, BLOCK 3
E T SQUARE ADD.
CAB B, SLD. 2029
P.R.T.C.T.

LOT 1-C, BLOCK 3
E T SQUARE ADD.
CAB B, SLD. 2029
P.R.T.C.T.

LOT 2, BLOCK 3
E T SQUARE ADD.
V. 388-200, P. 93,
P.R.T.C.T.

Remainder
Holdaray Partners, Ltd
V. 12220, P. 729
D.R.T.C.T.

LOT 1, BLOCK 1
DPS CENTER
C.C. No. D212124942
D.R.T.C.T.

EDERVILLE ROAD

CITY OF FORT WORTH
V. 7254, P. 984,
D.R.T.C.T.

Holdaray Partners, Ltd
V. 15397, P. 44
D.R.T.C.T.

LOT 1, BLOCK 1
Q CLUB EASTCHASE
CAB. A, SLD. 5464
P.R.T.C.T.

15' SANITARY SEWER ESMT.
V. 14100, P. 378,
D.R.T.C.T.

CITY OF FORT WORTH
V. 7251, P. 1759,
D.R.T.C.T.

(1701)

(1751)

(1761)

(1775)

(1801)

(8301)

(8345)

BRENTWOOD STAIR ROAD

EASTCHASE PARKWAY

Lot 1
Block 1
29,393 sq. ft./
0.675 acres

S 63°25'05" E
216.83'

N 26°34'55" E
135.67'

N 63°25'05" W
217.69'

S 26°35'20" W
99.47'

Δ=2°46'01"
R=2060.00
L=99.48
LC=S 26°35'20" W
99.47

Δ=1°13'41"
R=2060.00
L=44.16
LC=N 24°35'29" E
44.16

L=383.97'
R=2060.00

1760

Point of Beginning

S25°12'19"W 36.21'

N25°12'19"E
203.31'

RECIPROCAL EASEMENT
V. 17103, P. 388,
D.R.T.C.T.

24' Public Access Easement

20' building line

5' utility easement

15'X15'
WATER EASEMENT
CAB A, SLD. 5464,
P.R.T.C.T.

10' TESCO EASEMENT
V. 8134, P. 229,
D.R.T.C.T.

TEMPORARY CONSTRUCTION EASEMENT
V. 17103, P. 391,
D.R.T.C.T.

LOT 1, BLOCK 1
RACETRAC EASTCHASE
CAB A, SLD 8812
P.R.T.C.T.

INGRESS & EGRESS ESMT.
V. 17103, P. 388,
D.R.T.C.T.

PRIVATE MAINTENANCE NOTE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, 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 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.

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.

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.

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 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.

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 on 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.

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."

PRESSURE REDUCING VALVES
Pressure reducing valves required.
Private pressure reducing valves will be required if water pressure exceeds 80 P.S.I.

IRF – Iron Rod Found
IRS – Iron Rod Set

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0220 K revised September 25, 2009. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.

N

0 100 200 300
SCALE 1"=100'

THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE NAD 83 (CORS96) (EPOCH: 2002.0000) DATUM, GRID BEARINGS.
Grid Scale Factor: 0.99986537634

OWNER
POP HOLDINGS, L.P.
3318 FOREST LANE, SUITE 200
DALLAS, TEXAS 75234
Attn: Legal Department
PH (972)620-2287 x 244
E-MAIL: realestate@sunholdings.net

SURVEYOR
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH 817-429-0194
FAX 817-446-5488
E-MAIL hsbeasley@msn.com

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Pop Holdings, L.P., a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the D.C. Harrison Survey, Abstract No. 658, City of Fort Worth, Tarrant County, Texas according to the deed recorded in County Clerk's Instrument Number D214015735, Deed Records, Tarrant County, Texas;

Being Tract 2C6-1, D.C. Harrison Survey, according to the Conveyance Map recorded in County Clerk's Instrument Number D214011183, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped Beasley RPLS 4050 set in the Westerly right-of-way line of Eastchase Boulevard as described in the deeds to the City of Fort Worth recorded in Volume 7251, Page 1759, and Volume 7251, Page 1750, Deed Records, Tarrant County, Texas, lying Northeasterly, 44.16 feet along a curve to the right, having a radius of 2,060.00 feet, a central angle of 01°13'41" and a chord bearing N24°35'29"E, 44.16 feet and N25°12'19"E from a 5/8" iron rod stamped Dunaway found at the East corner of Lot 1, Block 1, DPS Center, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's Instrument No. D212124942, Deed Records, Tarrant County, Texas;

THENCE N63°25'05"W, a distance of 217.69 feet to a 1/2" iron rod stamped Beasley RPLS 4050 set;

THENCE N26°34'55"E, a distance of 135.67 feet to a 1/2" iron rod stamped Beasley RPLS 4050 set;

THENCE S63°25'05"E, a distance of 216.83 feet to a 1/2" iron rod stamped Beasley RPLS 4050 set in said Westerly right-of-way line of Eastchase Boulevard;

THENCE along said Westerly right-of-way line as follows:

1. Southwesterly, 99.48 feet along a non tangent curve to the left, having a radius of 2,060.00 feet, a central angle of 2°46'01" and a chord bearing S26°35'20"W, 99.47 feet a 1/2" iron rod stamped Beasley RPLS 4050 set, from which an 1/2" iron rod found bears S86°09'E a distance of 0.45 feet;

2. S25°12'19"W, a distance of 36.21 feet to the point of beginning, containing 0.675 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone Grid bearings.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Pop Holdings, L.P., a Texas Limited Partnership, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Sun Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Dallas, Dallas County, Texas, this the 13th day of July, 2015.

Pop Holdings, L.P., a Texas limited partnership

By: GPGP, L.L.C., a Texas limited liability company, its General Partner

Guillermo Perales, Manager

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Guillermo Perales, Manager of GPGP, L.L.C., a Texas limited liability company, the General Partner of Pop Holdings, L.P., a Texas limited partnership, known 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of July, 2015

Notary Public, State of Texas

LAUREN GLESBY
Notary Public, State of Texas
My Commission Expires
April 12, 2016

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: 7/17/2015

By: Chairman

By: Secretary

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050". Irons that are damaged, disturbed, or not so marked are not original

Herbert S. Beasley R.P.L.S.
Texas Registration No. 4050

STATE OF TEXAS REGISTERED HERBERT S. BEASLEY 4050 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
LT. RSC
7-16-2015

FS14-026

FINAL PLAT
LOT 1, BLOCK 1,
SUN ADDITION,
an addition to the City of Fort Worth,
Tarrant County, Texas,
being a revision of Tract 2C6-1 D.C. Harrison Survey,
according to the Conveyance Map, recorded in County Clerk's Instrument No. D21401573, Deed Records, Tarrant County, Texas,
and being a total of 0.675 acres of land located in the
D.C. Harrison Survey, Abstract No. 658,
City of Fort Worth, Tarrant County, Texas.

1 Lot

PREPARED February 2014

FINAL PLAT CASE # FS-14-026
PLAT REVISED 6/08/2015

THIS MAP FILED IN INSTRUMENT No. D215157362 DATE 07/17/2015

Holdaray Add-FP 1 Lot.dwg