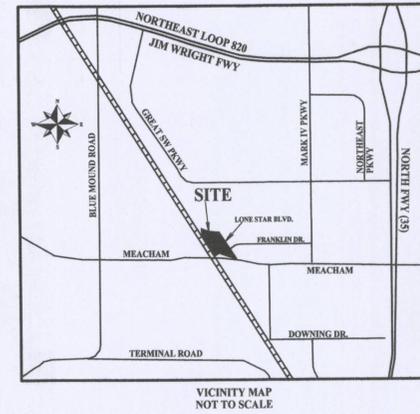
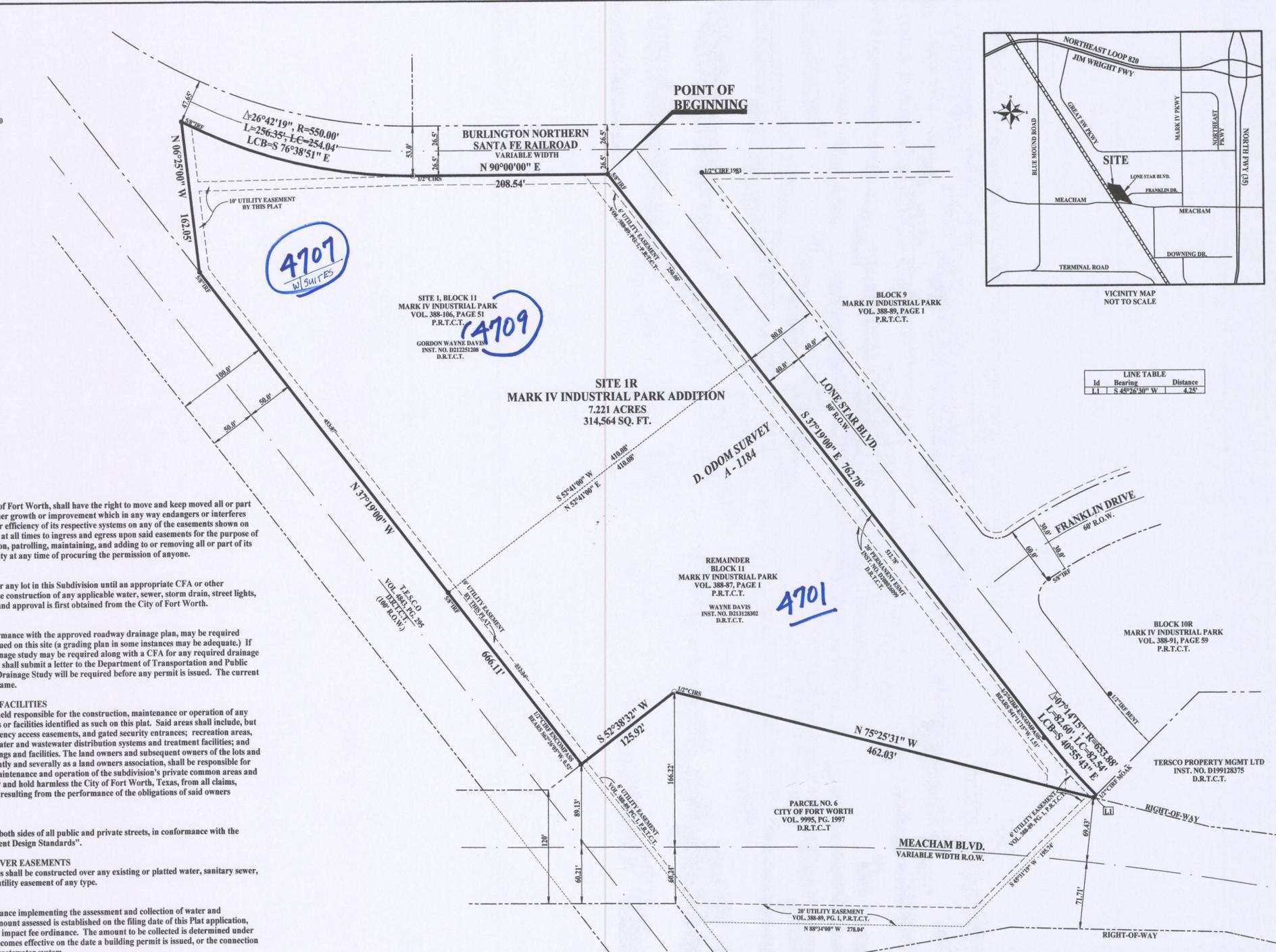


**LEGEND**

- IRON ROD FND.
- ✕ IN CONC.
- CAPPED LR. SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELIC. MANHOLE
- SAN. SEW. MAN.
- GAS RISER
- TEL. PFD.
- FENCE CORNER
- LINDING CABLE
- FIRE HYDRANT



**LINE TABLE**

Id	Bearing	Distance
L1	S 45°26'30" W	4.25'

**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.

**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.

**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 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.

**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, or any other utility easement of any type.

**WATER**  
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.

**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.

**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.

**URBAN FORESTRY**  
Compliance with Tree Ordinance # 18615-05-2009 will be required.

**P.R.V. REQUIREMENT**  
Private P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

**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.

**NOTES:**

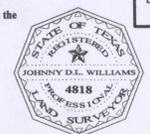
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 388-106, PAGE 51, PLAT RECORDS, TARRANT COUNTY, TEXAS.
- THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 4849C0180 K, MAP REVISED SEPTEMBER 25, 2009.

**SURVEYOR'S CERTIFICATION**  
STATE OF TEXAS:  
COUNTY OF TARRANT:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Joseph D.L. Williams*  
Joseph D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818

Date: December 17, 2014



**FORT WORTH**  
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 5/11/2015

By: *Stephen R. Reed* Chairman  
By: *Dana B. Sufeldt* Secretary



**OWNER:**  
GORDAN WAYNE DAVIS  
4901 LONE STAR BLVD.  
FORT WORTH, TEXAS 76106

**SURVEYOR:**  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916

**WHITFIELD - HALL SURVEYORS**  
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3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS, Gordan Wayne Davis, is the owner of a 7.221 acre tract of land in the D. Odom Survey, Abstract Number 1184, situated in the City of Fort Worth, Tarrant County, Texas, and being all of Site 1, Block 11, Mark IV Industrial Park Addition, recorded in Volume 388-106, Page 51, Plat Records, Tarrant County, Texas, and being a portion of the remainder of Block 11, Mark IV Industrial Park Addition, recorded in Volume 388-87, Page 1, Plat Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Volume 388-106, Page 51, Plat Records, Tarrant County, Texas. Said 7.221 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northeast corner of said Site 1, being in the southwest right of way line of Lone Star Blvd., an 80' public right of way, and the south line of the Burlington Northern Santa Fe Railroad (variable width);

THENCE departing the said south line, and continuing along the said southwest right of way line, the following courses and distances:

South 37°19'00" East, a distance of 762.78 Feet to the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 653.88 Feet, a central angle of 07°14'15", and a chord of 82.54 Feet bearing South 40°55'43" East, a 1/2" iron rod with plastic cap stamped "ENCOMPASS" bears South 41°11'15" West, a distance of 1.51 Feet;

Southeasterly along said curve, a distance of 82.60 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the southeast corner of said Block 11 remainder tract, and being in a northerly line of that certain tract of land described in deed to Teresco Property Management Ltd, recorded in Instrument No. D199128375, Deed Records, Tarrant County, Texas;

THENCE South 45°26'30" West, departing the said southwest right of way line, and continuing along the south line of said Block 11 remainder tract, a distance of 4.25 Feet to a 1/2" iron rod with plastic cap stamped "MOAK" found in the northerly right of way line of Meacham Blvd., recorded in Volume 9995, Page 1997, Deed Records, Tarrant County, Texas;

THENCE with the said northerly right of way line, the following courses and distances:

North 75°25'31" West, a distance of 462.03 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 52°38'32" West, a distance of 125.92 Feet to the northeast line of that certain tract of land described in deed to T.E.S.C.O., recorded in Volume 4843, Page 295, Deed Records, Tarrant County, Texas, a 1/2" iron rod with plastic cap stamped "ENCOMPASS" bears South 62°26'05" West, a distance of 0.52 Feet;

THENCE North 37°19'00" West, with the northeast line of said T.E.S.C.O. tract, a distance of 666.11 Feet to a 5/8" iron rod found at the most southerly northwest corner of said Site 1, and being in the south line of said Burlington Northern Santa Fe Railroad;

THENCE with the common line of said Site 1 and said Burlington Northern Santa Fe Railroad, the following courses and distances:

North 06°25'00" West, a distance of 162.05 Feet to a 5/8" iron rod found at the point of curvature of a non-tangent curve, concave to the north, having a radius of 550.00 Feet, a central angle of 26°42'19", and a chord of 254.04 Feet bearing South 76°38'51" East;

Southeasterly along said curve, a distance of 256.35 Feet to 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 90°00'00" East, a distance of 208.54 Feet to the POINT OF BEGINNING; and containing a computed area of 7.221 Acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, Gordan Wayne Davis, does hereby adopt this plat as Site 1R, Block 11, Mark IV Industrial Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS MY HAND THIS 18th day of December, 2014.

*Gordan Wayne Davis*  
Gordan Wayne Davis

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Gordan Wayne Davis, 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.

*Rebekah Eason*  
Notary Public in Tarrant County, Texas  
My commission expires: 6/24/17



**FINAL PLAT**  
SHOWING  
**SITE 1R, BLOCK 11**  
**MARK IV INDUSTRIAL PARK ADDITION**

BEING A REPLAT OF SITE 1, BLOCK 11, MARK IV INDUSTRIAL PARK ADDITION, RECORDED IN VOL. 388-106, PAGE 51, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF BLOCK 11, MARK IV INDUSTRIAL PARK ADDITION, RECORDED IN VOLUME 388-89, PAGE 1, PLAT RECORDS, TARRANT COUNTY, TEXAS.

7.221 ACRES  
314,564 SQ. FT.

*FS14-102*

Case No. ES-14-102  
DATE: December 17 2014

PLAT RECORDED IN DOCUMENT NUMBER D21509859 DATE May 1, 2014

TBPLS FRIM REG. NO 10138500 JOB # 14-070

501-4127

FSURVEYCS.2014114-070 SITE 1R, BLK 11, 11-4-070 REPLAT.PCS