

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(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 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.

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.

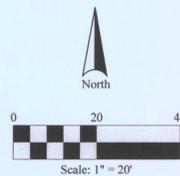
Client Cumulus Design 2080 North Highway 360, #240 Grand Prairie, Texas 75050
Owner QUIK-WAY Retail Associates II, LTD. 8350 N. Central Express Way, Suite M1015 Dallas, Texas 75206

Legend P.R.T.C.T. - Plat Records, Tarrant County, Texas O.P.R.T.C.T. - Official Public Records, Tarrant County, Texas MNS - Mag Nail with washer stamped "JPH LAND SURVEYING" set

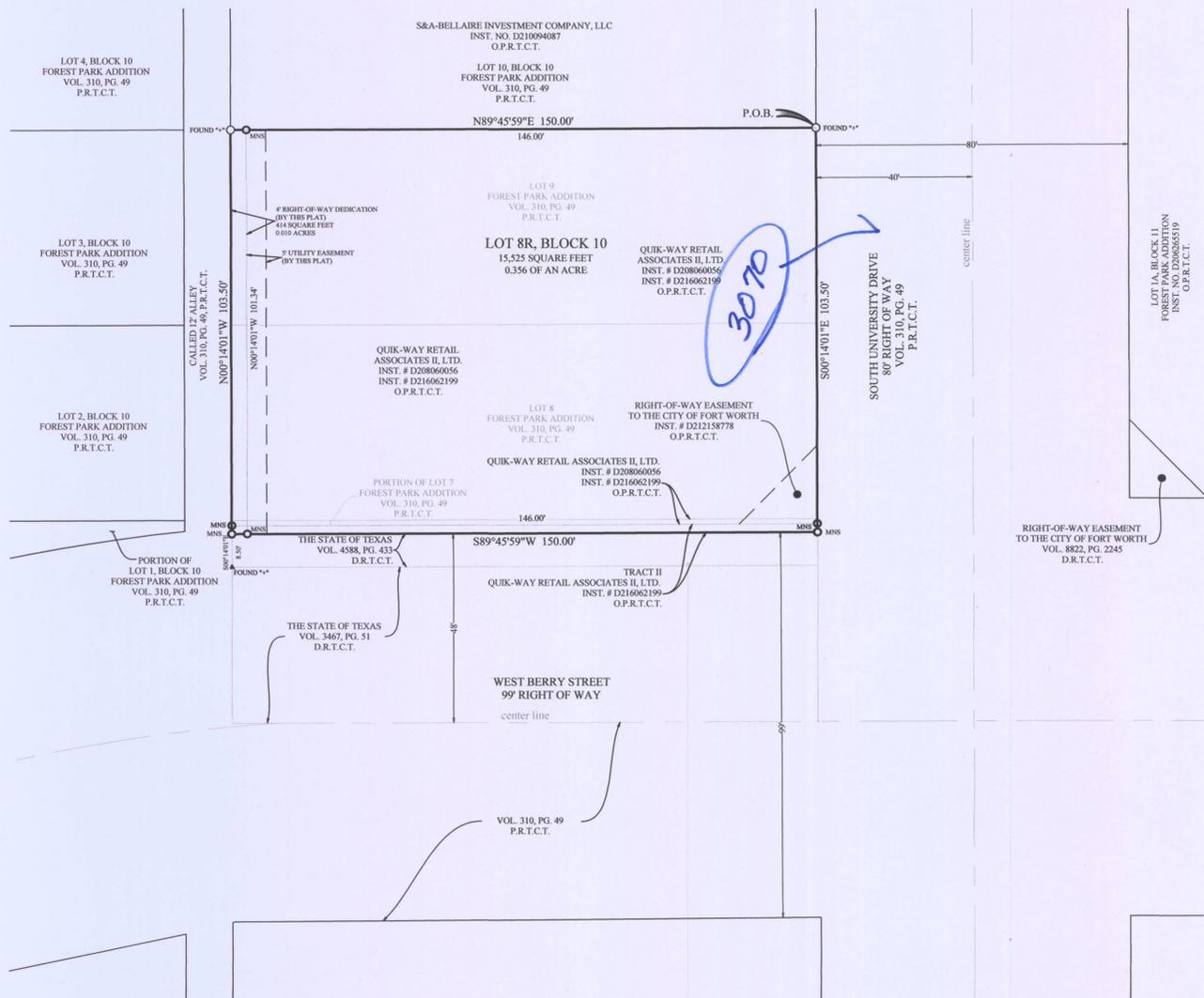
Surveyor's Certification

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@jphs.com Date: August 2, 2016



TBPLS Firm #100195-00 807 Bluebonnet Drive, Suite C Keller, Texas 76248 www.jphlandsurveying.com Tel (817)431-4971
JPH Job No. 2014.050.002 Fort Worth - Final Plat.dwg © 2014 JPH Land Surveying, Inc. - All Rights Reserved



Surveyor's Notes

- 1. Elevations, if shown, are based on NAVD 1988 per GPS observations using the Texas RTK Network. The site benchmark is a mag nail with a washer stamped "JPH LAND SURVEYING" set on the concrete curb approximately 89 feet northwesterly of the intersection of S. University Drive and W. Berry Street Elevation = 671.08'
2. The subject property surveyed hereon, lies within OTHER AREAS - Zone X (Unshaded) - areas determined to be outside the 0.2% annual chance floodplain, as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0305K, Revised Date: September 25, 2009 as published by the Federal Emergency Management Agency (FEMA).
3. This survey was performed with the benefit a title commitment by Republic Title. Commitment Number 1002-121693-RRT, Effective Date, September 01, 2014 and issued September 16, 2014. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.
4. Basis of Bearings: The Texas Coordinate System of 1983, North Central Zone 4202 (by GPS observation)



City Plan Commission City of Fort Worth, Texas Case No. FS-15-009 This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 10/7/2016 By: Donald R. Benson (Chairman) By: Donald Snydoff (Secretary)

STATE OF TEXAS § COUNTY OF TARRANT §

WHEREAS, QUIK-WAY Retail Associates II, LTD is the owner of that certain tract being all of Lots 8 and 9, and the north 3.50 feet of Lot 7, Block 10 of Forest Park Addition situated in the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas, and described in the Deed and Quitclaim Deed of Correction to said QUIK-WAY Retail Associates II, LTD recorded under Instrument Numbers D208060056 & D216062199, respectively, of the Official Public Records of Tarrant County, Texas; and the subject tract being more particularly described as follows:

Beginning at an "L" cut found at the northeast corner of Lot 9, Block 10 of Forest Park Addition as recorded in Volume 310, Page 49 of the Plat Records of Tarrant County, Texas, said "L" cut being on the west right of way of S. University Drive (formerly known as Forest Park Boulevard - dedicated on the said Forest Park Addition) an 80-foot right of way;

THENCE SOUTH 00 degrees 14 minutes 01 second EAST, with the said west right of way of S. University Drive, a distance of 103.50 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northwest corner of a tract described in deed to the State of Texas recorded in Volume 4588, Page 433 of the Deed Records of Tarrant County, Texas;

THENCE SOUTH 89 degrees 45 minutes 59 seconds WEST, with the north line of the said State of Texas tract, a distance of 150.00 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the northwest corner of the State of Texas tract, from which an "L" cut in concrete found at the southwest corner of the State of Texas tract bears SOUTH 00 degrees 14 minutes 01 second EAST a distance of 8.50 feet;

THENCE NORTH 00 degrees 14 minutes 01 second WEST, with the east line of the 12-foot-wide alley dedicated by the said Forest Park Addition plat, a distance of 101.34 feet to an "L" cut found at the northwest corner of said Lot 9;

THENCE NORTH 89 degrees 45 minutes 59 seconds EAST, with the north line of Lot 9, a distance of 150.00 feet returning to the Place of Beginning and enclosing 0.356 of an acre (15,525 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, QUIK-WAY Retail Associates II, LTD, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described property as Forest Park Addition, Lot 8R, Block 10, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

By: Jeffrey A. Goodwin COO QUIK-WAY Retail Associates II, LTD Date Print Name/Title

STATE OF TEXAS § COUNTY OF Dallas §

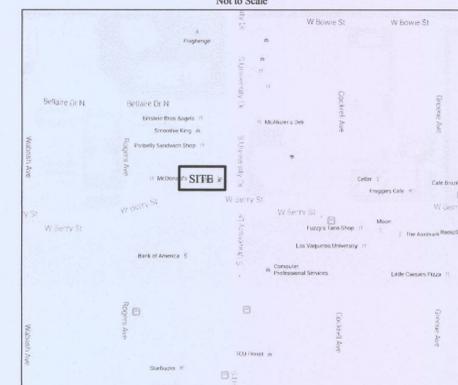
BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jeffrey A. Goodwin of QUIK-WAY RETAIL ASSOCIATES II, LTD, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF October, 2016.

Mary J. Kuykendall Notary Public, State of Texas



Vicinity Map



Final Plat FS15-009 of FOREST PARK ADDITION LOT 8R, BLOCK 10 15,525 SQUARE FEET 0.356 OF AN ACRE being a replat of Lots 8, 9, and the North 3.50' of Lot 7, Block 10 Forest Park Addition Volume 310, Page 49, P.R.T.C.T. City of Fort Worth, Tarrant County, Texas 15,525 square feet - One Lot - Wade H. Hudson Survey, Abstract Number 717 Instrument Number D216236834 Date 10/07/2016