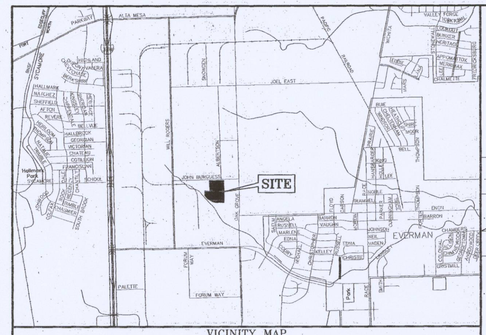


VICINITY MAP
NOT TO SCALE

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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.

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 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.

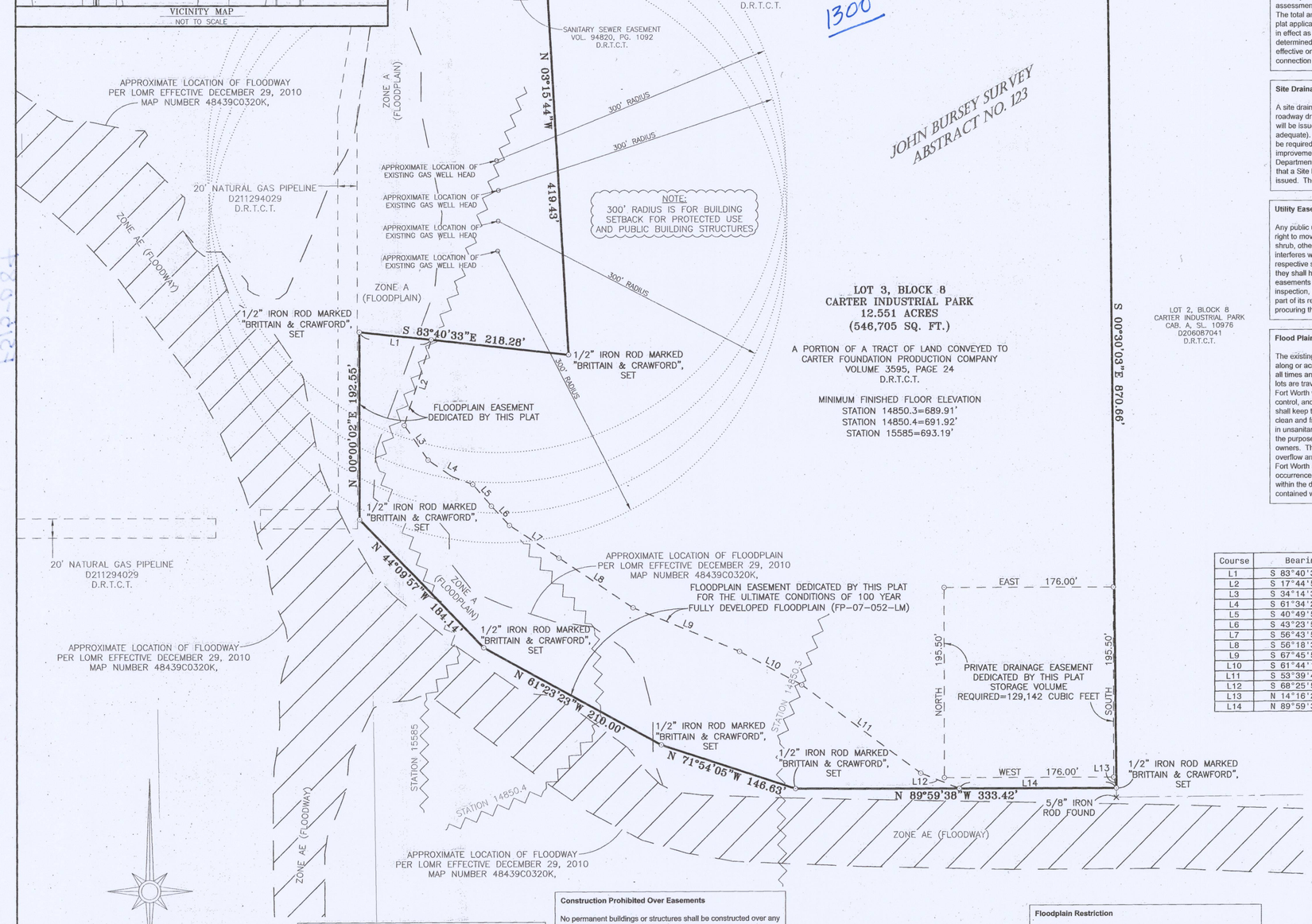
Covenants or Restrictions are Un-altered

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.

OWNER:
MEREKEN LAND & PRODUCTION COMPANY
777 TAYLOR ST STE 1126
FORT WORTH TX 76102-4921
PHONE: (817) 332-7597

CONTACT: LARRY KALAS

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000



Course	Bearing	Distance
L1	S 83°40'33" E	74.89'
L2	S 17°44'50" W	92.09'
L3	S 34°14'31" E	43.48'
L4	S 61°34'28" E	52.71'
L5	S 40°49'54" E	29.58'
L6	S 43°23'51" E	27.34'
L7	S 56°43'53" E	61.43'
L8	S 56°18'30" E	92.42'
L9	S 67°45'52" E	119.37'
L10	S 61°44'19" E	73.29'
L11	S 53°39'46" E	153.34'
L12	S 68°25'50" E	43.06'
L13	N 14°16'23" W	11.45'
L14	N 89°59'38" W	163.27'

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.

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.

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.

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.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, its duly authorized representative is the sole owner of a 12.818 acre tract of land situated in the JOHN BURSEY SURVEY, Abstract No. 123, Fort Worth, Tarrant County, Texas, by the deed recorded in Volume 3595, Page 24, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 12.818 acres of land located in Block 8, CARTER INDUSTRIAL PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-31, Page 52, of the Plat Records of Tarrant County, Texas, and being a portion of the tract of land conveyed to Carter Foundation Production Company, by Volume 3595, Page 24, of the Deed Records of Tarrant County, Texas. Said 12.818 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, at the northwest corner of Lot 2, Block 8, CARTER INDUSTRIAL PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10976, of the Plat Records of Tarrant County, Texas, and said point lying in the South right-of-way line of John Burgess Drive (a 60 foot wide public right-of-way);

THENCE S 00° 30' 03" E 890.56 feet, along the West boundary line of said Lot 2, Block 8, to a ½" iron rod marked "Brittain & Crawford" set, from which a 5/8" iron rod found, at the Southwest corner of said Lot 2, Block 8, lies S 00° 30' 03" E 9.40 feet;

THENCE severing said Mereken Land and Production Company Tract, as follows:

1. N 89° 59' 38" W 333.42 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 71° 54' 05" W 146.63 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. N 61° 23' 23" W 210.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
4. N 44° 09' 57" W 184.14 feet, to a ½" iron rod marked "Brittain & Crawford" set;
5. N 00° 00' 02" E 192.55 feet, to a ½" iron rod marked "Brittain & Crawford" set;
6. S 83° 40' 33" E 218.28 feet, to a ½" iron rod marked "Brittain & Crawford" set;
7. N 03° 15' 44" W 439.29 feet, to a ½" Iron rod marked "Brittain & Crawford" set, in the South right-of-way line of the aforesaid John Burgess Drive;

THENCE N 89° 29' 26" E 585.74 feet, along the South right-of-way line of said John Burgess Drive, to the POINT OF BEGINNING containing 12.818 acres (558,334 SQUARE FEET) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MEREKEN LAND & PRODUCTION COMPANY, acting by and through the undersigned, their duly authorized representative, does hereby designate the foregoing as Lot 3, Block 8, CARTER INDUSTRIAL PARK, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 21st day of July, 2015.

MEREKEN LAND & PRODUCTION COMPANY

Larry Kalas
By: LARRY KALAS, President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LARRY KALAS, 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 21st day of July, 2015.

Heather R. Banks
Notary Public in and for
The State of Texas
My Commission Expires: 6/25/17

HEATHER R. BANKS
Notary Public, State of Texas
My Commission Expires
JUNE 25, 2017

THIS IS TO CERTIFY THAT I, Chris L. Blevins, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are property marked on the ground and that this plat correctly represents that survey made by me.

STATE OF TEXAS
REGISTERED
CHRIS L. BLEVINS
5792
PROFESSIONAL
LAND SURVEYOR

Chris L. Blevins, R.P.L.S.
State of Texas No. 5792

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 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".

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.

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 flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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: 7/24/2015

By: Stephen R. Rad — Chairman

By: Dana Burghdoff — Secretary

FS15-084

FINAL PLAT
OF
LOT 3, BLOCK 8
CARTER INDUSTRIAL PARK
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING
12.818 ACRES OF LAND
LOCATED IN THE
JOHN BURSEY SURVEY, ABSTRACT No. 123
TARRANT COUNTY, TEXAS

PREPARED: APRIL 2015
REVISED: JUNE 2015

12.818 ACRES GROSS, 1 LOTS

FORT WORTH
PLANNING & DEVELOPMENT

LT. RBC
7-23-2015

F.S.-15-084

THIS PLAT FILED IN INSTRUMENT # D215163619, DATE 07/24/2015.

SIN FIN #727