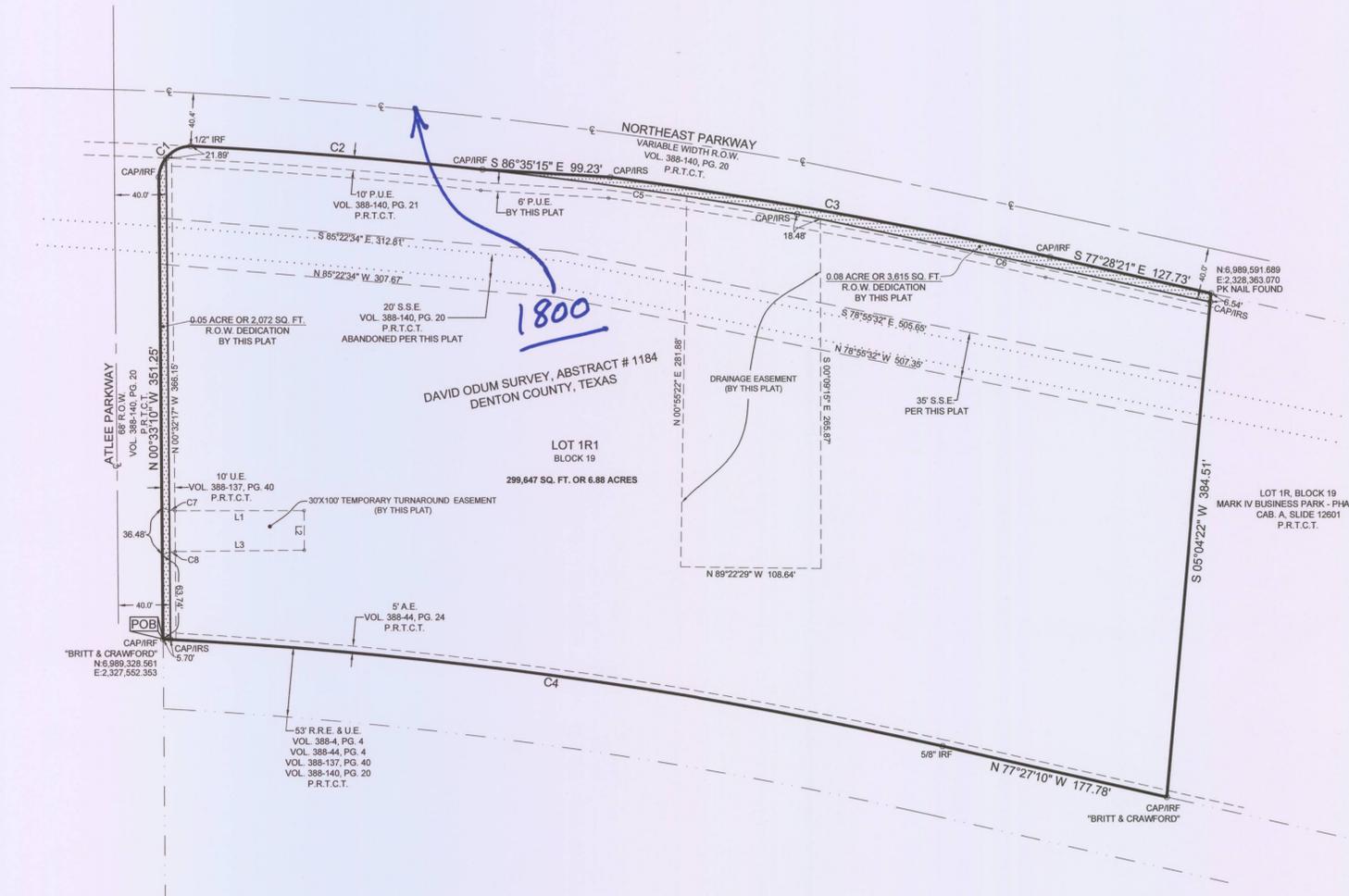




VICINITY MAP
1"=1,000'



- GENERAL NOTES:
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, COMMUNITY NUMBER 480596 EFFECTIVE DATE 9-25-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 180 K OF SAID MAP.
 - COVENANTS AND 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.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 - WATER DEPT.
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."
 - WATER SERVICE
WATER IS SUPPLIED BY CITY OF FORT WORTH WATER SERVICE.
 - SEWER SERVICE
SEWER IS SERVED BY CITY OF FORT WORTH
 - ELECTRIC SERVICE
ELECTRIC SERVICE PROVIDED BY TXU/ONCORE
 - PROPERTY IS LOCATED IN THE FORT WORTH ISD SCHOOL DISTRICT
 - 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.
 - 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.
 - 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.
 - 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".
 - TEMPORARY TURNAROUND EASEMENT
WHEN ATLEE PARKWAY IS WIDENED AT THE SITE OF THIS PLAT, THE TEMPORARY TURNAROUND EASEMENT BECOMES NULL AND AUTOMATICALLY ABANDONED.

- 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.
- 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.
- 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.
- URBAN FORESTRY
COMPLIANCE WITH ORDINANCE 18615-05-2009 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.
- SITE DRAINAGE STUDY NOTE
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 THIS SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS.
- FLOODPLAIN RESTRICTION NOTE
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.
- FLOODPLAIN/FLOODWAY/DRAINWAY MAINTENANCE NOTE
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.

P.R.V.'S REQUIRED
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

- LEGEND
- POB = POINT OF BEGINNING
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - CAP/IRF = CAPPED IRON ROD FOUND
 - CAP/IRS = CAPPED IRON ROD SET
 - P.R.T.C.T. = PLAT RECORD TARRANT COUNTY TEXAS
 - D.R.T.C.T. = DEED RECORD TARRANT COUNTY TEXAS
 - R.R.E. = RAILROAD EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - SQ. FT. = SQUARE FEET
 - = R.O.W. CENTERLINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM # 0002100

OWNER:
MK DAVIS ENTERPRISES, LLC
1700 N.E. LOOP 820
FORT WORTH, TX 76106
CONTACT: KEVIN DAVIS
PHONE: (817) 247-9970

ENGINEER:
CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVE., SUITE 400
DALLAS, TX 75201
(972) 654-1100
TBPE FIRM # 9723

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'47" E	100.00'
L2	S 00°21'25" E	30.00'
L3	S 89°21'24" W	100.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	37.82'	34.32'	N 46°12'24" E	86°40'49"
C2	3982.70'	226.36'	226.33'	S 85°29'26" E	3°15'23"
C3	3988.70'	345.41'	345.30'	S 79°55'06" E	4°57'42"
C4	3607.70'	609.36'	608.63'	N 82°19'42" W	9°40'39"
C5	4381.70'	245.66'	245.63'	S 82°03'34" E	3°12'44"
C6	35377.85'	326.73'	326.73'	S 78°13'54" E	0°31'45"
C7	19.50'	10.53'	10.40'	S 74°53'11" E	30°56'27"
C8	19.50'	10.39'	10.26'	S 74°23'09" W	30°30'52"

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: January 29, 2016

By: Donald R. Brown Chairman

By: Mary Elliott Secretary

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MK DAVIS ENTERPRISES, LLC is the owner of all that certain 7.01 acre tract of land situated in the David Odum Survey, Abstract Number 1184, Tarrant County, Texas, according to the Replat thereof recorded in Volume 344-140, Page 20 of the Plat Records of Tarrant County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a capped iron rod found stamped "Britt & Crawford" found in the North line of a Railroad Right of Way and being in the East Right of Way of Atlee Parkway and being the Southwest corner of said Lot 1;

Thence North 00 degrees 33 minutes 10 seconds West with the common line thereof a distance of 351.25 feet to a capped iron rod found at the beginning of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 46 degrees 12 minutes 24 seconds East, 34.32 feet;

Thence along said curve an arc distance of 37.82 feet to a 1/2" iron rod found in the North line of said Lot 1 and the South Right of Way of Northeast Parkway and being at the beginning of a curve to the right having a radius of 3982.70 feet and a chord bearing and distance of South 85 degrees 29 minutes 26 seconds East, 226.33 feet;

Thence with the South Right of Way of said Northeast Parkway and the North line of said Lot 1 an arc distance of 226.36 feet to a capped iron rod found;

Thence South 86 degrees 35 minutes 15 seconds East with the common line thereof a distance of 99.23 feet to a capped 1/2" iron rod stamped "KAZ" set at the beginning of a curve to the right having a radius of 3988.70 feet and a chord bearing and distance of North 79 degrees 55 minutes 06 seconds East, 345.30 feet;

Thence with the South Right of Way of said Northeast Parkway and the North line of said Lot 1 an arc distance of 345.41 feet to a capped iron rod found;

Thence South 77 degrees 28 minutes 21 seconds East with the common line thereof a distance of 127.73 feet to a P.K. nail found in the South Right of Way of said Northeast Parkway;

Thence South 05 degrees 04 minutes 22 seconds West a distance of 384.51 feet to a capped iron rod stamped "Britt & Crawford" found in the South line of said Lot 1 and in the North Right of Way of said railroad;

Thence North 77 degrees 27 minutes 10 seconds West with the common line thereof a distance of 177.78 feet to a 5/8" iron rod found at the beginning of a curve to the left having a radius of 3607.70 feet and a chord bearing and distance of North 82 degrees 19 minutes 42 seconds West, 608.63 feet;

Thence along said curve an arc distance of 609.36 feet to the PLACE OF BEGINNING and enclosing 7.01 acre of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MK DAVIS ENTERPRISES, LLC, DOES HEREBY ADOPT THIS FINAL REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R1, BLOCK 19, MARK IV BUSINESS PARK - PHASE A-R, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MK DAVIS ENTERPRISES, LLC

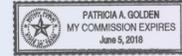
BY: Michael K. Davis DATE: 1-21-16

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 Michael K. 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS 25th DAY OF January, 2016.

Patricia A. Golden
NOTARY PUBLIC IN AND FOR THE STATE OF TARRANT COUNTY
MY COMMISSION EXPIRES ON 6-5-18



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH "CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BY: Kenneth A. Zollinger DATE: 1-26-16
KENNETH A. ZOLLINGER R.P.L.S. # 5312

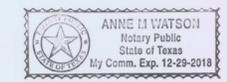


STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 20 DAY OF 1, 2016.

BY: Anne H. Watson
NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES 12-29-18



FS15-157

FINAL PLAT
OF
LOT 1R1, BLOCK 19
MARK IV BUSINESS PARK - PHASE A-R

BEING 7.01 ACRES SITUATED IN THE DAVID ODUM SURVEY, ABSTRACT NUMBER 1184, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REPLAT OF A PART OF LOT 1, BLOCK 19 MARK IV BUSINESS PARK, PHASE A-R, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOL. 344-140, PG. 20, PLAT RECORDS, TARRANT COUNTY, TEXAS

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER DENTON, TX 76205 (940)382-3446
JOB NUMBER: 150135-FF
DRAWN BY: TK
DATE: 1-16-2016
R.P.L.S. KENNETH A. ZOLLINGER

CITY OF FORT WORTH CASE NUMBER: FS-15-157

COUNTY RECORDING / FILE DATA BLOCK

PLAT RECORDED BY DOCUMENT NO. D21601543

DATE: 1/29/2016