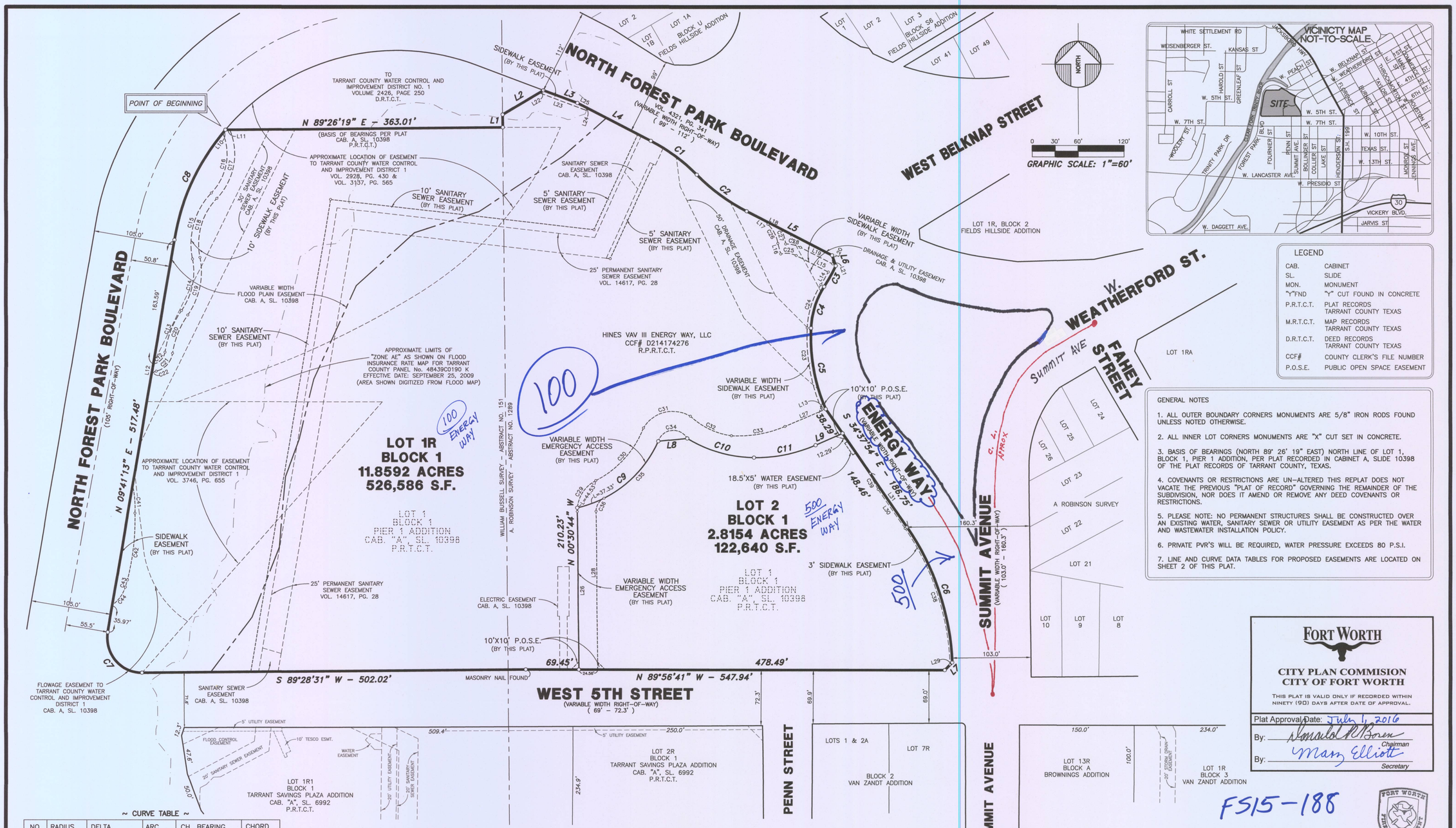
D212-128-1



LEGEND	
CAB.	CABINET
SL.	SLIDE
MON.	MONUMENT
"X"FND	"X" CUT FOUND IN CONCRETE
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
M.R.T.C.T.	MAP RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
CCF#	COUNTY CLERK'S FILE NUMBER
P.O.S.E.	PUBLIC OPEN SPACE EASEMENT

GENERAL NOTES

1. ALL OUTER BOUNDARY CORNERS MONUMENTS ARE 5/8" IRON RODS FOUND UNLESS NOTED OTHERWISE.

2. ALL INNER LOT CORNERS MONUMENTS ARE "X" CUT SET IN CONCRETE.

3. BASIS OF BEARINGS (NORTH 89° 26' 19" EAST) NORTH LINE OF LOT 1, BLOCK 1, PIER 1 ADDITION, PER PLAT RECORDED IN CABINET A, SLIDE 10398 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

4. 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.

5. PLEASE NOTE: NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.

6. PRIVATE PVR'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

7. LINE AND CURVE DATA TABLES FOR PROPOSED EASEMENTS ARE LOCATED ON SHEET 2 OF THIS PLAT.

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	240.00'	17°51'28"	74.80'	S 53°54'04" E	74.50'
C2	260.00'	17°50'25"	80.96'	S 53°53'30" E	80.63'
C3	240.00'	07°25'04"	31.07'	S 29°04'21" W	31.05
C4	110.00'	29°50'17"	57.29'	S 17°51'43" W	56.64'
C5	230.00'	26°52'24"	107.88'	S 10°29'38" E	106.89'
C6	331.60'	32°27'16"	187.83'	S 18°34'19" E	185.33'
C7	45.00'	100°12'37"	78.70'	N 40°25'08" W	69.05'
C8	295.00'	31°05'26"	160.08'	N 24°57'30" E	158.12'
C9	152.09'	53°24'15"	141.76'	N 50°38'13" E	136.68'
C10	173.03'	30°28'20"	92.03'	S 73°58'50" E	90.95'
C11	194.50'	24°24'36"	82.86'	N 78°34'42" E	82.24'

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	N 00°33'41" W	16.51'
L2	N 59°29'19" E	62.27'
L3	S 69°36'11" E	47.25'
L4	S 62°49'49" E	107.81'
L5	S 62°48'40" E	125.57'
L6	S 19°19'10" E	14.50'
L7	S 44°17'15" W	13.95'
L8	N 84°11'08" E	37.97'
L9	S 66°22'24" W	38.47'

DEVELOPMENT YIELD

GROSS SITE AREA (ACREAGE): 14.674

TOTAL NUMBER LOTS: 2

RESIDENTIAL LOTS: NUMBER 1 TOTAL NUMBER DWELLING UNITS: 0

ACREAGE: SINGLE FAMILY DETACHED 0

SINGLE FAMILY ATTACHED 0 TWO FAMILY 0 MULTIFAMILY 2.815

NON-RESIDENTIAL LOT: NUMBER 1

ACREAGE: COMMERCIAL LOTS: 11.859 INDUSTRIAL LOTS: 0
OPEN SPACE LOTS: 0 RIGHT-OF-WAY: 0

SURVEYOR
BLUE SKY SURVEYING AND MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE, R.P.L.S.
DRPETREE@BLUESKYSURVEYING.COM

OWNER – LOT 1R
HINES VAV III ENERGY WAY, LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PHONE: (972) 716-2918
CONTACT: TYLER BAKER
TYLER.BAKER@HINES.COM

FORT WORTH

CITY PLAN COMMISION
CITY OF FORT WORTH

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: July 1, 2016
By: Donald R. Boren Chairman
By: Mary Elliott Secretary

FS15-188

FORT WORTH FIRE DEPARTMENT
JAM 06-30-16

FINAL PLAT

LOT 1R AND LOT 2, BLOCK 1
PIER 1 ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1
PIER 1 ADDITION, RECORDED IN CABINET "A", SLIDE 10398
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CASE NO. FS-15-188

JUNE 21, 2016 D216146734 07/01/2016 SHEET 1 OF 2

OWNERS CERTIFICATE

WHEREAS HINES VAV III ENERGY WAY, LLC IS THE OWNER OF ALL OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM BUSSELL SURVEY, ABSTRACT AND THE A. ROBINSON SURVEY, ABSTRACT NO. 1289 AND BEING KNOWN AS LOT 1 IN BLOCK 1 PIER 1 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10398 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND DESCRIBED IN THE DEED TO HINES VAV III ENERGY WAY, LLC, AS RECORDED IN CLERKS DOCUMENT NO. D214174276 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1 IN THE EAST LINE OF NORTH FOREST PARK BOULEVARD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89° 26' 19" EAST (BASIS OF BEARINGS PER PLAT RECORDED IN CABINET A, SLIDE 10398 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS) AND FOLLOWING ALONG A NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 363.01 FEET TO A 5/8" CAPPED IRON FOUND FOR A RE-ENTRANT CORNER OF SAID LOT 1;

THENCE NORTH 00° 33' 41" WEST, ALONG A WESTERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 16.51 FEET TO A 5/8" CAPPED IRON FOUND FOR CORNER;

THENCE NORTH 59° 29' 19" EAST AND FOLLOWING ALONG A NORTHWESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 62.27 FEET TO A 5/8" CAPPED IRON FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1 IN THE SOUTHERLY LINE OF SAID NORTH FOREST PARK BOULEVARD;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID NORTH FOREST PARK BOULEVARD, AS FOLLOWS:

(1) SOUTH 69° 36' 11" EAST FOR A DISTANCE OF 47.25 FEET TO A 5/8" CAPPED IRON FOUND;

(2) SOUTH 62° 49' 49" EAST FOR A DISTANCE OF 107.81 FEET TO A 5/8" CAPPED IRON FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET WITH A CENTRAL ANGLE OF 17° 51' 28" AND A CHORD BEARING SOUTH 53° 54' 04" EAST AT A DISTANCE OF 74.50 FEET;

(3) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 74.80 FEET TO A 5/8" CAPPED IRON FOUND FOR THE END OF SAID CURVE AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET WITH A CENTRAL ANGLE OF 17° 50' 23" AND A CHORD BEARING SOUTH 53° 53' 30" EAST AT A DISTANCE OF 80.63 FEET;

(4) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 80.96 FEET TO A 5/8" CAPPED IRON FOUND AT THE END OF SAID CURVE;

(5) SOUTH 62° 48' 40" EAST FOR A DISTANCE OF 125.57 FEET TO A 5/8" CAPPED IRON FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE SOUTH 19° 19' 10" EAST AND FOLLOWING ALONG A NORTHEASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 14.50 FEET TO A 5/8" CAPPED IRON FOUND IN THE WESTERLY RIGHT-OF-WAY OF SUMMIT AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND FORMERLY KNOWN AS ENERGY WAY), FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET WITH A CENTRAL ANGLE OF 07° 25' 04" AND A CHORD BEARING SOUTH 29° 04' 21" WEST AT A DISTANCE OF 31.05 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SUMMIT AVENUE AND THE EASTERLY LINE OF SAID LOT 1, AS FOLLOWS:

(1) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 31.07 FEET TO A 5/8" CAPPED IRON FOUND AT ITS END AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET WITH A CENTRAL ANGLE OF 29° 50' 17" AND A CHORD BEARING SOUTH 17° 51' 43" WEST AT A DISTANCE OF 56.64 FEET;

(2) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 57.29 FEET TO A 5/8" CAPPED IRON FOUND AT ITS END AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET WITH A CENTRAL ANGLE OF 26° 52' 24" AND A CHORD BEARING SOUTH 10° 29' 38" EAST AT A DISTANCE OF 106.89 FEET;

(3) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 106.89 FEET TO A "X" CUT FOUND AT THE END OF SAID CURVE;

(4) SOUTH 34° 37' 54" EAST FOR A DISTANCE OF 186.75 FEET TO A 5/8" CAPPED IRON FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 331.60 FEET WITH A CENTRAL ANGLE OF 32° 27' 16" AND A CHORD BEARING SOUTH 18° 34' 19" EAST AT A DISTANCE OF 185.33 FEET;

(5) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 187.83 FEET TO A 5/8" CAPPED IRON FOUND AT THE END OF SAID CURVE FOR A SOUTHEASTERLY CORNER OF SAID LOT 1,

THENCE SOUTH 44° 17' 15" WEST AND FOLLOWING ALONG A SOUTHEASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 13.95 FEET TO A 5/8" CAPPED IRON FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 IN THE NORTH RIGHT-OF-WAY OF WEST FIFTH STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY).

THENCE NORTH 89° 56' 41" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY OF SAID WEST FIFTH STREET FOR A DISTANCE OF 547.94 FEET TO A MASONRY NAIL FOUND FOR CORNER;

THENCE SOUTH 89° 28' 31" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY OF SAID WEST FIFTH STREET FOR A DISTANCE OF 502.02 FEET TO A 5/8" CAPPED IRON FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1 AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET WITH A CENTRAL ANGLE OF 100° 12' 37" AND A CHORD BEARING NORTH 40° 25' 08" WEST AT A DISTANCE OF 69.05 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG THE 78.70 FEET TO A 5/8" CAPPED IRON FOUND FOR A SOUTHWESTERLY CORNER OF SAID LOT 1 IN THE EAST LINE OF SAID NORTH FOREST PARK BOULEVARD;

THENCE FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID NORTH FOREST PARK BOULEVARD, AS FOLLOWS:

(1) NORTH 09° 41' 13" EAST FOR A DISTANCE OF 517.48 FEET TO A 5/8" CAPPED IRON FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 295.00 FEET WITH A CENTRAL ANGLE OF 31° 05' 26" AND A CHORD BEARING NORTH 24° 57' 30" EAST AT A DISTANCE OF 158.12 FEET;

(2) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 160.08 FEET TO THE **PLACE OF BEGINNING** AND **CONTAINING 639,232 SQUARE FEET** OR **14.6746 ACRES OF LAND**, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS *

COUNTY OF TARRANT *

CITY OF FORT WORTH *

THAT WE, HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE HEREINAFTER DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOT 1R AND LOT 2, BLOCK 1, PIER 1 ADDITION,** AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. WE DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

EXECUTED THIS 23 DAY OF June, 2016

HINES VAV III ENERGY WAY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HINES US OFFICE VALUE ADDED VENTURE III LLC,
ITS SOLE MEMBER

BY: HINES US VAV III MM LLC,
ITS MANAGING MEMBER

BY: HINES INTERESTS LIMITED PARTNERSHIP,
TS MANAGING MEMBER

BY: HINES HOLDINGS, INC.,
ITS GENERAL PARTNER

BY: _____

NAME: DAVID J. CONGDON

TITLE: SENIOR MANAGING DIRECTOR

STATE OF TEXAS *

COUNTY OF Harris *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF June, 2016 BY DAVID J. CONGDON THE SENIOR MANAGING DIRECTOR OF HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANIES AND PARTNERSHIPS.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHANIE MARIE ZINN
Notary Public, State of Texas
My Commission Expires
July 09, 2018

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT L HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890
11010 MIDWAY ROAD
DALLAS, TX 75229
PH: (214) 358-4500
FAX: (214) 458-4600

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS *

COUNTY OF DALLAS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 21 DAY OF JUNE, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HOWARD SMOOT
Notary Public, State of Texas
My Commission Expires
August 20, 2018

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.

UTILITY EASEMENT

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.

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.

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 REFLECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE LL 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.

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 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 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 SUBDIVISIONS 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.

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 DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS 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 DRAINAGEWAYS 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 DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

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 FOOD ELEVATION.

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.

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,

PUBLIC OPEN SPACE EASEMENT

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24-INCHES TO A HEIGHT OF 11-FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THIS PLAT.

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L10	N39°48'20"E	5.20'
L11	N89°26'19"E	5.82'
L12	N09°41'13"E	14.06'
L13	S67°06'31"W	5.00'
L14	N30°28'13"E	18.95'
L15	N62°51'56"W	47.23'
L16	N15°30'14"W	14.23'
L17	N45°07'15"W	7.86'
L18	S62°48'40"E	25.27'
L19	S62°51'56"E	47.14'
L20	N24°40'30"E	4.58'
L21	S19°19'10"E	7.19'
L22	S59°29'19"W	6.44'
L23	S69°36'11"E	65.57'
L24	N20°23'49"E	3.31'
L25	N62°49'49"W	14.36'
L26	N00°30'44"W	205.99'
L27	N67°06'31"E	58.09'
L28	S00°30'44"E	205.65'
L29	S44°17'15"W	4.14'
L30	N34°37'54"W	61.78'
L31	S34°37'54"E	84.90'

~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C12	17.99'	73°26'54"	23.06'	N45°06'52"E	21.51'
C13	125.00'	27°00'12"	58.91'	S21°53'31"W	58.37'
C14	85.04'	47°37'11"	70.68'	N11°57'34"E	68.66'
C15	95.00'	56°02'43"	92.93'	S16°09'38"W	89.27'
C16	72.30'	66°56'50"	84.48'	N10°42'34"E	79.76'
C17	82.30'	67°04'59"	96.36'	N10°38'30"E	90.95'
C18	85.00'	56°02'43"	83.15'	S16°09'36"W	79.87'
C19	95.04'	47°35'56"	78.96'	N11°56'56"E	76.71'
C20	115.00'	26°59'16"	54.17'	S21°53'03"W	53.67'
C21	27.99'	68°26'45"	33.44'	N42°36'48"E	31.48'
C22	10.00'	44°38'59"	7.79'	S54°30'41"W	7.60'
C23	235.00'	26°51'04"	110.13'	S10°28'58"E	109.13'
C24	115.00'	29°50'17"	59.89'	S17°51'43"W	59.21'
C25	28.00'	42°38'18"	20.84'	N84°11'05"W	20.36'
C26	45.00'	36°18'07"	28.51'	N27°28'16"W	28.04'
C27	55.00'	21°32'21"	20.68'	N17°38'10"W	20.55'
C28	40.00'	28°41'44"	20.03'	N77°12'48"W	19.82'
C29	44.00'	63°34'15"	48.82'	S31°16'24"W	46.35'
C30	130.54'	41°34'57"	94.74'	N42°16'03"E	92.67'
C31	44.89'	89°34'23"	70.18'	S75°56'56"W	63.25'
C32	97.46'	35°19'45"	60.10'	S64°42'16"E	59.15'
C33	158.68'	25°55'44"	71.81'	N80°17'08"E	71.20'
C34	20.76'	132°17'24"	47.92'	S84°11'08"W	37.97'
C35	152.09'	39°20'32"	104.43'	N43°36'22"E	102.39'
C36	19.00'	63°47'22"	21.15'	S31°22'57"W	20.08'
C37	NOT USED				
C38	328.60'	32°57'05"	188.98'	N18°19'27"W	186.39'
C39	138.94'	9°37'41"	23.35'	N27°14'27"W	23.32'
C40	NOT USED				
C41	130.81'	16°08'42"	36.86'	N04°53'14"W	36.74'
C42	334.69'	14°59'41"	87.59'	N06°35'29"E	87.34'
C43	155.00'	3°34'44"	9.68'	N15°47'06"E	9.68'
C44	45.00'	37°26'01"	29.40'	N36°17'29"E	28.88'

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48439C0190K, MAP REVISED, SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FORT WORTH FIRE DEPARTMENT
JAH
06-30-16

SURVEYOR
BLUE SKY SURVEYING AND
MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE, R.P.L.S.
DRPETREE@BLUESKYSURVEYING.COM

OWNER – LOT 1R
HINES VAV III ENERGY WAY, LLC
2200 ROSS AVENUE, SUITE 4200W
DALLAS, TEXAS 75201
PHONE: (972) 716-2918
CONTACT: TYLER BAKER
TYLER.BAKER@HINES.COM

FINAL PLAT

LOT 1R AND LOT 2, BLOCK 1
PIER 1 ADDITION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1
PIER 1 ADDITION, RECORDED IN CABINET "A", SLIDE 10398
PLAT RECORDS OF TARRANT COUNTY, TEXAS

CASE NO. FS-15-188

JUNE 21, 2016 D216146734 07/01/2016 SHEET 2 OF 2

k212-188-5