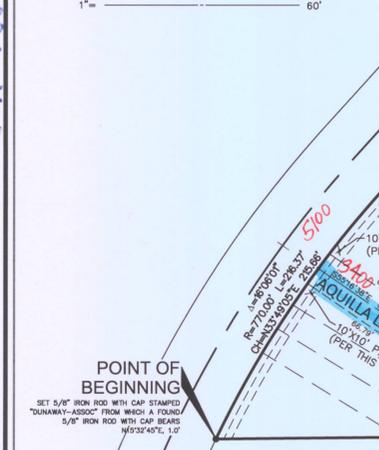
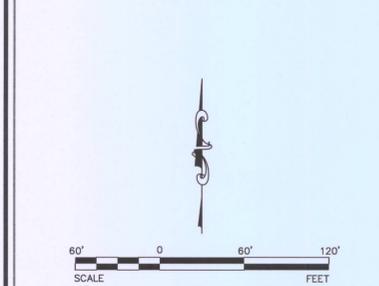


VICINITY MAP  
NOT TO SCALE



NOTES:

- The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
- According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0185 k, Map Revised Date: September 25, 2009, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- Property corners are 1/2" iron rod with plastic cap stamped "Graham & Associates" found unless otherwise noted.
- Refer to VR-16-001 for building and site layout.

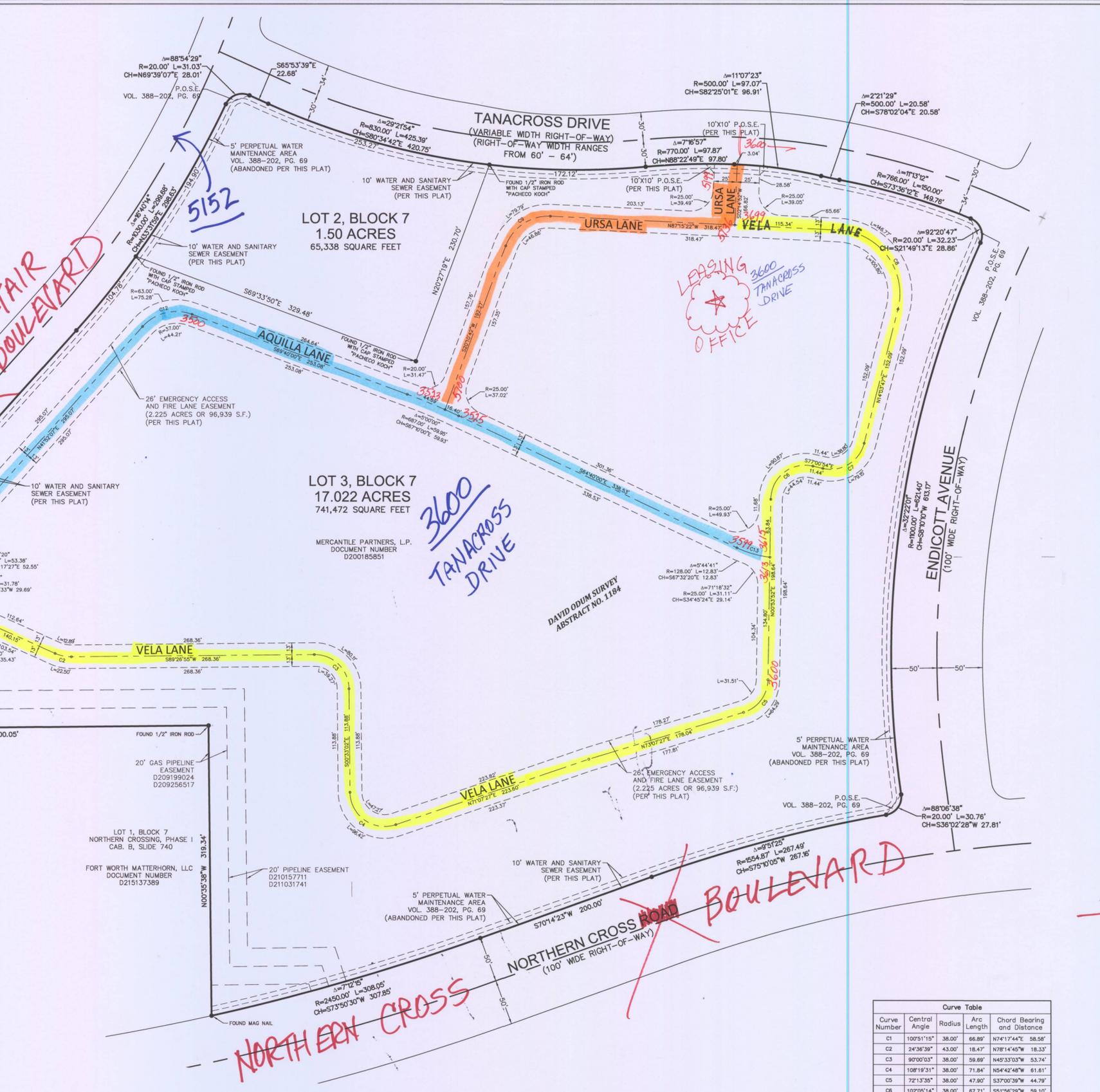
I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2016.

*Gregory S. Iffland*  
 Gregory S. Iffland  
 Registered Professional Land Surveyor  
 Texas Registration No. 4351

**SURVEYOR**  
 DUNAWAY ASSOCIATES, L.P.  
 550 BAILEY AVENUE  
 SUITE 400  
 FORT WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 (817) 335-7437 (FAX)

**OWNER**  
 MERCANTILE PARTNERS, L.P.  
 200 CONCORD PLAZA  
 FORT WORTH, TX 76137

**DEVELOPER**  
 THE NRP GROUP  
 200 CONCORD PLAZA  
 SUITE 900  
 SAN ANTONIO, TX 78216  
 (210) 487-7878



LAND USE TABLE	
Total Gross Acreage	18.522 Acres
Right-of-Way Dedication	0.00 Acres
Net Acreage	18.522 Acres
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	18.522 Acres
Private Park Acreage	0
Public Park Acreage	0

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	100°51'15"	38.00'	66.89'	N74°17'44"E 58.58'
C2	24°36'39"	43.00'	18.47'	N78°14'45"W 18.33'
C3	90°00'03"	38.00'	59.89'	N45°33'03"W 53.74'
C4	108°19'31"	38.00'	71.84'	N54°42'48"W 61.61'
C5	72°13'35"	38.00'	47.90'	S37°00'39"W 44.79'
C6	102°05'14"	38.00'	67.71'	S51°56'29"W 59.10'
C7	88°55'19"	38.00'	58.98'	S58°31'27"W 53.23'
C8	101°19'09"	70.00'	123.78'	S36°35'47"E 108.28'
C9	72°33'56"	50.00'	63.33'	N56°27'40"E 59.18'
C10	29°22'37"	38.00'	16.83'	N11°10'49"E 16.69'
C11	43°22'37"	100.00'	75.71'	N20°10'49"E 73.91'
C12	68°27'53"	50.00'	59.75'	N78°06'04"E 56.26'
C13	18°55'53"	115.00'	38.00'	S74°07'56"E 37.82'

**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.

**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.

**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.

**P.R.V. REQUIRED**  
 Private P.R.V.s will be required, water pressure exceeds 80 P.S.I.

**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 & gutter pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via parkway permit.

**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.

**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 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 becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**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.

**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.

CASE NUMBER - FS-16-099

**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: July 1, 2016  
 By: Samuel R. Boren  
 By: Mary Elliott

**5 BR**  
**2 LOTS**

**FS16-099**

**A FINAL PLAT OF**  
**LOTS 2 & 3, BLOCK 7**  
**NORTHERN CROSSING, PHASE I**

Being a Replat of a portion of Block 7, Northern Crossing, Phase I, an addition to the City of Fort Worth according to the plat recorded in Volume 388-202, Page 69, Plat Records of Tarrant County, Texas, situated in the David Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas.

2 Lots = 18.522 Acres

THIS PLAT WAS PREPARED IN FEBRUARY, 2016

**DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Tel: 817.335.1121  
 FIRM REGISTRATION 10098100

STATE OF TEXAS §

COUNTY OF TARRANT §

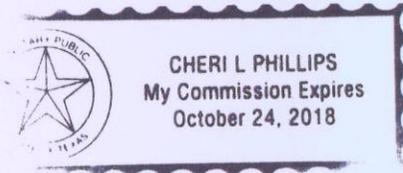
Before me, the undersigned, a Notary Public, in and for said County and State,

on this day personally appeared Brian Randolph, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 20th day of June, 2016.

*Cheri L Phillips*

Notary Public, Tarrant County, Texas



066-5

WHEREAS Mercantile Partners, LP, acting by and through the undersigned, its duly authorized agent, is the owner of the herein described property to wit:

BEING an 18.522 acre tract of land situated in the David Odum Survey, Abstract Number 1184, Tarrant County, Texas, in the City of Fort Worth and being that same tract of land described in the deed to Mercantile Partners, L.P. recorded in Document Number D200185851, Deed Records of Tarrant County, Texas, and being a portion of Block 7, Northern Crossing, Phase I, an addition to the City of Fort Worth according to the plat recorded in Volume 388-202, Page 69, Plat Records, Tarrant County, Texas, said 18.522 acre tract of land being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set In the easterly right-of-way line of Altair Drive (a 60 feet wide right-of-way) for the northwest corner of Lot 1, Block 7, Northern Crossing, Phase I, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 740, Plat Records, Tarrant County, Texas, being in a non-tangent curve to the right having a radius of 770.00 feet;

THENCE with the easterly right-of-way line of Altair Drive the following:

Northeasterly along said curve through a central angle of  $16^{\circ} 06' 01''$  an arc length of 216.37 feet with a chord bearing of North  $33^{\circ} 49' 05''$  East and a chord distance of 215.66 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of tangency of said curve;

North  $41^{\circ} 52' 06''$  East a distance of 350.00 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of curvature of a curve to the left having a radius of 1,030.00 feet;

Northeasterly along said curve through a central angle of  $16^{\circ} 40' 14''$  an arc length of 299.68 feet with a chord bearing of North  $33^{\circ} 31' 59''$  East and a chord distance of 298.63 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found in the southerly right-of-way line of Tanacross Drive (a variable width right-of-way) for the point of reverse curvature of a curve to the right having a radius of 20.00 feet;

THENCE departing the easterly right-of-way line of Altair Drive with the southerly right-of-way line of Tanacross Drive the following:

Northeasterly along said curve through a central angle of  $88^{\circ} 54' 29''$  an arc length of 31.03 feet with a chord bearing of North  $69^{\circ} 39' 07''$  East and a chord distance of 28.01 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of tangency of said curve;

South  $65^{\circ} 53' 39''$  East, a distance of 22.68 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of curvature of a curve to the left having a radius of 830.00 feet;

066-2

Southeasterly along said curve through a central angle of  $29^{\circ} 21' 54''$  an arc length of 425.39 feet with a chord bearing of South  $80^{\circ} 34' 42''$  East and a chord distance of 420.75 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of reverse curvature of a curve to the right having a radius of 770.00 feet;

Northeasterly along said curve through a central angle of  $07^{\circ} 16' 57''$  an arc length of 97.87 feet with a chord bearing of North  $88^{\circ} 22' 49''$  East and a chord distance of 97.80 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of compound curvature of a curve to the right having a radius of 500.00 feet;

Southeasterly along said curve through a central angle of  $11^{\circ} 07' 23''$  an arc length of 97.07 feet with a chord bearing of South  $82^{\circ} 25' 01''$  East and a chord distance of 96.91 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of reverse curvature of a curve to the left having a radius of 500.00 feet;

Southeasterly along said curve through a central angle of  $02^{\circ} 21' 29''$  an arc length of 20.58 feet with a chord bearing of South  $78^{\circ} 02' 03''$  East and a chord distance of 20.58 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of reverse curvature of a curve to the right having a radius of 766.00 feet;

Southeasterly along said curve through a central angle of  $11^{\circ} 13' 12''$  an arc length of 150.00 feet with a chord bearing of South  $73^{\circ} 36' 12''$  East and a chord distance of 149.76 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of compound curvature of a curve to the right having a radius of 20.00 feet;

Southeasterly along said curve through a central angle of  $92^{\circ} 20' 47''$  an arc length of 32.23 feet with a chord bearing of South  $21^{\circ} 49' 13''$  East and a chord distance of 28.86 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found in the westerly right-of-way line of Endicott Avenue (a 100 foot wide right-of-way) for the point of reverse curvature of a curve to the left having a radius of 1,100.00 feet;

THENCE departing the southerly right-of-way line of Tanacross Drive with the westerly right-of-way line of Endicott Avenue Southwesterly along said curve through a central angle of  $32^{\circ} 22' 01''$  an arc length of 621.40 feet with a chord bearing of South  $08^{\circ} 10' 10''$  West and a chord distance of 613.17 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found in the northerly right-of-way line of Northern Cross Road for the point of reverse curvature of a curve to the right having a radius of 20.00 feet; **BOULEVARD**

THENCE departing the westerly right-of-way line of Endicott Avenue with the northerly right-of-way line of Northern Cross Road the following:

Southwesterly along said curve through a central angle of  $88^{\circ} 06' 38''$  an arc length of 30.76 feet with a chord bearing of South  $36^{\circ} 02' 28''$  West and a chord distance of 27.81 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of reverse curvature of a curve to the left having a radius of 1,554.87 feet;

4-ppd

Southwesterly along said curve through a central angle of 09° 51' 25" an arc length of 267.49 feet with a chord bearing of South 75° 10' 05" West and a chord distance of 267.16 feet to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of tangency of said curve;

South 70° 14' 23" West a distance of 200.00 feet to to a 1/2 inch iron rod with a cap stamped "Graham Associates Inc" found for the point of curvature of a curve to the right having a radius of 2,450.00 feet;

Southwesterly along said curve through a central angle of 07° 12' 15" an arc length of 308.05 feet with a chord bearing of South 73° 50' 30" West and a chord distance of 307.85 feet to a mag nail found for the southeast corner of said Lot 1, Block 7;

THENCE departing the northerly right-of-way line of Northern Cross Road with the easterly line of said Lot 1, Block 7 North 00° 35' 38" West a distance of 319.34 feet to a 1/2 inch iron rod found for the northeasterly corner of said Lot 1, Block 7;

*BOULEVARD*

THENCE with the northerly line of said Lot 1, Block 7 South 89° 24' 22" West, a distance of 500.05 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 18.522 acres (806,810 square feet) of land

STATE OF TEXAS §

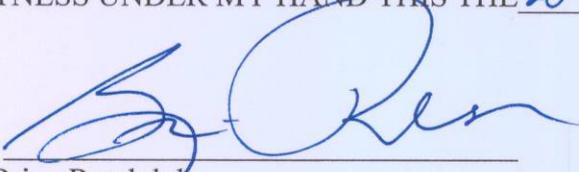
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Mercantile Partners, L.P., does hereby adopt this plat to be known as: LOTS 2 AND 3, BLOCK 7, NORTHERN CROSSING, PHASE I

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements shown hereon.

WITNESS UNDER MY HAND THIS THE 20<sup>TH</sup> DAY OF JUNE, 2016

By:   
Brian Randolph  
President  
Mercantile Corporation of Fort Worth, a  
Texas Corporation, General Partner

*06-20-16*