

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 THIS PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND LOGGING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER / WASTEWATER IMPACT FEE:
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT OF AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDED DATE OF THIS PLAT APPLICATION, BASED UPON THE EFFECT OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 8 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, 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 CTA 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.

CONSTRUCTION OVER EASEMENTS:
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, 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".

FLOOD HAZARD NOTE:
 THE TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AND ZONE "A" - AREAS DETERMINED TO BE LOCATED WITHIN THE 10% ANNUAL CHANCE FLOOD PLAN, ACCORDING TO THE FIRM, COMMUNITY PANEL 48367C0450E, DATED SEPTEMBER 26, 2008.

PROPERTY CORNERS:
 ALL CORNERS ARE SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED "TEXAS SURVEYING, INC.", UNLESS OTHERWISE NOTED.

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 OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, FROM CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

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.

WATER WELL NOTE:
 THE PROPERTY OWNERS WITHIN THIS SUBDIVISION SHALL BE ON INDIVIDUAL WATER WELLS UNLESS AND UNTIL THE PROPERTY IS ANNEXED INTO THE CITY LIMIT AND THE LANDOWNERS PETITION THE CITY FOR WATER SERVICE UNDER THE CITY'S EXTENSION POLICY REQUIREMENTS. LANDOWNERS AGREE TO TAKE ALL NECESSARY STEPS TO INSTALL AND MAINTAIN THEIR INDIVIDUAL WATER WELL IN COMPLIANCE WITH ALL APPLICABLE UTOWCD REGULATORY REQUIREMENTS FOR WATER WELLS IN PARKER COUNTY.

PARKWAY PERMIT:
 PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

ISWM RELIEF NOTE:
 PRELIMINARY AND FINAL STORM WATER MANAGEMENT PLANS (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORM WATER MANAGEMENT CRITERIA MANUAL, CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH FOR EACH INDIVIDUAL LOT PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 10 ACRES.

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE:
 THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVELING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED 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 DRAINAGEWAYS TRAVELING THEIR PROPERTY CLEAR AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNDESIRABLE CONDITIONS. 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 STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY 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(IES) 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.

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.

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 SHOWN 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, LANDSCAPE AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION CLUBHOUSES, RESERVE 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.

PRIVATE SEWER:
 SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM.

MINIMUM FINISHED FLOOR ELEVATIONS:
 PER THE CITY OF FORT WORTH 2015 GIS DATABASE CONTOURS, THE ESTIMATED MINIMUM FINISHED FLOOR ELEVATION IS 926 FOR LOT 6R1 PLATTED HEREIN.

LAND USE TABLE:

TOTAL GROSS ACREAGE -	1.729
NUMBER OF RESIDENTIAL LOTS -	0
NUMBER OF NON-RESIDENTIAL LOTS -	1
NON-RESIDENTIAL ACREAGE -	1.729
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

LINE	BEARING	DISTANCE
EL6	N 00°32'20" E	18.15'
EL7	N 09°37'19" E	24.00'
EL8	N 15°48'44" E	70.73'
EL9	N 00°00'00" W	21.24'
EL10	N 15°57'19" E	52.12'

* NOTE:
 THE PURPOSE OF THIS REPLAT IS TO CHANGE THE 50' FRONT BUILDING LINE TO A 35' FRONT BUILDING LINE TO ACCOMMODATE AN EXISTING STRUCTURE.

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

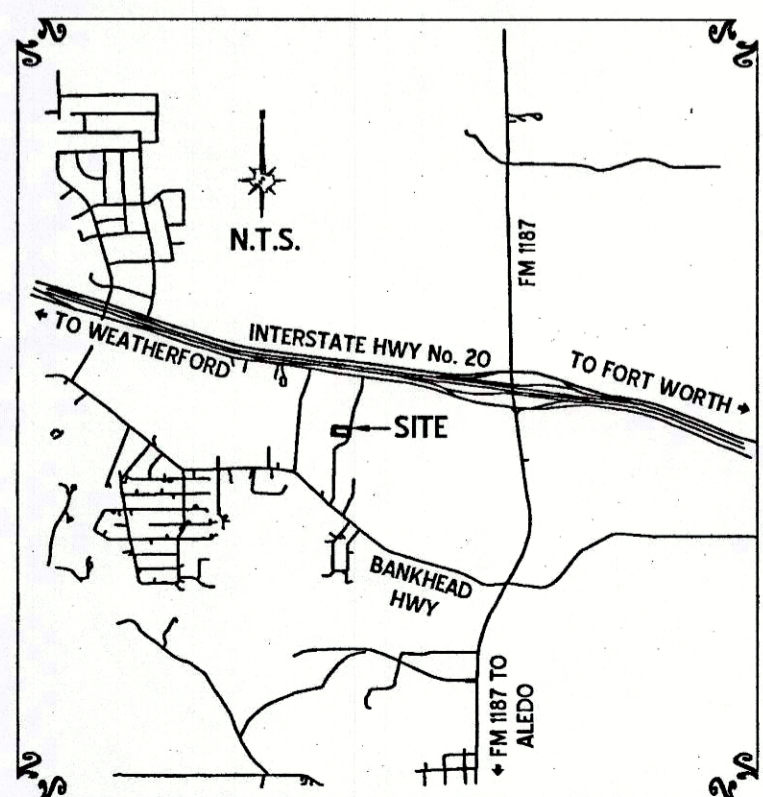
Jeanne Brunson
 201818858
 07/30/2018 04:01 PM
 Fee: 76.00
 Jeanne Brunson, County Clerk
 Parker County, Texas
 PLAT

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

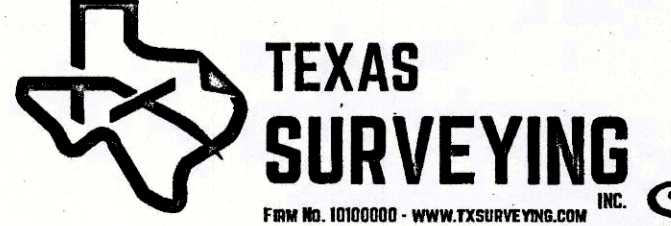
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: *7/27/2018*

Donald R. Boren CHAIRMAN
Mary Elliott SECRETARY



CASE NO. FS-18-149
 LOT 6R1, BLOCK 2
 PRAIRIE CREEK BUSINESS PARK
 AN ADDITION TO PARKER COUNTY, TEXAS.
 BEING A REPLAT OF LOT 6R, BLOCK 2, PRAIRIE CREEK BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET E, SLIDE 91, PLAT RECORDS, PARKER COUNTY, TEXAS.
 JULY 2018



SURVEY DESCRIPTION:

STATE OF TEXAS
 COUNTY OF PARKER
 BEING A 1.729 ACRE TRACT OF LAND AND BEING ALL OF LOT 6R, BLOCK 2, PRAIRIE CREEK BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS AS RECORDED IN PLAT CABINET E, SLIDE 91, PLAT RECORDS, PARKER COUNTY, TEXAS.

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GPS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT M.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, (GRD)

SURVEYOR CERTIFICATION:

THAT I, KYLE RUCKER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 6444, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Kyle Rucker
 KYLE RUCKER, R.P.L.S. NO. 6444 - TEXAS SURVEYING, INC.
 104 S. WALNUT ST., WEATHERFORD, TEXAS 76086
 INFO@TXSURVEYING.COM - (817) 594-0400
 JN141234P-R2 - FIELD DATE MARCH 2018



KNOW ALL MEN BY THESE PRESENTS:

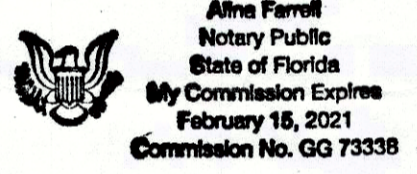
THAT, FOURSQUARE INVESTMENTS, LTD., BEING THE OWNER(S), DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 6R1, BLOCK 2, PRAIRIE CREEK BUSINESS PARK, AN ADDITION TO PARKER COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLICS USE FOREVER, WITHOUT RESERVATION THE STREETS AND EASEMENTS, AND RIGHT-OF-WAY SHOWN THEREON. WITNESS MY HAND, THIS 5th DAY OF July, 2018.

OWNER(S):
 NAME/TITLE: *J. Salzer*
 DATE: *7.5.18*

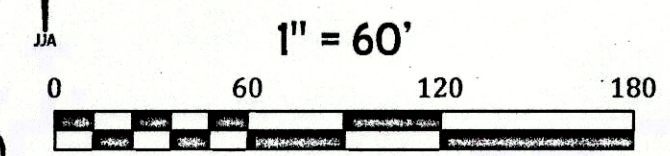
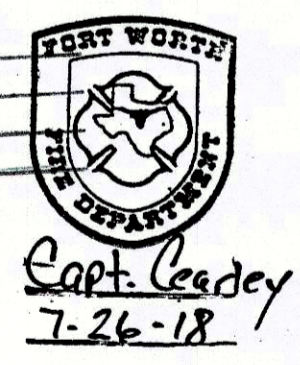
STATE OF *Florida*
 COUNTY OF *Leon*

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED *J. Salzer* 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS *5th* DAY OF *July*, 2018.
Maecel
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Florida*



ACCT. NO.: *16335*
 SCH. DIST.: *AL*
 CITY: *L116*
 MAP NO.: *L116*



16335.002-006.00