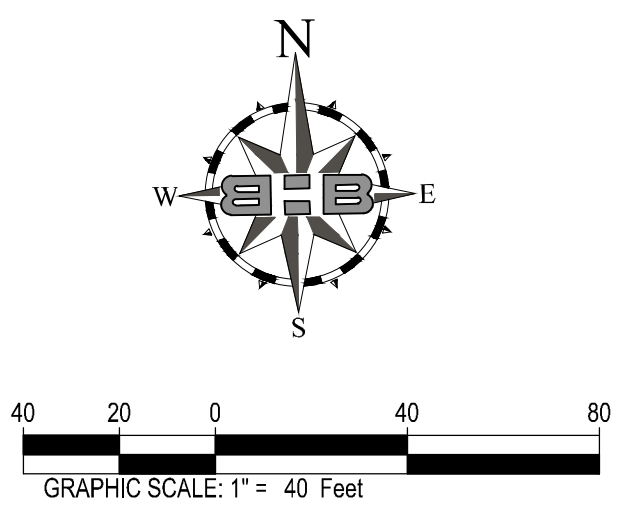
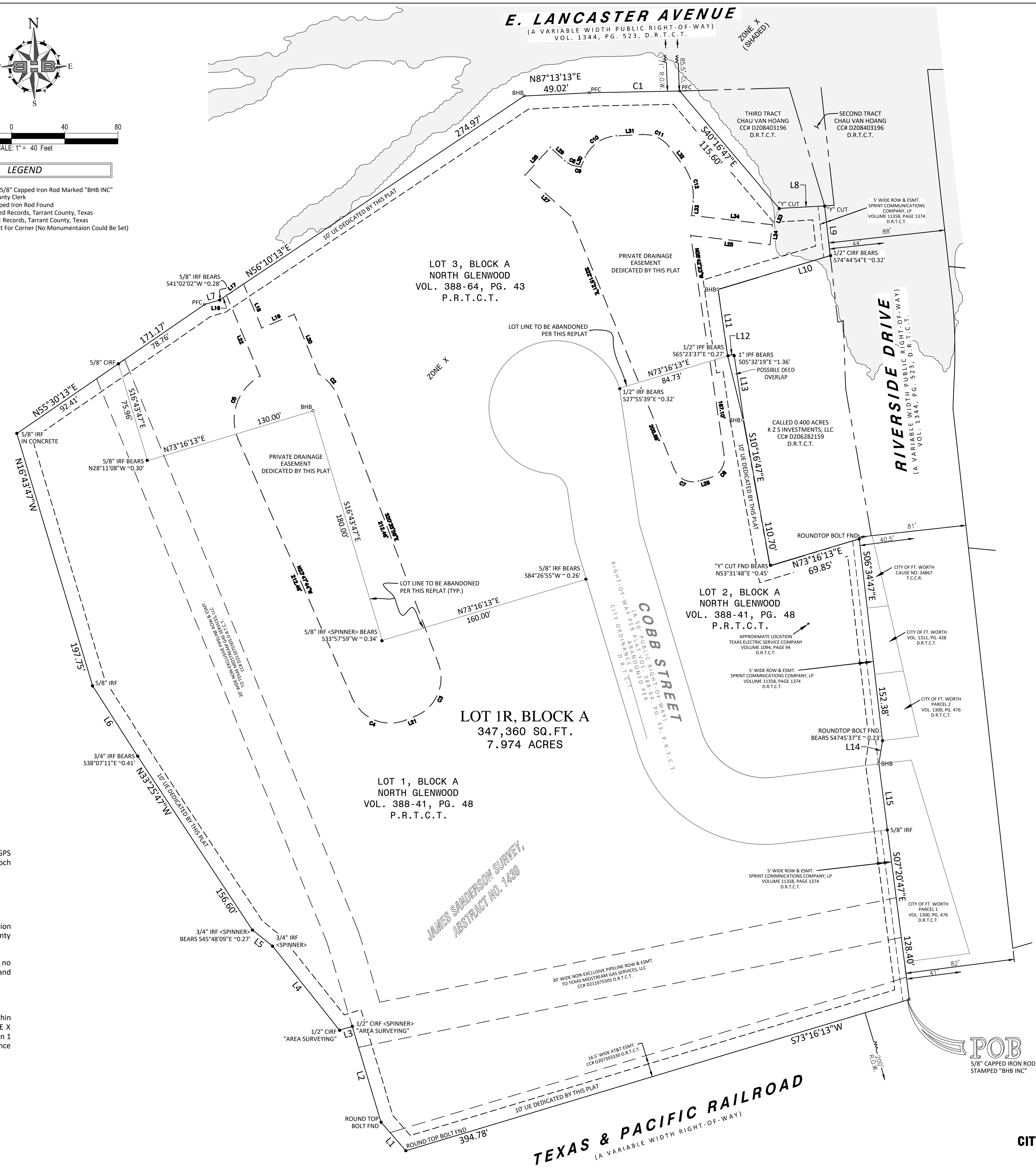


Vicinity Map - Not to Scale
Google Maps™



LEGEND

BHB.....Set 5/8" Capped Iron Rod Marked "BHB INC"
 CC.....County Clerk
 CIRF.....Capped Iron Rod Found
 D.R.T.C.T.....Deed Records, Tarrant County, Texas
 P.R.T.C.T.....Plat Records, Tarrant County, Texas
 PFC.....Point For Corner (No Monumentation Could Be Set)



CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	0°41'12"	5649.65'	67.71'	N88°49'35"E	67.71'
C2	37°49'44"	37.00'	24.43'	S39°30'48"E	23.99'
C3	88°26'13"	31.00'	47.85'	S23°33'21"W	43.24'
C4	88°29'57"	31.00'	47.88'	N67°58'34"W	43.26'
C5	85°39'18"	37.00'	55.31'	N19°01'55"E	50.30'
C6	82°26'19"	15.00'	21.58'	N32°30'47"E	19.77'
C7	84°00'43"	15.00'	21.99'	S64°15'42"E	20.08'
C8	33°54'13"	17.00'	10.06'	N64°59'36"W	9.91'
C9	5°08'48"	32.77'	2.94'	N79°22'19"W	2.94'
C10	63°01'52"	27.00'	29.70'	S55°42'17"W	28.23'
C11	55°40'33"	23.00'	22.35'	N64°56'30"W	21.48'
C12	38°18'58"	40.35'	26.99'	N13°45'29"W	26.49'

LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	DIST.	NO.	BEARING	DIST.
L1	N40°50'48"W	28.50'	L18	S22°31'19"E	35.62'
L2	N16°43'47"W	75.00'	L19	N67°28'41"E	26.45'
L3	S73°16'14"W	10.00'	L20	S22°14'20"E	48.23'
L4	N38°31'47"W	80.78'	L21	S67°46'28"W	7.76'
L5	N51°13'47"W	19.42'	L22	N22°31'19"W	65.69'
L6	N32°32'47"W	62.36'	L23	S22°35'32"W	13.32'
L7	N73°16'13"E	11.96'	L24	S6°34'15"W	15.00'
L8	N86°53'13"E	34.20'	L25	N83°25'45"W	60.04'
L9	S6°23'47"E	37.50'	L26	S73°43'56"W	9.16'
L10	S73°16'13"W	88.00'	L27	N48°02'30"W	45.76'
L11	S8°16'47"E	50.50'	L28	N41°57'30"E	28.00'
L12	N73°16'13"E	5.00'	L29	S48°02'30"E	14.95'
L13	S8°16'47"E	50.55'	L30	N24°11'21"E	8.26'
L14	S8°23'12"W	17.67'	L31	N87°13'13"E	20.11'
L15	S7°21'10"E	50.00'	L32	S37°06'13"E	19.50'
L16	N56°10'13"E	5.96'	L33	S6°34'15"W	10.46'
L17	N56°10'13"E	15.30'	L34	S83°25'45"E	61.07'

GENERAL NOTES

1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
2. All distances shown are at ground.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
6. Building setbacks are per the City of Fort Worth Zoning Ordinance.
7. By scaled location of FEMA FIRM #48439C0310K, Revised September 25, 2009, a portion of this parcel is within ZONE X; Areas determined to be outside the 0.2% annual chance floodplain, and a portion is within ZONE X (SHADED); Areas of 0.2% annual chance flood; areas 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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:

By: _____

By: _____

FS-18-XXX

LAND USE DATA			
TYPE	NUMBER	ACREAGE	SQUARE FEET
COMMERCIAL	1	7.974	347,360

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**FS-18-264
 FINAL PLAT
 LOT 1R, BLOCK A
 NORTH GLENWOOD
 BEING A REPLAT OF LOTS 1 & 2, BLOCK A, NORTH GLENWOOD,
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 RECORDED IN VOLUME 388-41, PG. 48, P.R.T.C.T.,
 LOT 3, BLOCK A, NORTH GLENWOOD,
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 RECORDED IN VOLUME 388-64, PAGE 43, P.R.T.C.T., AND
 THE 0.647 ACRE PORTION OF COBB STREET VACATED BY
 CITY ORDINANCE NO. _____, NORTH GLENWOOD ADDITION,
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 DECEMBER 2019
 SHEET 1 OF 2**

SURVEYOR:
BHB Baird, Hampton & Brown
 Engineering & Surveying
 6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
 mail@bhbc.com 817-398-1277 www.bhbc.com
 BHB Project # 2018.810.032 TBPE Firm F-44 TBPLS Firm 10011300

OWNER/DEVELOPER:
 SUNDIAL OFFICE PARK LLC
 775 W. 1200 N. STE. 100
 SPRINGVILLE, UT 84663

CASE NUMBER: FS-18-264

This plat filed in County Clerk's Document No. _____ Date _____

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a 7.974 acre tract of land situated in the James Sanderson Survey, Abstract No. 1430, City of Fort Worth, Tarrant County, Texas, and being all of Lots 1 & 2, Block A, North Glenwood, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-41, Page 48, Plat Records, Tarrant County, Texas (P.R.T.C.T.), all of Lot 3, Block A, North Glenwood, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-64, Page 43, P.R.T.C.T., and the 0.647 acre portion of Cobb Street vacated by City Ordinance No. _____, North Glenwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-41, Page 48, and Volume 388-64, Page 43, P.R.T.C.T., and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. All distances are at ground):

BEGINNING at a set 5/8 inch capped iron rod marked "BHB INC" for the southeast corner of the said Lot 1, Block A, on the west right-of-way line of Riverside Drive (a variable width right-of-way) and on the north right-of-way line of Texas & Pacific Railroad (a variable width right-of-way) as recorded in the deed filed in Volume 13215, Page 130, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE South 73°16'13" West, with the south line of the said Lot 1 and the said north right-of-way line of Texas & Pacific Railroad, a distance of 394.78 feet to a found round top bolt at the southernmost southeast corner of the said Lot 1 and at the intersection of the said north right-of-way line of Texas & Pacific Railroad and the East right-of-way line of U.S. Highway 287 (a variable width right-of-way);

THENCE with the west line of the said Lot 1 and the said East right-of-way line of U.S. Highway 287, the following courses and distances:

- North 40°50'48" West, a distance of 28.50 feet to a found round top bolt for corner;
- North 16°43'47" West, a distance of 75.00 feet to a found 1/2 inch capped iron rod (spinner) marked "AREA SURVEYING" for corner;
- South 73°16'14" West, a distance of 10.00 feet to a found 1/2 inch capped iron rod (spinner) marked "AREA SURVEYING" for corner;
- North 38°31'47" West, a distance of 80.78 feet to a found 3/4 inch iron rod (spinner) for corner;
- North 51°13'47" West, a distance of 19.42 feet to a point for corner from which a found 3/4 inch iron rod (spinner) bears South 45°48'09" East, a distance of 0.27 feet;
- North 33°25'47" West, a distance of 156.60 feet to a point for corner from which a found 3/4 inch iron rod bears South 38°07'11" East, a distance of 0.41 feet;
- North 32°32'47" West, a distance of 62.36 feet to a found 5/8 inch iron rod for corner;
- North 16°43'47" West, a distance of 197.75 feet to a found 5/8 inch iron rod in concrete at the intersection of the east right-of-way line of the said U.S. Highway 281 and the south right-of-way line of Spur TX-280 (a variable width right-of-way);

THENCE North 55°30'13" East, with the north line of the said Lot 1 and the south right-of-way line of the said Spur TX-280, passing a found 5/8 inch capped iron rod for the northernmost northeast corner of the said Lot 1 and the northwest corner of the said Lot 3, at a distance of 92.41 feet and continuing with the north line of the said Lot 3 and the said south right-of-way line, a total distance of 171.17 feet to a point for corner;

THENCE with the north line of the said Lot 3 and the said south right-of-way line of Spur TX-280, the following courses and distances:

- North 73°16'13" East, a distance of 11.96 feet to a point for corner from which a found 5/8 inch iron rod bears South 41°02'02" West, a distance of 0.28 feet;
- North 56°10'13" East, a distance of 274.97 feet to a set 5/8 inch capped iron rod marked "BHB INC" at the intersection of the south right-of-way line of the said Spur TX-280 and the south right-of-way line of East Lancaster Avenue (a variable width right-of-way);

THENCE North 87°13'13" East, with the north line of the said Lot 3 and the said south right-of-way line of East Lancaster Avenue, a distance of 49.02 feet to a point at the beginning of a curve to the right, having a chord which bears North 88°49'35" East, a distance of 67.71 feet and having a radius of 5,649.65 feet;

THENCE With the north line of the said Lot 3, the said south right-of-way line of East Lancaster Avenue and the said curve to the right, through a central angle of 00°41'12", an arc length of 67.71 feet to a point for corner at the northernmost northeast corner of the said Lot 3 and the northwest corner of a tract of land described in the deed to Chau Van Hoang (Third Tract) as recorded in County Clerk Document Number D208403196, D.R.T.C.T.;

THENCE South 40°16'47" East, with the common line of the said Lot 3 and the said Chau Van Hoang tract (Third Tract), a distance of 115.60 feet to a found "Y" cut in concrete at the southwest corner of the said Chau Van Hoang tract (Third Tract);

THENCE North 86°53'13" East, continuing with the said common line, a distance of 34.20 feet to a found "Y" cut in concrete at the easternmost northeast corner of the said Lot 3, the southeast corner of the said Chau Van Hoang tract (Third Tract), the southwest corner of a tract of land described in the said deed to Chau Van Hoang (Second Tract) and being on the west right-of-way line of the aforesaid Riverside Drive;

THENCE South 06°23'47" East, with the east line of the said Lot 3 and the said west right-of-way line of Riverside Drive, a distance of 37.50 feet to a point for the easternmost southeast corner of the said Lot 3 and the northeast corner of a tract of land described in the deed to K Z S Investments, LLC as recorded in County Clerk Document Number D206282159, D.R.T.C.T., from which a found 1/2 inch capped iron rod bears South 74°44'54" East, a distance of 0.32 feet;

THENCE South 73°16'13" West, with the common line of the said Lot 3 and the said K Z S Investments, LLC tract, a distance of 88.00 feet to a set 5/8 inch capped iron rod marked "BHB INC" at the Northwest corner of the said K Z S Investments, LLC Tract;

THENCE South 08°16'47" East, continuing with the said common line, a distance of 50.50 feet to a point for corner at the southernmost southeast corner of the said Lot 3, the northernmost northeast corner of the said Lot 2 and on the West line of the said K Z S Investments, LLC tract, from which a found 1/2 inch iron pipe bears South 65°23'37" East, a distance of 0.27 feet;

THENCE North 73°16'13" West, with the north line of the said Lot 2 and over and across the said K Z S Investments, LLC tract, a distance of 5.00 feet to a point for the northeast corner of the said Lot 2, from which a found 1 inch iron pipe bears South 05°32'19" East, a distance of 1.36 feet;

THENCE South 08°16'47" East, with the east line of the said Lot 2 and continuing over and across the said K Z S Investments, LLC tract, a distance of 50.55 feet to a set 5/8 inch capped iron rod marked "BHB INC";

THENCE with the common line of the said Lot 2 and the said K Z S Investments, LLC tract, the following courses and distances:

- South 10°16'47" East, a distance of 110.70 feet to a point for the southwest corner of the said K Z S Investments, LLC tract, from which a found "Y" cut in concrete bears North 53°31'48" East, a distance of 0.45 feet;
- North 73°16'13" East, a distance of 69.85 feet to a found round top bolt at the easternmost northeast corner of the said Lot 2 and on the west right-of-way line of the aforesaid Riverside Drive;

THENCE with the said west right-of-way line of Riverside Drive, the following courses and distances:

South 06°34'47" East, with the east line of the said Lot 2, a distance of 152.38 feet to a point for corner, from which a found round top bolt bears South 47°45'37" East, a distance of 0.23 feet;

South 08°23'12" West, continuing with the said east line of Lot 2, a distance of 17.67 feet to a set 5/8 inch capped iron rod marked "BHB INC" at the intersection of the said west right-of-way line of Riverside Drive and the north right-of-way line of Cobb Street (a 50 feet wide right-of-way) as dedicated on the said North Glenwood map recorded in Volume 388-41, Page 48, P.R.T.C.T.;

South 07°21'10" East, over and across the said right-of-way of Cobb Street, a distance of 50.00 feet to a found 5/8 inch iron rod at the easternmost northeast corner of the said Lot 1, the intersection of the west right-of-way line of the said Riverside Drive and the south right-of-way line of the said Cobb Street;

South 07°20'47" East, with the east line of the said Lot 1, a distance of 128.40 feet to the **POINT OF BEGINNING** and containing 347,360 Square Feet or 7.974 Acres of Land of which 28,197 Square Feet or 0.647 of an Acre of Land is contained within the right-of-way of the said Cobb Street.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Sundial Office Park LLC, owner, does hereby adopt this replat designating the above described property as **LOT 1R, BLOCK A, NORTH GLENWOOD**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown.

By: _____
Officer, Sundial Office Park LLC

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, Officer, 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2018.

Notary Public in and for the _____ My commission expires
State of _____

SURVEYOR'S CERTIFICATION

I, Toby G. Stock, do hereby certify that I prepared this replat is from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Toby G. Stock
Registered Professional Land Surveyor No. 6412
Date: December 3, 2019

**STATE OF TEXAS §
COUNTY OF PARKER §**

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Toby G. Stock, Surveyor, known to me to be the person whose name is subscribed to this replat.

Given under my hand and seal of office, this _____ day of _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.

All distances shown are at ground.

Building setbacks are per the City of Fort Worth Zoning Ordinance.

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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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 of 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 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 the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

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.

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.

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".

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.

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 floodplain base flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN/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.

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.

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.

P.R.V. NOTE
Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

**FINAL PLAT
LOT 1R, BLOCK A
NORTH GLENWOOD
BEING A REPLAT OF LOTS 1 & 2, BLOCK A, NORTH GLENWOOD,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 388-41, PG. 48, P.R.T.C.T.,
LOT 3, BLOCK A, NORTH GLENWOOD,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN VOLUME 388-64, PAGE 43, P.R.T.C.T., AND
THE 0.647 ACRE PORTION OF COBB STREET VACATED BY
CITY ORDINANCE NO. _____, NORTH GLENWOOD ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DECEMBER 2019
SHEET 2 OF 2**

SURVEYOR:
Baird, Hampton & Brown
Engineering & Surveying
6300 Ridglea Place, Ste. 700, Ft. Worth, TX 76116
mail@bhinc.com 817-398-1277 www.bhinc.com
BHB Project # 2018.810.032 TBPE Firm F-44 TBPLS Firm 10611300

OWNER/DEVELOPER:
SUNDIAL OFFICE PARK LLC
775 W. 1200 N. STE. 100
SPRINGVILLE, UT 84663

CASE NUMBER: FS-18-264

This plat filed in County Clerk's Document No. _____ Date _____