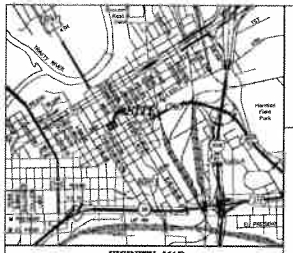


VICINITY MAP
NOT TO SCALE

DEVELOPER

SUNDANCE SQUARE MANAGEMENT, LP.
201 MAIN STREET
SUITE 700
FT. WORTH, TEXAS 76102-3134
(817) 255-5700 (PHONE)
(817) 335-5992 (FAX)
CONTACT: JOHNNY CAMPBELL

OWNER/DEVELOPER

SUNDANCE PLAZA, LLC.
201 MAIN STREET
SUITE 700
FT. WORTH, TEXAS 76102
(817) 255-5700 (PHONE)
(817) 335-5992 (FAX)
CONTACT: JOHNNY CAMPBELL

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
CONTACT: JAMES YU

NOTES:

1. The basis of bearings for this survey is the Texas State Plane Coordinate System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Area, Panel 195 of 485, Map Number 48439C0195 H, dated Effective Date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.

3. Sundance Square Management, Inc. and Fire Line Diversified Development release the City of Fort Worth's liability of the domestic water line and fire line beyond the basement wall of the existing Jett building.

4. The purpose of this replat is to include a portion of Main Street between Third and Fourth Street into Lot 2R, Block 51 and Lot 1R, Block 52.

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 effect as of the date of the plat. 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 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.

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.

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 I 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.

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.

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 100-year flood 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.

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.

UTILITY EASEMENTS

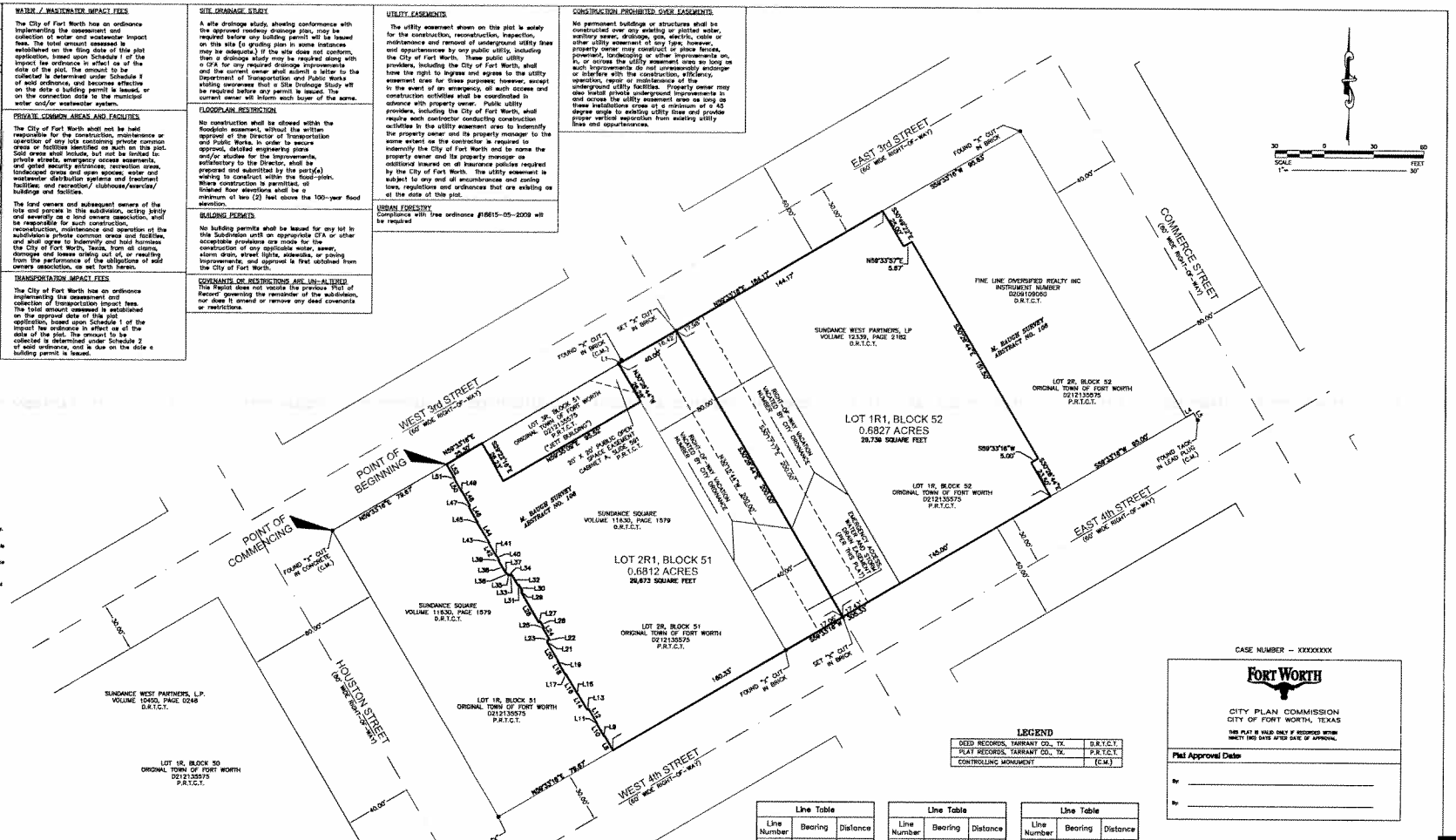
The utility easement shown on this plat is solely for the construction, reconstruction, inspection, maintenance and removal of underground utility lines and appurtenances by any public utility, including the City of Fort Worth. These public utility providers, including the City of Fort Worth, shall have the right to ingress and egress to the utility easement area for these purposes; however, except in the event of an emergency, all such access and construction activities shall be coordinated in advance with property owner. Public utility providers, including the City of Fort Worth, shall require each contractor conducting construction activities in the utility easement area to indemnify the property owner and its property manager to the same extent as the contractor is required to indemnify the City of Fort Worth and to name the property owner and its property manager as additional insured on all insurance policies required by the City of Fort Worth. The utility easement is subject to any and all encumbrances and zoning laws, regulations and ordinances that are existing as of the date of this plat.

URBAN FORESTRY

Compliance with tree ordinance #18615-05-2009 will be required

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; however, property owner may construct or place fences, pavement, landscaping or other improvements on, in, or across the utility easement area so long as such improvements do not unreasonably endanger or interfere with the construction, efficiency, operation, repair or maintenance of the underground utility facilities. Property owner may also install private underground improvements in and across the utility easement area so long as these installations cross at a minimum of a 45 degree angle to existing utility lines and provide proper vertical separation from existing utility lines and appurtenances.



LEGEND	
DEED RECORDS, TARRANT CO., TX.	D.R.T.C.T.
PLAT RECORDS, TARRANT CO., TX.	P.R.T.C.T.
CONTROLLING MONUMENT	(C.M.)

Line Table		
Line Number	Bearing	Distance
L1	N33°06'42"E	3.02'
L4	N59°33'18"E	5.40'
L5	S30°26'44"E	4.98'
L8	N30°26'44"W	10.00'
L9	S59°33'18"W	0.33'
L10	N30°26'44"W	9.00'
L11	N59°33'18"E	0.33'
L12	N30°26'44"W	10.00'
L13	S59°33'18"W	1.00'
L14	N30°26'44"W	11.33'
L15	S59°33'18"W	0.33'
L16	N30°26'44"W	13.67'
L17	S59°33'18"W	0.33'
L18	N30°26'44"W	9.00'
L19	N59°33'18"E	0.33'
L20	N30°26'44"W	13.67'
L21	N59°33'18"E	0.67'
L22	N30°26'44"W	0.67'
L23	N59°33'18"E	1.33'
L24	N30°26'44"W	7.67'

Line Table		
Line Number	Bearing	Distance
L25	N59°33'18"E	0.67'
L26	N30°26'44"W	4.33'
L27	S59°33'18"W	1.00'
L28	N30°26'44"W	21.33'
L29	N59°33'18"E	1.00'
L30	N30°26'44"W	4.33'
L31	S59°33'18"W	0.67'
L32	N30°26'44"W	7.67'
L33	S59°33'18"W	1.33'
L34	N30°26'44"W	0.67'
L35	S59°33'18"W	0.67'
L36	N30°26'44"W	1.67'
L37	S59°33'18"W	0.42'
L38	N30°26'44"W	8.67'
L39	N59°33'18"E	0.42'
L40	N30°26'44"W	3.33'
L41	S59°33'18"W	0.37'
L42	N30°26'44"W	9.00'
L43	N59°33'18"E	0.38'
L44	N30°26'44"W	13.61'

Line Table		
Line Number	Bearing	Distance
L45	N59°33'18"E	0.33'
L46	N30°26'44"W	11.33'
L47	N59°33'18"E	1.00'
L48	N30°26'44"W	10.00'
L49	S59°33'18"W	0.33'
L50	N30°26'44"W	9.00'
L51	N59°33'18"E	0.33'
L52	N30°26'44"W	10.00'

LAND USE TABLE	
Total Gross Acreage	1.3639 Acres
Right-of-Way Dedication	0.000 Acres
Net Acreage	1.3639 Acres
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	1.3639 Acres
Private Park Acreage	0
Public Park Acreage	0

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Alan Moore
Registered Professional Land Surveyor
Texas Registration No. 5537

Date

CASE NUMBER – XXXXXXXX

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIXTY (60) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date

By: _____

By: _____

A FINAL PLAT OF LOT 2R1, BLOCK 51, AND LOT 1R1, BLOCK 52 ORIGINAL TOWN OF FORT WORTH

Being a replat of Lot 2R, Block 51, and Lot 1R, Block 52, Original Town of Fort Worth, an addition to the City of Fort Worth according to the plat recorded in D212135575, Plat Records of Tarrant County, Texas, situated in the the M. Baugh Survey, Abstract Number 106 City of Fort Worth, Tarrant County, Texas.

THIS PLAT WAS PREPARED IN NOVEMBER, 2012

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

THIS PLAT FILED IN DOCUMENT NO._____ DATE: __-__-__

JOB NO. 82000.58.001

FS-012-161