

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone as established by GPS observation.

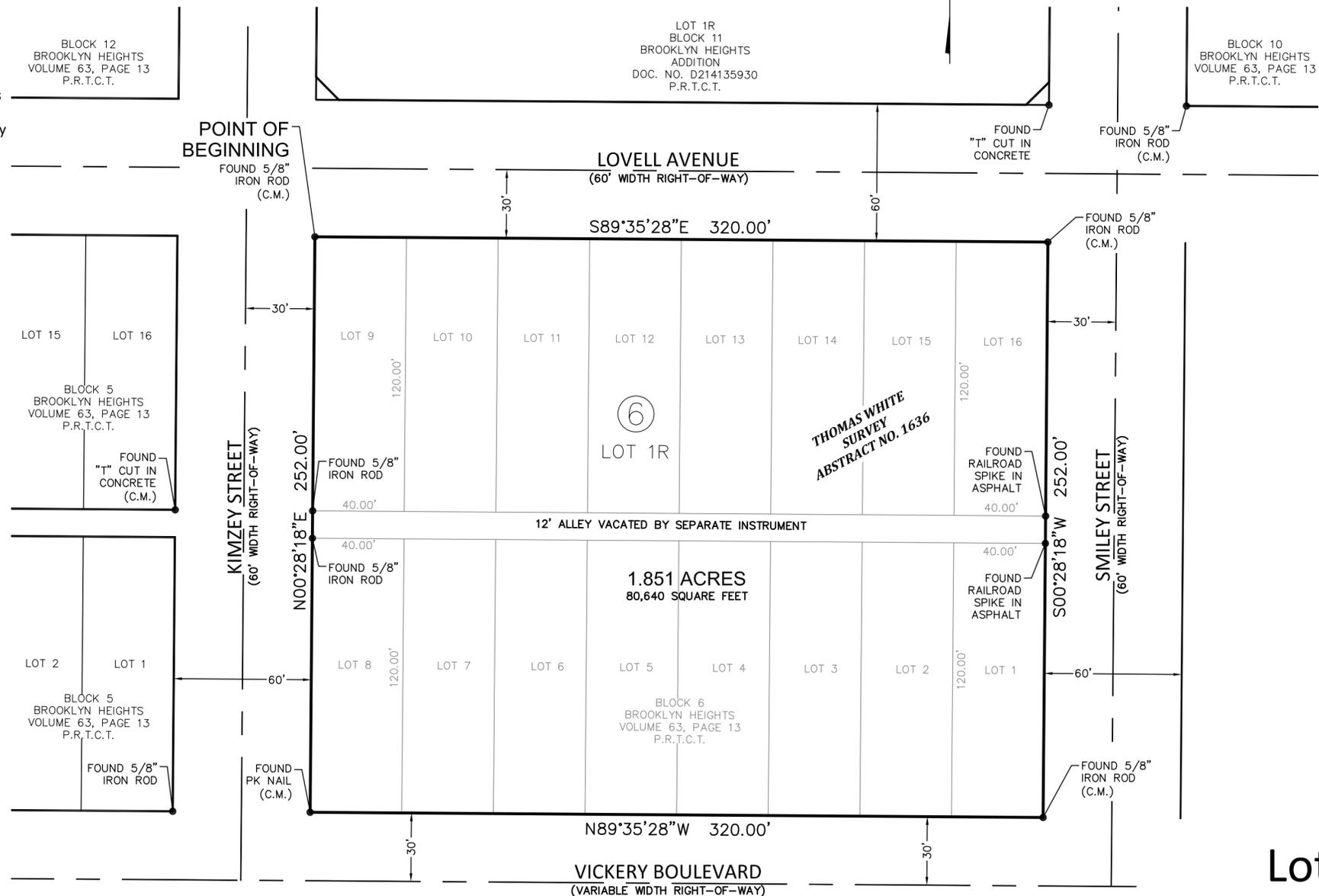
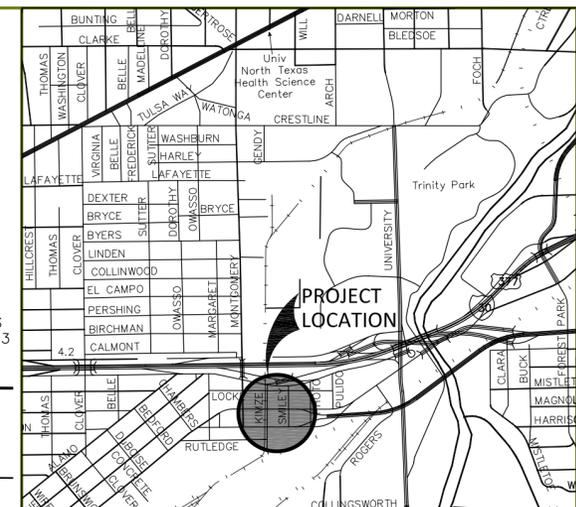
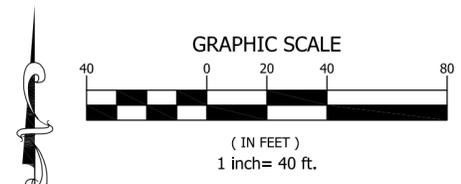
5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set for all property corners and right-of-way dedication corners unless otherwise shown hereon.

Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 495, Map Number 48439C0305K, 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.

(C.M.) Control Monument

LAND USE TABLE	
Total Gross Acreage	1.8512 Ac.
Right-of-Way Dedication	0.0000 Ac.
Net Acreage	1.8512 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	0
Non- Residential Acreage	1.8512 Ac.
Private Park Acreage	0
Public Park Acreage	0



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".

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

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.

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 this 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.

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.

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 a parkway permit.

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.

Private Common Areas and Facilities Maintenance
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.

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 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.

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE - SUITE 400 FORT WORTH, TX 76107
PH.: 817-335-1121
FAX.: 817-335-7437

DEVELOPER:
ICON LODGING
1212 CORPORATE DR., SUITE 350 IRVING, TX 75038
PH.: 512-619-6467

OWNER:
HOWELL INSTRUMENTS, INC.
8945 SOUTH FREEWAY FORT WORTH, TX 76140
PH.: 817-336-7411
FAX.: 817-335-2986

Final Plat Of Lot 1R, Block 6 Brooklyn Heights Addition

situated in the Thomas White Survey, Abstract No. 1636 and being a replat of Lots 1 through 16, Block 6, Brooklyn Heights as recorded in Volume 63, Page 13 Plat Records of Tarrant County, Texas

1 Lot 1.851 Acres

This plat was prepared in September 2014



PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

CASE NUMBER - FS-14-###

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: _____ Chairman

By: _____ Secretary

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.

PLOTTED BY: Bullock, Brandon ON: Wednesday, October 15, 2014 AT: 11:09 AM FILEPATH: G:\Production\500\001500\B001552\Survey\DA\001\Drawings\BASE\B001552\001 Re-Plat Brooklyn Heights Block 6.dwg