

OWNER/DEVELOPER
 ANTHRACITE REALTY PARTNERS, LLC
 777 TAYLOR STREET, SUITE P1
 FORT WORTH, TEXAS 76102
 E-MAIL: gbird@jettaoperating.com
 CONTACT: GREG BIRD

ENGINEER/SURVEYOR
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE
 SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 (817) 335-7437 (FAX)
 CONTACT: SAM HANNA

LAND USE TABLE	
Total Gross Acreage	0.688 Ac.
Right-of-Way Dedication	0
Net Acreage	0.688 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0.688 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS-14-_____

FORT WORTH

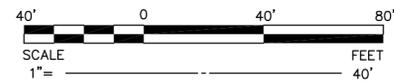
CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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

Plat Approval Date:

By: _____
 Chairman

By: _____
 Secretary



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.

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.

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.

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.

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.

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 Stormwater 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 0.5 acres.

Building lines will be per the City of Fort Worth Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 190 of 495, Map Number 48439C0190 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" unless otherwise noted hereon.

(CM) = CONTROLLING MONUMENT

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify the this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2015.

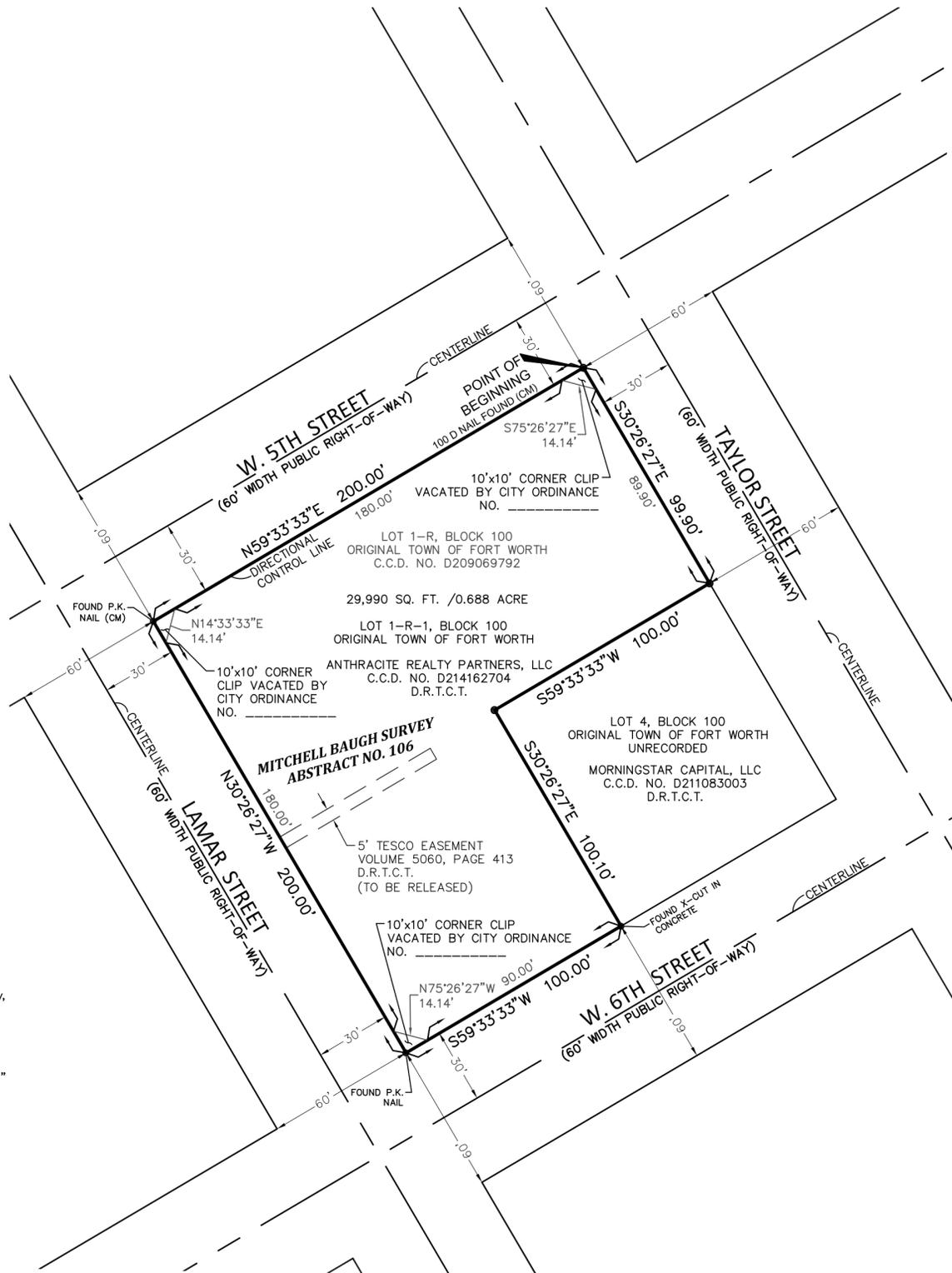
Stephen R. Glosup, R.P.L.S.
 Registered Professional Land Surveyor
 Texas Registration No. 5570

Date



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121 • Fax: 817.335.7437
 FIRM REGISTRATION 10098100

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.



*A Final Plat
of*

**LOT 1-R-1, BLOCK 100
ORIGINAL TOWN OF FORT WORTH**

Situated in the Mitchell Baugh Survey, Abstract No. 106, being a Re-Plat of all of Lot 1-R, Block 100, Original Town of Fort Worth, an addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document No. D209069792, Plat Records, Tarrant County, Texas.

1 Lot 0.688 Acre

This plat was prepared in February, 2015

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: ____-____-____

FS-14-_____ LOT 1-R-1, BLOCK 100, ORIGINAL TOWN OF FORT WORTH