



VICINITY MAP
NOT TO SCALE

FS-15-200



**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

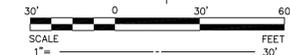
| LAND USE TABLE | |
|-----------------------------|-----------|
| Total Gross Acreage | 2,851 Ac. |
| Right-of-Way Dedication | 0.001 |
| Net Acreage | 2,850 Ac. |
| Number of Residential Lots | 0 |
| Number Non-Residential Lots | 4 |
| Non-Residential Acreage | 0 |
| Private Park Acreage | 0 |
| Public Park Acreage | 0 |

OWNER/DEVELOPER

GREYSTAR GP II, LLC
800 E. LAS COLINAS BLVD., SUITE 2100
IRVING, TEXAS, 75093
(469) 4147-8507 (PHONE)
lsparks@greystar.com (E-Mail)
CONTACT: LAIRD SPARKS

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
SHanna@dunaway-assoc.com (E-MAIL)
CONTACT: SAM HANNA



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.

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.

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.

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.

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.

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.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SITE DRAINAGE STUDY

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 1.0 acre or more of land disturbance.

PRIVATE PRESSURE REDUCING VALVES

Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenances.

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. 305 of 495, Map Number 48439C0305 K and 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.



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

● = 5/8" CAPPED IRON ROD STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED

(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

C.R.T.C.T. = CONDO RECORDS, TARRANT COUNTY, TEXAS

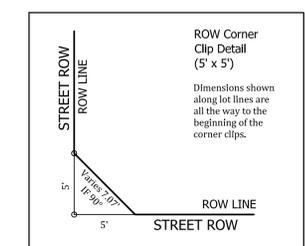
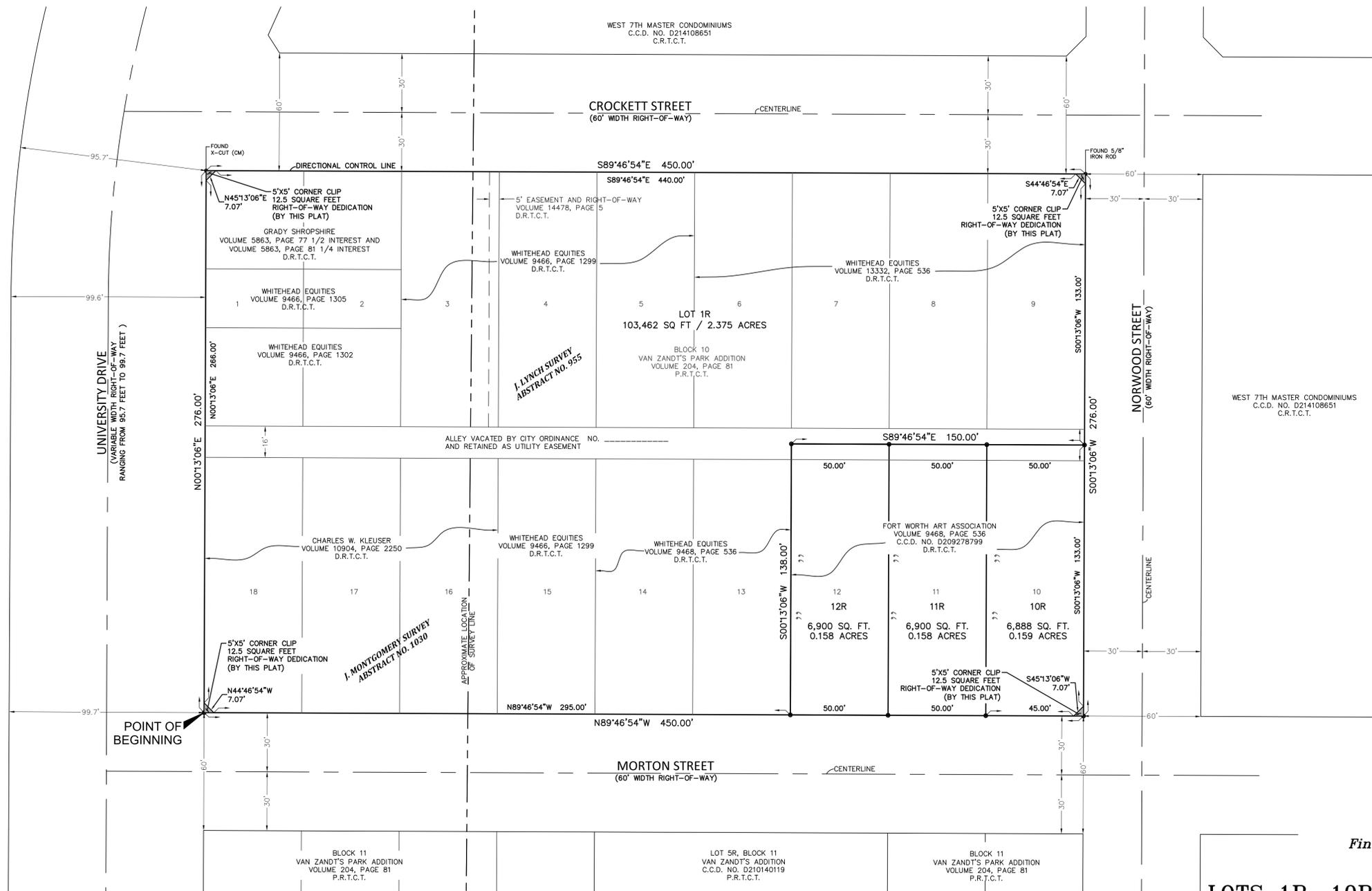
CERTIFICATION:

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

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

Date

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.



Final Plat
of
**LOTS 1R, 10R, 11R, AND 12R
BLOCK 10
VAN ZANDT'S PARK ADDITION**

Situated in the J. Montgomery Survey, Abstract No. 1030 and the J. Lynch Survey, Abstract No. 955, being a Re-Plat of all of Block 10, all of the City of Fort Worth, according to the plat recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas.

4 Lots 2.850 Acres

This plat was prepared in September, 2015

FS-15-200-1- LOT 1R, BLOCK 10, VAN ZANDT'S PARK ADDITION