

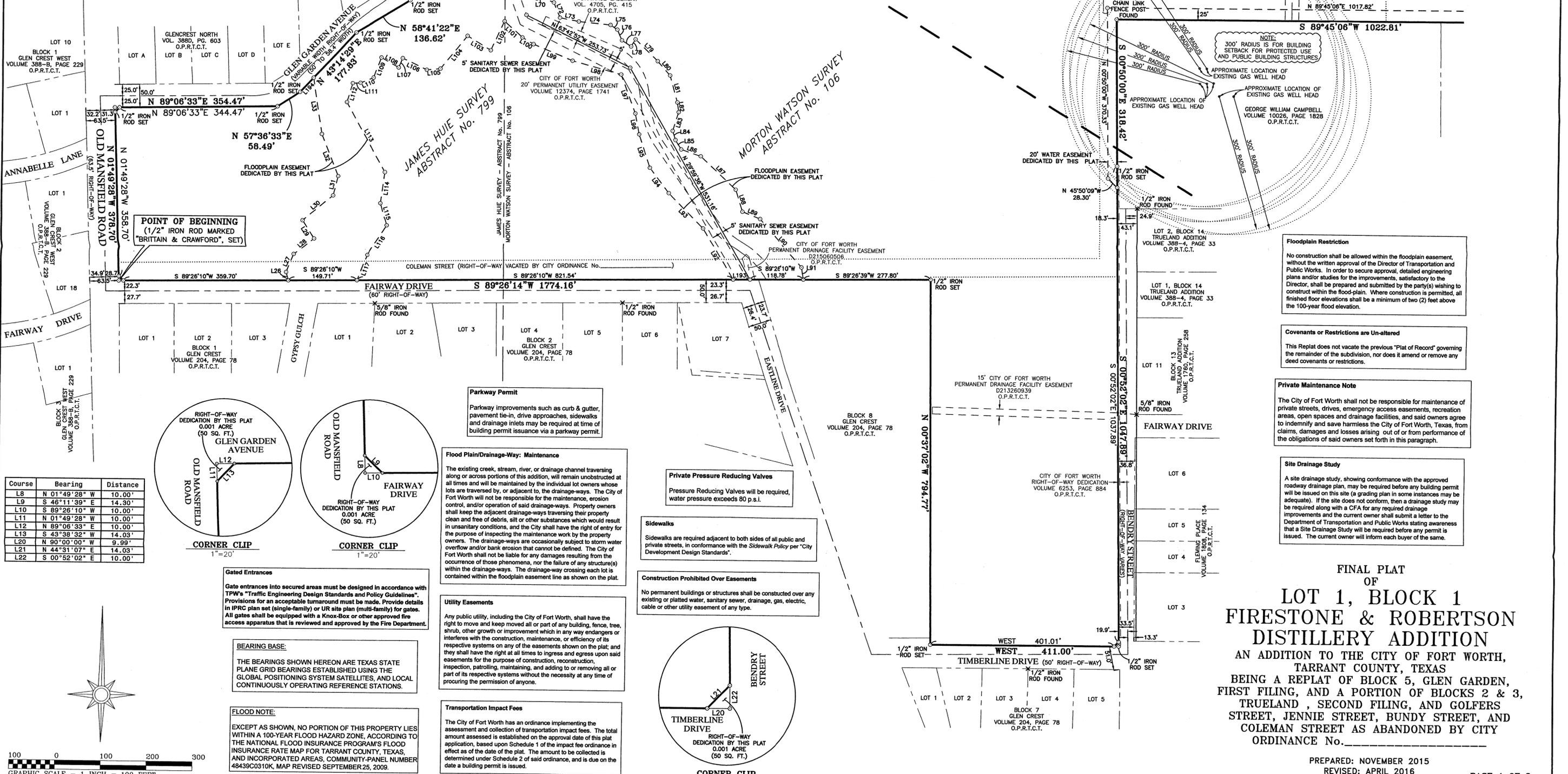
**LOT 1, BLOCK 1
FIRESTONE & ROBERTSON DISTILLERY ADDITION**
 GROSS AREA=108.020 ACRES
 (4,705,339 SQUARE FEET)
 RIGHT-OF WAY DEDICATION=0.006 ACRE
 (246 SQUARE FEET)
 NET AREA=108.014 ACRES
 (4,705,093 SQUARE FEET)
 MINIMUM FINISHED FLOOR=646.70

OWNER:
 Bourbon House, LLC
 901 W. Vickory Boulevard
 Fort Worth, TX 76104
 PHONE: (817) 840-9140
 EMAIL: troy@frdistilling.com

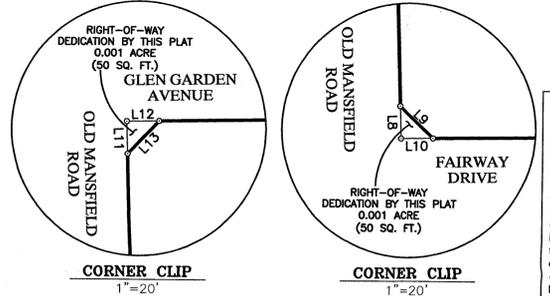
CONTACT: Troy Robertson

SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING

TEL: (817) 926-0211
 FAX: (817) 926-0347
 P.O. BOX 11374 • 3908 SOUTH FREWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@britain-crawford.com
 WEBSITE: www.britain-crawford.com
 FIRM CERTIFICATION# 1019000



Course	Bearing	Distance
L8	N 01°49'28\"	10.00'
L9	S 46°11'39\"	14.30'
L10	S 89°26'10\"	10.00'
L11	N 01°49'28\"	10.00'
L12	N 89°06'33\"	10.00'
L13	S 43°38'32\"	14.03'
L20	N 90°00'00\"	9.99'
L21	N 44°31'07\"	14.03'
L22	S 00°52'02\"	10.00'



Gated Entrances
 Gate entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a Knox-Box or other approved fire access apparatus that is reviewed and approved by the Fire Department.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:
 EXCEPT AS SHOWN, NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0310K, MAP REVISED SEPTEMBER 25, 2009.

Parkway Permit
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Flood Plain/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.

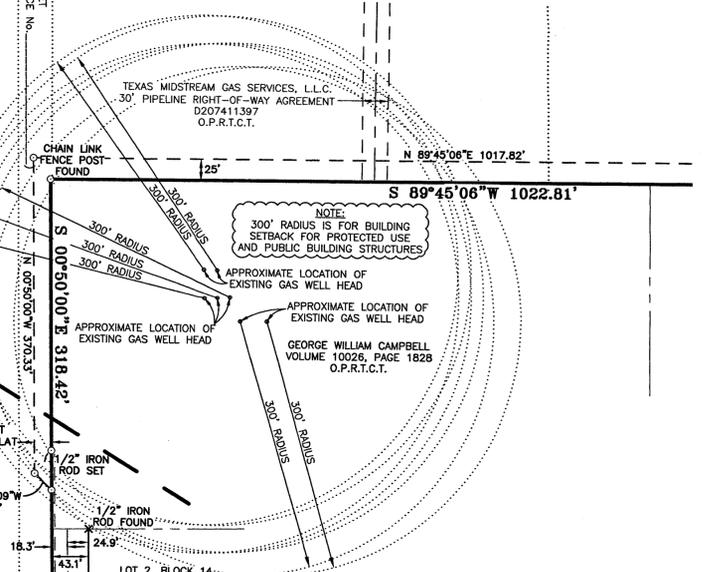
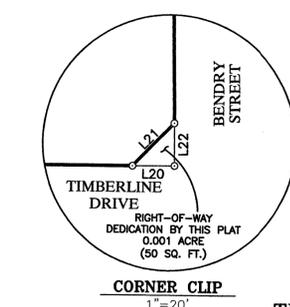
Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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.

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.

Private Pressure Reducing Valves
 Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

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".

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.



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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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.

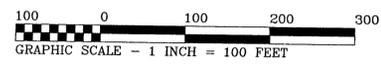
Private Maintenance Note
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages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

Site Drainage Study
 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.

**FINAL PLAT
 OF
 LOT 1, BLOCK 1
 FIRESTONE & ROBERTSON
 DISTILLERY ADDITION**
 AN ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 BEING A REPLAT OF BLOCK 5, GLEN GARDEN,
 FIRST FILING, AND A PORTION OF BLOCKS 2 & 3,
 TRUELAND, SECOND FILING, AND GOLFERS
 STREET, JENNIE STREET, BUNDY STREET, AND
 COLEMAN STREET AS ABANDONED BY CITY
 ORDINANCE No. _____

PREPARED: NOVEMBER 2015
 REVISED: APRIL 2016
 108.020 ACRES GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____



STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, BOURBON HOUSE, LLC, a Texas limited partnership, acting by and through the undersigned, its duly authorized representative is the sole owner of a 108.020 acre tract of land situated in the JAME HUIE SURVEY, Abstract No. 799, MORTON WATSON SURVEY, Abstract No. 103 and the JESSE JUSTICE SURVEY, Abstract No. 859, Fort Worth, Tarrant County, Texas, by the deed recorded in County Clerk File Number D214274216, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 108.020 acres of land located in the M. Watson Survey, Abstract No. 1657, the J. Huie Survey, Abstract No. 799, and the J. Justice Survey, Abstract No. 859, Fort Worth, Tarrant County, Texas, and said 108.020 acres of land being all of Lots 1, 2, 3, 4, & 5, Block 5, and a portion of Block 6, and a portion of Block 7, and a portion of Block 8, GLEN GARDEN, First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 309, Page 28, of the Plat Records of Tarrant County, Texas, and also including all of Lots 3, 4 and 5, Block 3, and a portion of Lots 7, 8 and 9, Block 2, "TRUELAND", Second Filing Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 728, Page 632, of the Deed Records of Tarrant County, Texas, and also including the tract of land conveyed to Glen Garden Golf and Country Club by the Release of Lien recorded in Volume 2067, Page 409, of the Deed Records of Tarrant County, Texas, and defined in the tracts of land designated as First Tract and Second Tract on the deed to R.W. Fender, Trustee recorded in Volume 1268, Page 520, of the Deed Records of Tarrant County, Texas, said 108.020 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford", set at the most Westerly Southwest corner of said Block 6, "GLEN GARDEN", First Filing Addition, and said POINT OF BEGINNING also being the intersection of the East right-of-way line of Mansfield Drive (a 63.5 foot wide public right-of-way) and the North right-of-way line of Fairway Drive (a 60 foot wide public right-of-way);

THENCE N 01° 49' 28" W 378.70 feet, along the most Westerly boundary line of said Block 6, "GLEN GARDEN" First Filing Addition, and the East right-of-way line of said Old Mansfield Road, to a 1/2" iron rod marked "Brittain & Crawford", set at the most Westerly Northwest corner of said Block 6, and the intersection of the South right-of-way line of Glen Garden Avenue (a variable width right-of-way);

THENCE along the Northwest boundary line of said Block 6 and the Southeast right-of-way line of said Glen Garden Avenue, as follows:

- 1. N 89° 06' 33" E 354.47 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 57° 36' 33" E 58.49 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
3. N 43° 14' 29" E 177.83 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
4. N 58° 41' 22" E 136.62 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
5. N 36° 42' 34" E 198.87 feet, to a 1/2" iron rod found;
6. N 31° 09' 43" E 177.33 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;

7. N 14° 14' 29" E 44.05 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southwest corner of Lot 13, Block 6, GLEN GARDEN, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-15, Page 547, of the Plat Records of Tarrant County, Texas;

THENCE along the South and East boundary line of said Block 6, as follows:

- 1. N 88° 17' 22" E 169.50 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 17° 03' 22" E 121.50 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
3. N 34° 41' 22" E 298.80 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
4. N 24° 47' 22" E 128.80 feet, to a 1/2" iron rod marked "Brittain & Crawford", set from which a 3/4" iron rod found bears S 22° 17' 47" W 25.25 feet;

THENCE along the East and South boundary line of Lots 1 through 7, Block 6, GLEN GARDEN, and Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-13, Page 18, of the Plat Records of Tarrant County, Texas, as follows:

- 1. N 14° 51' 46" E 376.10 feet, to a 1/2" iron rod found at the South corner of Lot 3 of said Block 6;
2. N 35° 13' 41" E 129.07 feet, along the Southeast boundary line of Lots 2 and 3 of said Block 6, to a 1/2" iron rod found at the Southwest corner of Lot 1 of said Block 6, GLEN GARDEN Addition;

THENCE S 83° 35' 02" E 89.64 feet, along the South boundary line of said Lot 1, to a 1/2" iron rod found at the Southeast corner of said Lot 1 and the Southwest corner of the tract of land conveyed to Dexter Robinson, by the deed recorded in Volume 15753, Page 393, of the Deed Records of Tarrant County, Texas;

THENCE along the South and Southeast boundary line of said Robinson Tract, as follows:

- 1. S 82° 54' 17" E 121.82 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 53° 32' 56" E 48.52 feet, to a point in the center of a drainage ditch;
3. N 57° 46' 57" E 106.95 feet, to a point in the North boundary line of said Block 6, "GLEN GARDEN", First Filing Addition, and the South right-of-way line of Glen Garden Drive (a 50 foot wide public right-of-way);

THENCE along the South right-of-way line of said Glen Garden Drive, as follows:

- 1. EASTERLY 94.04 feet, along a curve to the Left having a radius of 509.78 feet, a central angle of 10° 34' 11", and a chord bearing S 85° 13' 59" E 93.19 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;
2. S 89° 50' 00" E 380.53 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the Right;
3. EASTERLY 213.98 feet, along said curve to the Right having a radius of 1013.50 feet, a central angle of 12° 05' 49", and a chord bearing S 84° 18' 55" E 213.59 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;
4. S 78° 16' 00" E 230.00 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the Left;
5. EASTERLY 220.23 feet, along said curve to the Left having a radius of 525.00 feet, a central angle of 24° 02' 02", and a chord bearing N 89° 42' 57" E 218.62 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
6. N 54° 51' 23" E 297.93 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the Southwest right-of-way line of Mitchell Boulevard (a 100 foot wide public right-of-way);

THENCE S 54° 52' 15" E 798.74 feet, along the Southwest right-of-way line of said Mitchell Boulevard, to a 1/2" iron rod marked "Brittain & Crawford", set at the intersection of the original Southeast boundary line of aforesaid Lot 9, Block 2, "TRUELAND", Second Filing Addition, being the intersection of the West right-of-way line of Trueland Drive (a variable width public right-of-way);

THENCE S 26° 32' 51" W 29.61 feet, along the original Southeast boundary line of said Lot 9, and the Northwest right-of-way line of said Trueland Drive, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northeast corner of Lot A-1, of the Re-Subdivision of Lot A, R.D. Fox Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 613, of the Plat Records of Tarrant County, Texas;

THENCE S 89° 21' 52" W 100.00 feet, departing said Trueland Drive right-of-way and running along the North boundary line of said Lot A-1, to a steel fence post for a chain link fence found at the Northwest corner of said Lot A-1;

THENCE S 01° 11' 51" E 400.92 feet, along the West boundary line of said Lot A-1, and the West boundary line of Lots B and C of R.D. Fox Subdivision, of Lots 1 & 2 of Block 3, Trueland Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 60, of the Plat Records of Tarrant County, Texas, and also running along the East boundary line of aforesaid Lot 3, Block 3, "TRUELAND", Second Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of said Lot 3, from which a 3/4" iron pipe found bears N 01° 11' 51" W 2.72 feet;

THENCE S 89° 56' 09" W 330.44 feet, along the South boundary line of Lots 3, 4 and 5, Block 2, "TRUELAND", Second Filing Addition, and the North boundary line of Lots 8, 9, 10 and 11, Block 3, of said "TRUELAND" Second Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southwest corner of said Lot 5, Block 3, lying in the West boundary line of the aforesaid Lot 5, Block 5, "GLEN GARDEN", First Filing Addition;

THENCE S 01° 11' 35" E 92.00 feet, along the East boundary line of said Lot 5, Block 5, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of said Lot 5, lying in the North boundary line of Lot 7, of said Block 3, "TRUELAND", Second Filing Addition;

THENCE S 89° 24' 57" W 196.28 feet, along the South boundary line of said Lot 5, and the North boundary line of said Lots 6 and 7, Block 3, "TRUELAND", Second Filing Addition, to a metal fence post for a chain link fence found at the Northwest corner of said Lot 6;

THENCE S 00° 47' 25" E 500.46 feet, along a chain link fence, running along the West boundary line of said Lot 6, and also the West boundary line of Lot 7, of Block 6, of said "TRUELAND", Second Filing Addition, and also the East boundary line of the tract of land designated as Tract III, 1st Tract, in the deed to G.G.T., L.P., recorded in County Clerk's File No. D206199494, of the Deed Records of Tarrant County, Texas, to a steel fence post for a chain link fence found at the Southeast corner of said Tract III, 1st Tract, also lying at the Northeast corner of the 3.0 acre Tract of land conveyed to George William Campbell, by the deed recorded in Volume 10026, Page 1828, of the Deed Records of Tarrant County, Texas;

THENCE S 89° 45' 06" W 1022.81 feet, running along a chain link fence, along the South boundary line of said Tract III, 1st Tract, and Tract III, 2nd Tract, in the aforesaid deed to G.G.T., L.P., recorded in County Clerk's File No. D206199494, of the Deed Records of Tarrant County, Texas, and also the North boundary line of said George William Campbell 3.0 acre Tract and the North boundary line of the 6.63 acre Tract of land conveyed to George William Campbell, by the deed recorded in Volume 10026, Page 1828, of the Deed Records of Tarrant County, Texas, to a steel fence post for a chain link fence found at the Northwest corner of said Campbell 6.63 acre Tract, lying in the East boundary line of aforesaid Block 6, "GLEN GARDEN", First Filing Addition;

THENCE S 00° 50' 00" E 318.42 feet, along a chain link fence and the West boundary line of said George William Campbell 6.63 acre Tract, and the East boundary line of said Block 6, "GLEN GARDEN", First Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set in a chain link fence at the Northwest corner of the tract of land conveyed to the City of Fort Worth, for right-of-way expansion of Bendry Street, recorded in Volume 6253, Page 884, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 52' 02" E 1047.89 feet, along a chain link fence and the West boundary line of said City of Fort Worth Tract and the West right-of-way line of said Bendry Street, to a 1/2" iron rod marked "Brittain & Crawford", set at the intersection of the North right-of-way line of Timberline Drive (a 50 foot wide public right-of-way);

THENCE WEST 411.00 feet, along the North right-of-way line of said Timberline Drive, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of Block 8, "Glen Crest", an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 78, of the Plat Records of Tarrant County, Texas;

THENCE N 00° 37' 02" W 794.77 feet, along the East boundary line of said Block 8, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northeast corner of said Block 8;

THENCE S 89° 26' 14" W 1774.16 feet, along the North boundary line of said Block 8, and continuing along the North right-of-way line of aforesaid Fairway Drive (a 60 foot wide public right-of-way), to THE POINT OF BEGINNING, containing 108.020 acres (4,705,399 SQUARE FEET) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Troy Robertson, acting by and through the undersigned, their duly authorized representative, does hereby designate the foregoing as Lot 1, Block 1, FIRESTONE & ROBERTSON DISTILLERY ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this ____ day of _____, 2016.

Bourbon House, LLC
a Texas limited liability company

By:
Name: Troy Robertson
Title: Manager

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Troy Robertson, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Public in and for
The State of Texas
My Commission Expires: _____

THIS IS TO CERTIFY THAT I, James L. Brittain, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are property marked on the ground and that this plat correctly represents that survey made by me.



James L. Brittain, R.P.L.S.
State of Texas No. 1674

Table with 3 columns: Course, Bearing, Distance. Lists courses L26 through L110 with bearings and distances.

Table with 3 columns: Course, Bearing, Distance. Lists courses L113 through L197 with bearings and distances.

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

FINAL PLAT OF LOT 1, BLOCK 1 FIRESTONE & ROBERTSON DISTILLERY ADDITION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING A REPLAT OF BLOCK 5, GLEN GARDEN, FIRST FILING, AND A PORTION OF BLOCKS 2 & 3, TRUELAND, SECOND FILING, AND GOLFERS STREET, JENNIE STREET, BUNDY STREET, AND COLEMAN STREET AS ABANDONED BY CITY ORDINANCE No. _____

PREPARED: NOVEMBER 2015

REVISED: APRIL 2016

108.020 ACRES GROSS, 1 LOT

PAGE 3 OF 3

F.S.-15-254

THIS PLAT FILED IN INSTRUMENT # _____, DATE _____.

SIN FIN #737