● = 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

> APPROXIMATE LOCATION OF STREETS VACATED BY CITY ORDINANCE NUMBER 5420 AND RETAINED AS UTILITY EASEMENTS

= EASEMENT FOR DRAINAGE AND UTILITIES RESERVED BY CITY OF FORT WORTH ORDINANCE NO. 6778, A CERTIFIED COPY OF WHICH IS FILED FOR RECORD UN CLERK'S FILE NO. D216107962, DEED RECORDS, TARRANT COUNTY, TEXAS.

= RIGHT-OF-WAY DEDICATION

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.

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.

<u>UTILITY EASEMENTS</u>

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.

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.

P.R.V. REQUIRED

Private P.R.V.'S will be required; 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.

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.

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 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.

Standards".

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design

FP-17-XXX 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: Chairman

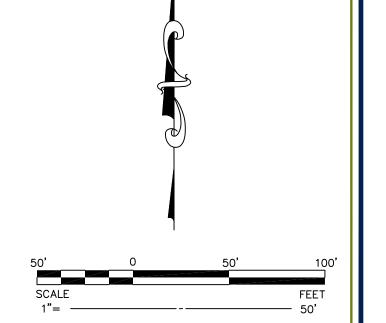
Secretary

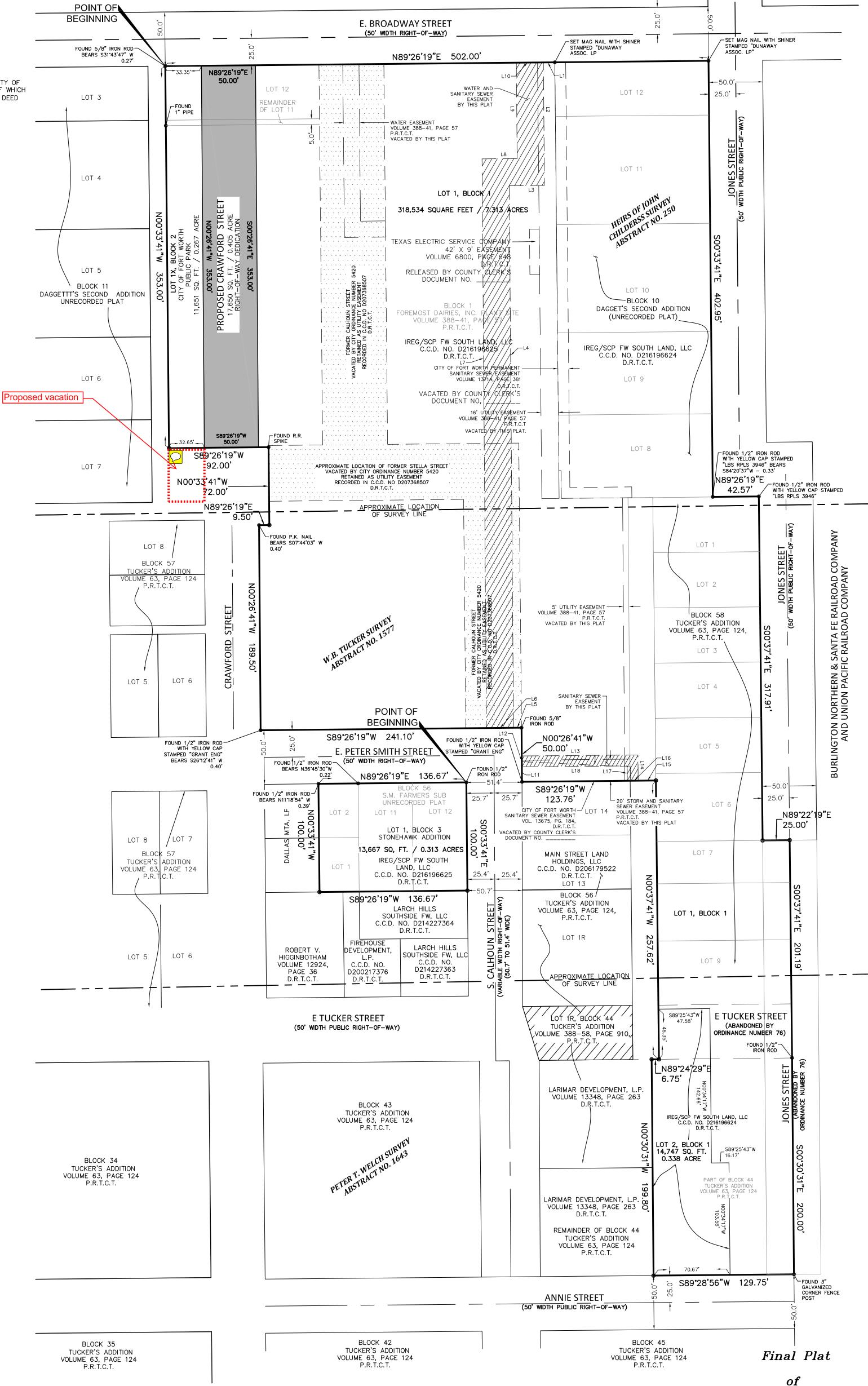
OWNER/DEVELOPER IREG/SCP FW SOUTH LAND, LLC, 3699 MCKINNEY AVE., SUITE 587 MCKINNEY, TEXAS 75204 (714) 686-7242 (PHONE) CONTACT: Brian Woidneck EMAIL:bwoidneck@stonehawkcapital.com

DUNAWAY ASSOCIATES, L.P. 550 BAILEY AVENUE, SUITE 400 FT. WORTH, TEXAS, 76107 (817) 335-1121 (PHONE) CONTACT: Robert Cronin EMAIL:RCronin@dunaway-assoc.com

ENGINEER/SURVEYOR

LAND USE TABLE 8.637 Ac. Total Gross Acreage Right-of-Way Dedication 0.405 Ac. Net Acreage 8.232 Ac. Number of Residential Lots Number Non-Residential Lots Non-Residential Acreage 0 Private Park Acreage 0 Public Park Acreage 0.267 Ac.





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.

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

FIRM REGISTRATION 10098100

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 October, 2016.

Date

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

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel 280 of 495, Map Numbers 48439C0280 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

Stephen R. Glosup, R.P.L.S. Registered Professional Land Surveyor srg@dunaway-assoc.com Texas Registration No. 5570

CITY OF FORT WORTH PRELIMINARY PLAT CASE NUMBER: PP-016-064

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.

LOTS 1& 2, BLOCK 1 LOT 1X, BLOCK 2 & LOT 1, BLOCK 3 STONEHAWK ADDITION

Situated in the Peter T. Welch Survey, Abstract Number 1643, the W.B. Tucker Survey, Abstract Number 1577, and the Heirs of John Childress Survey, Abstract Number 250, being a Re—Plat of all of Lot 12 and the north 5 feet of Lot 11, Block 11, and all of Lots 8—12, Block 10, Daggett's Second Addition (unrecorded Plat), all of Block 1, Foremost Dairies, Inc Plant Site, an addition to the City of Fort Worth According to the Plat recorded in Volume 388—41, Page 57, a part of Lots 1—9, Block 58, a part of Block 44, Tucker's Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 124, Plat Records, Tarrant County, Texas, all of Lots 11 and 12 and the east 1/3 of Lots 1 and 2, S.M. Farmers Sub of Block 56, Tuckers Addition (unrecorded plat), a part of E. Tucker

Street and Jones Street, vacated by Ordinance Number 67 4 Lots 8.637 Acres

FILED IN COUNTY CLERK'S DOCUMENT NUMBER_____ DATE: _____

This plat was prepared in January, 2017

JOB NO. B002588.001