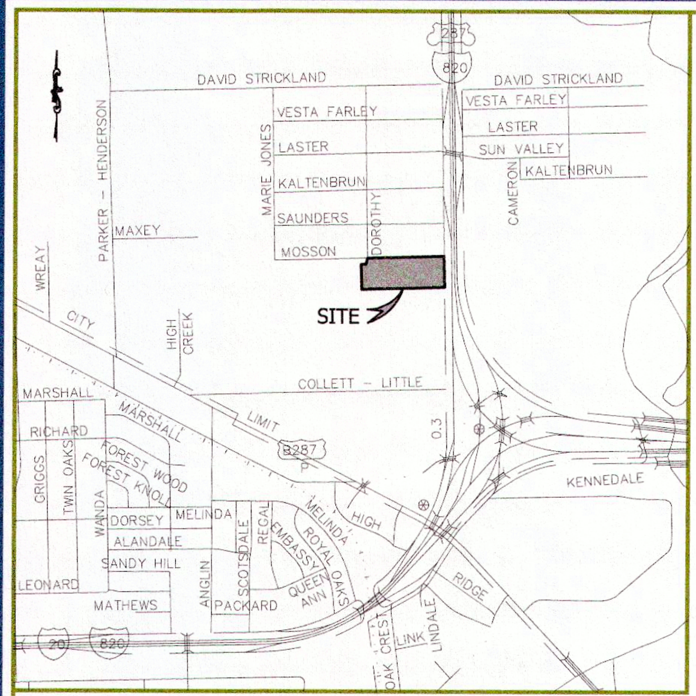


VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
SOUTH LOOP 820, L.P.
5301 SUN VALLEY DRIVE
FORT WORTH, TEXAS 76119
(817) 572-2250 (PHONE)
CONTACT: SANDRA MCGLOTHLIN
EMAIL: SANDRA@EMPIREROOFING.COM

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: JONATHAN RUSSELL
EMAIL: JRussell@dunawayassociates.com

FS-19-168

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: December 6, 2019

By: Donald R. Boren — Chairman

By: Mary Elliott — Secretary

LAND USE TABLE	
Total Gross Acreage	8.597 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	8.597 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	8.597 Ac.
Private Park Acreage	0
Public Park Acreage	0

SCALE 1"= 50' FEET

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.

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.

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.

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.

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.

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 recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

PRIVATE MAINTENANCE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public 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.

SIDEWALKS

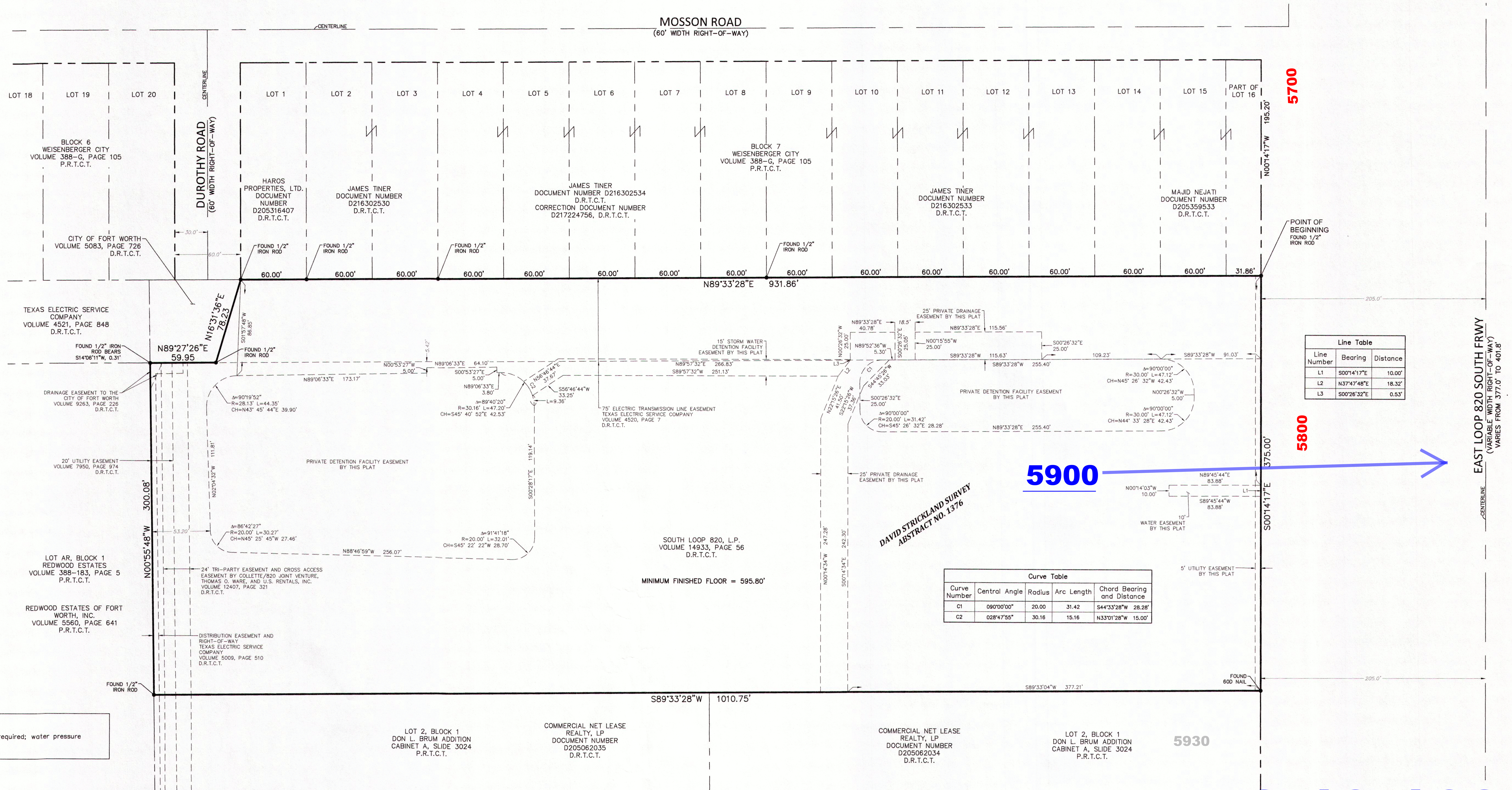
Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".

P.R.V. REQUIRED

Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.

BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE OR PAD SITE

Pursuant to the Fort Worth City Code, no building(s), not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore or padsite. The distance shall be measured in a straight line from the well bore or pad site to the closest exterior point of the building, without regards to intervening structures or objects.



Line Table		
Line Number	Bearing	Distance
L1	S00°14'17"E	10.00'
L2	N37°47'48"E	18.32'
L3	S00°26'32"E	0.53'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	090°00'00"	20.00	31.42	S44°33'28"W 28.28'
C2	028°47'55"	30.16	15.16	N33°01'28"W 15.00'

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. 340 of 495, Map Number 48439C0340 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.

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 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, 2019.

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

DECEMBER 4, 2019
Date

STATE OF TEXAS REGISTERED STEPHEN R. GLOSUP 5570 PROFESSIONAL LAND SURVEYOR

FORT WORTH FIRE DEPARTMENT
L. McGal
12-04-2019

FS-19-168

Final Plat
of

5253 DFW PARTNERS ADDITION
LOT 1, BLOCK 1

Situated in the David Strickland Survey, Abstract No. 1376, City of Fort Worth, Tarrant County, Texas.

1 Lot — 8.597 Acres

This plat was prepared in August, 2019

This plat recorded in Document Number D219284567 Date 12/11/19

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

PLOTTED BY: Steve Glosup ON: Wednesday, December 04, 2019 AT: 10:59 AM FILEPATH: G:\Production4000\005500\5556\001\Survey\Drawings\B005556.001 - Alterra Plat.dwg