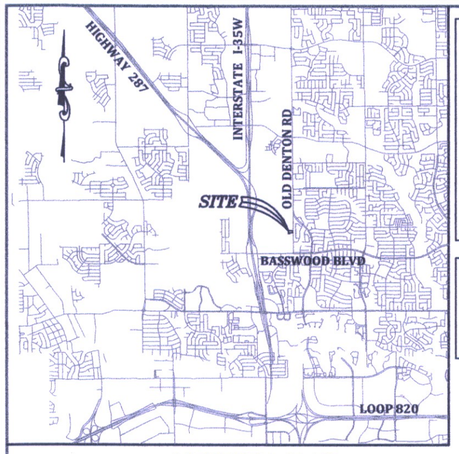


VICINITY MAP
(Not To Scale)

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 it's respective systems without the necessity at any time of procuring the permission of anyone.

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.

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.

Building Permits

No building permits shall 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.

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".

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.

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.

URBAN FORESTRY

Compliance with tree ordinance #17228-10-2006 will be required

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."

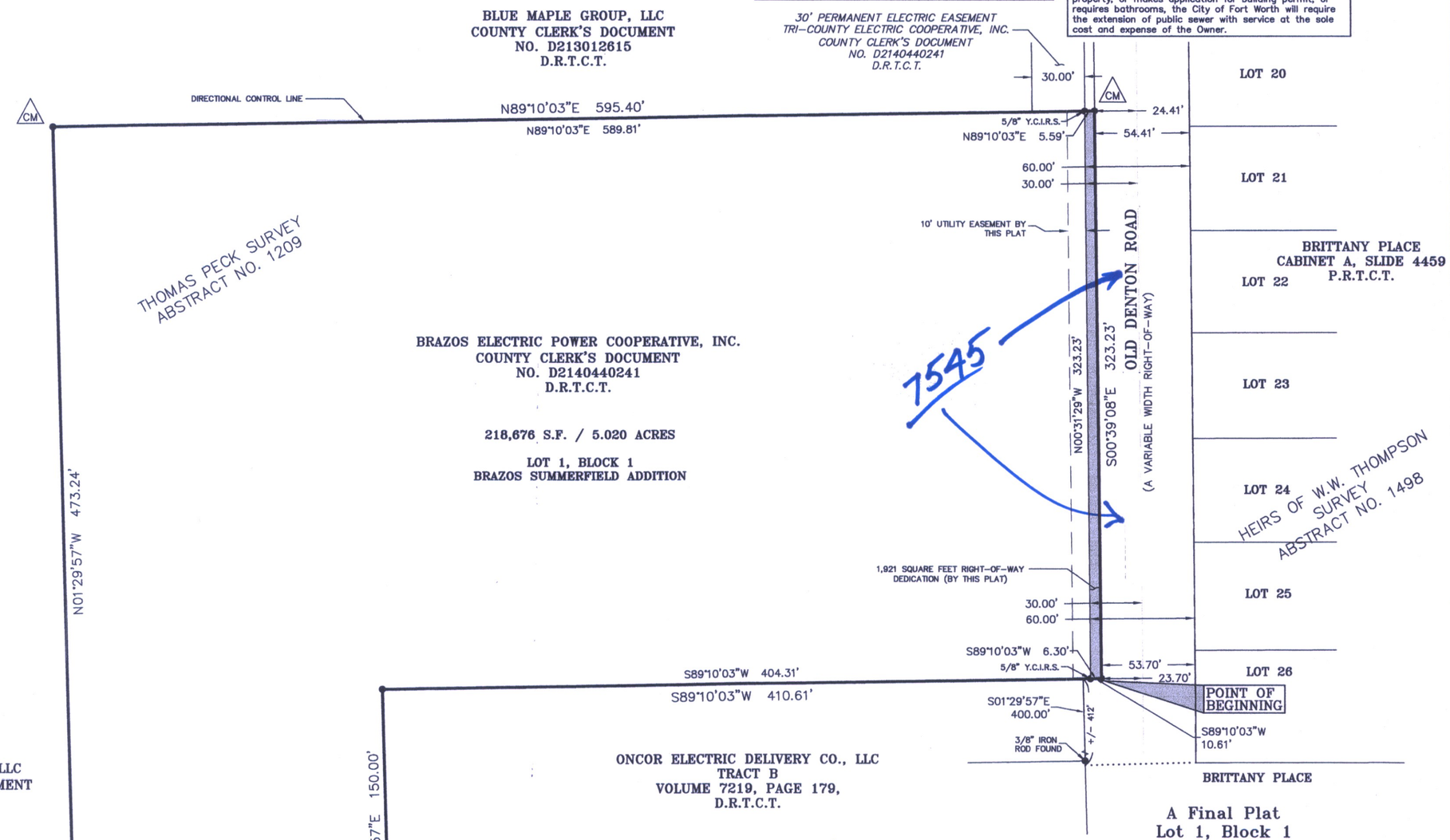
NO PUBLIC SEWER AVAILABLE:

Lot 1, Block 1, Brazos Summerfield Addition is platted for the propose of Brazos Electric Power Cooperative, Inc. proposed use Electric Substation, and no provision for the installation of public sewer facility thereof has been made. Until public sewer facility is installed, no building permit shall be issued for Lot 1, Block 1, Brazos Summerfield Addition. The property owners of Lot 1, Block 1. Summerfield Addition shall be responsible for the cost of installing the public sewer facility to serve the subject lot, as per then existing water and wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. In the event the owner of said lot desires to change the usage of the property, or makes application for building permit, or requires bathrooms, the City of Fort Worth will require the extension of public sewer with service at the sole cost and expense of the Owner.

SCALE 1"= 50' FEET

LAND USE TABLE PORTION OF LOT 1

Total Gross Acreage	5.020 Ac.
Number Residential Lots	N/A
Type of Residential Lots	N/A
Number Non-Residential Lots	1
Non-Residential Acreage	4.976 Ac.
Residential Acreage	N/A
Private Park	N/A
Public Park	N/A
Street Right-of-Way Acreage	0.044 Ac.



FS14-021

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: 4/24/2014

By: _____ Chairman

By: _____ Secretary

ENGINEER/SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE #400
FT. WORTH, TEXAS 76107
ATTN.: Jeff Davis
(817) 335-1121

OWNERS:

BRAZOS ELECTRIC POWER COOPERATIVE, INC.
2404 LaSalle Avenue
Waco, TEXAS 76702
Attn.: Paul Baker
(254) 750-6339

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570

March 25, 2014
Date

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

FORT WORTH FIRE DEPARTMENT
4-24-14

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 GPS measurements, according to the GPS Reference Network.

All property corners are 5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" found unless otherwise noted.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 70 of 495, Map Number 48439C0070 K, Map Revised Date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside 500-year floodplain", This statement does not reflect any type of flood study by this firm.

CM Control Monument

5/8" Y.C.I.R.S. = 5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set.

A Final Plat
Lot 1, Block 1

BRAZOS SUMMERFIELD ADDITION

Situated in the Thomas Peck Survey, Abstract No. 1209, Tarrant County, Texas
IN THE CITY OF FORT WORTH, TEXAS
1 Lot 4.976 Acres

This plat was prepared in January 2014

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

PLAT FILED IN TARRANT COUNTY CLERK'S DOCUMENT NO. D214083232 DATE: 04-25-2014

FS-014-021 BRAZOS SUMMERFIELD ADDITION