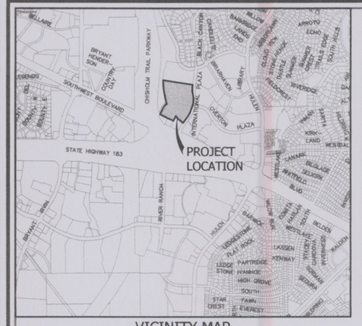


VICINITY MAP
Not To Scale

Line Table		
Line Number	Bearing	Distance
L1	N26°26'13"W	444.11'
L2	N45°08'58"E	10.54'
L3	S26°26'13"E	441.73'
L4	N47°17'04"W	288.50'
L5	S62°48'32"W	79.80'
L6	N63°32'00"W	10.77'
L7	N62°48'32"E	93.65'
L8	S47°17'04"E	289.20'
L9	N26°01'42"W	10.03'
L10	N59°23'41"E	16.93'
L11	N45°40'52"E	50.80'
L12	N62°48'32"E	130.80'
L13	N25°28'13"W	502.78'
L14	S63°54'50"W	347.96'
L15	S25°55'20"E	5.29'

Line Table		
Line Number	Bearing	Distance
L16	S25°55'20"E	10.56'
L17	S64°04'40"W	10.00'
L18	N25°55'20"W	10.53'
L19	N25°55'20"W	15.93'
L20	N63°52'06"E	357.76'
L21	S25°28'13"E	513.22'
L22	S62°48'32"W	140.51'
L23	S45°08'58"W	49.01'
L24	S59°23'41"W	18.98'
L25	S16°04'35"W	7.65'
L26	N73°55'25"W	20.00'
L27	N16°04'35"E	7.65'
L28	S73°55'25"E	20.00'
L29	N68°03'11"E	20.19'
L30	S63°52'39"W	153.06'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	0°39'56"	991.45'	11.52'	S33°50'13"W 11.52'
C2	0°38'34"	991.45'	11.13'	S16°43'35"W 11.12'
C3	89°16'18"	15.00'	23.38'	N70°49'35"W 21.08'
C4	90°42'57"	24.99'	39.56'	S70°48'04"E 35.56'
C5	0°25'30"	991.45'	7.35'	S16°17'20"W 7.35'
C6	0°26'01"	971.45'	7.35'	N16°17'36"E 7.35'
C7	42°46'37"	289.85'	216.40'	N46°39'53"E 211.41'

LAND USE TABLE	
Total Gross Acreage	24.601
Right-of-Way Dedication	0 Ac.
Net Acreage	24.601 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	3
Non-Residential Acreage	24.601 Ac.
Private Park Acreage	0
Public Park Acreage	0

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 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.

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.

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".

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.

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.

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.

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.

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.

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 any soil Disturbance exceeding 0.5 acres.

FS 014-155

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.

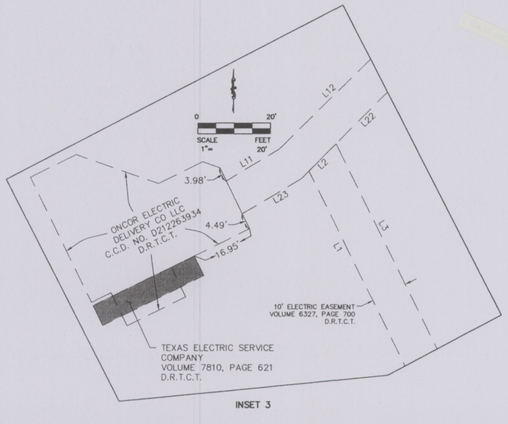
Plat Approval Date: January 23, 2015

By: Stephen R. Rod — Chairman

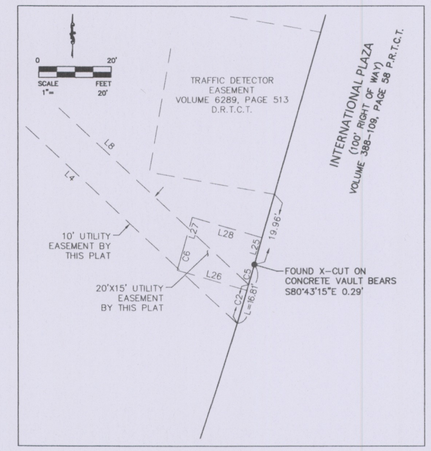
By: Mary Elliott — Secretary

FORT WORTH FIRE DEPARTMENT

LJ. RSC
1-22-2015



INSET 3



INSET 1

INSET 2

OWNER/DEVELOPER
OVERTON GREEN PROPERTY OWNER LP
314 MAIN STREET - SUITE 250
FORT WORTH, TEXAS 76102
PH.: 817-874-8669
FAX.: 817-230-4051
CONTACT: TONY LANDRUM

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
CONTACT: JEFF TAYLOR

SCALE 1"= 100' 0 100' 200' FEET

ALL OF THESE ADDRESSES ARE ON: INTERNATIONAL PLAZA

Notes:

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.

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.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 285 of 495, Map Number 48439C0285 K, and Panel No. 295 of 495, Map Number 48439C0285 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.

Lots 1-A-R2, and 1-A-R3, Block G of Overton West Addition, an addition to the City of Fort Worth, is not served by a public water or public sewer facility, and no provision for the installations thereof have been made. The property owner of these lots shall be responsible for the cost of installing the public water and sewer facilities to serve the subject lots, as per the water & 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 lots desires to change the usage of the property, or makes application for building permit, or requires fire protection, the City of Fort Worth will require the extension of water and sewer service at the sole cost and expense of the Owner.

FS14-155 Final Plat Of

OVERTON WEST ADDITION

Lots 1-A-R1, 1-A-R2, and 1-A-R3, Block G

Situated in the B.B.B. & C. Railroad Company Survey, Abstract No. 218, Tarrant County, Texas, being a replat of Lot - A, Block G, Overton West Addition according to the plat recorded in Volume 388-121, Page 88, and the remainder of Lot 2, Block G, as recorded in Cabinet A, Slide 3319, Plat Records, Tarrant County, Texas

3 Lots 24.601 Acres

This plat was prepared in July 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 DOCUMENT CONTROL NUMBER

D215015209 DATE: 1-23-2015

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify the this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of May, 2014.

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

January 21, 2015
Date

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

(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

FS 014-155 LOTS 1-A-R1, 1-A-R2 & 1-A-R3, BLOCK G, OVERTON WEST ADDITION