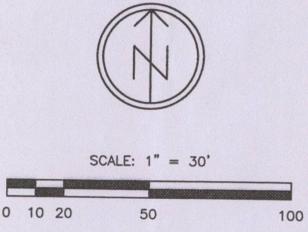




OWNERS:
 SUNDANCE SKY, LLC
 c/o ROXANNE LANEY
 5601 BRIDGE STREET, SUITE 310
 FORT WORTH, TEXAS 76112
 817-586-4401 VOICE
 roxanne@shootsmarttx.com

SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jagrant3@aol.com



OWNER'S DEDICATION

STATE OF TEXAS
 COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT SUNDANCE SKY, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A 0.8932 ACRE TRACT OUT OF THE WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999, TARRANT COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO SUNDANCE SKY, LLC BY GENERAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D212125742, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH STEEL ROD AT THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO HOWARD-McANEAR INVESTMENTS, INC. BY WARRANTY DEED RECORDED IN VOLUME 12635, PAGE 325, OF SAID REAL PROPERTY RECORDS, IN THE WEST RIGHT-OF-WAY LINE OF NORTH FREEWAY (INTERSTATE HIGHWAY NO. 35-W) AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 89°24'45" EAST, 5004.58 FEET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID HOWARD-McANEAR TRACT AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°32'36", AN ARC LENGTH OF 55.89 FEET (LONG CHORD BEARS SOUTH 01°16'56" WEST, 55.97 FEET) TO THE END OF SAID CURVE;

THENCE SOUTH 00°00'38" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID HOWARD-McANEAR TRACT, 86.09 FEET TO A FOUND "X"-OUT IN CONCRETE AT THE EASTERLY SOUTHEAST CORNER OF SAID HOWARD-McANEAR TRACT, THE NORTHEAST CORNER OF SAID SUNDANCE SKY TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 00°00'38" WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 117.94 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHERLY SOUTHWEST CORNER OF LOT 1, BLOCK 1, PARAMONT ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D211285192, OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89°59'45" WEST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, 323.50 FEET TO A SET 1/2 INCH STEEL ROD AT THE SOUTHERLY SOUTHWEST CORNER OF SAID HOWARD-McANEAR TRACT;

THENCE NORTH 04°24'00" WEST ALONG THE SOUTH PORTION OF THE EAST LINE OF SAID HOWARD-McANEAR TRACT, 119.60 FEET TO A FOUND 1/2 INCH STEEL ROD;

THENCE SOUTH 89°44'42" EAST ALONG THE EAST PORTION OF THE SOUTH LINE OF SAID HOWARD-McANEAR TRACT, 332.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.8932 ACRES (38,907 SQUARE FEET) OF LAND, MORE OR LESS.

DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOT 1, BLOCK 1
 SHOOT SMART ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS

Roxanne Laney
 ROXANNE LANEY
 CEO, SUNDANCE SKY, LLC

Grant Engineering, Inc.
 Engineers Surveyors Planners
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN SEPTEMBER, 2014, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III
 JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151

- GENERAL PLAT NOTES**
- 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.
 - 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 FILING 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 II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
 - 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 OR UTILITY EASEMENT OF ANY TYPE.
 - 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.
 - FLOODPLAIN STATEMENT:** NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480596, PANEL D065-K, EFF. DATE 9-25-09.
 - 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 STORM DRAINAGE INLETS MAY BE REQUIRED AT THE 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 ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES.
 - PRIVATE FACILITIES MAINTENANCE:** THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES. THE OWNERS OF SAID PRIVATE FACILITIES AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ANY CLAIMS, DAMAGES OR LOSSES ARISING OUT OF, OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN.
 - PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 PSI.**

LOT 1, BLOCK 1
 SHOOT SMART ADDITION
 TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS

Roxanne Laney
 ROXANNE LANEY
 CEO, SUNDANCE SKY, LLC

ACKNOWLEDGMENT

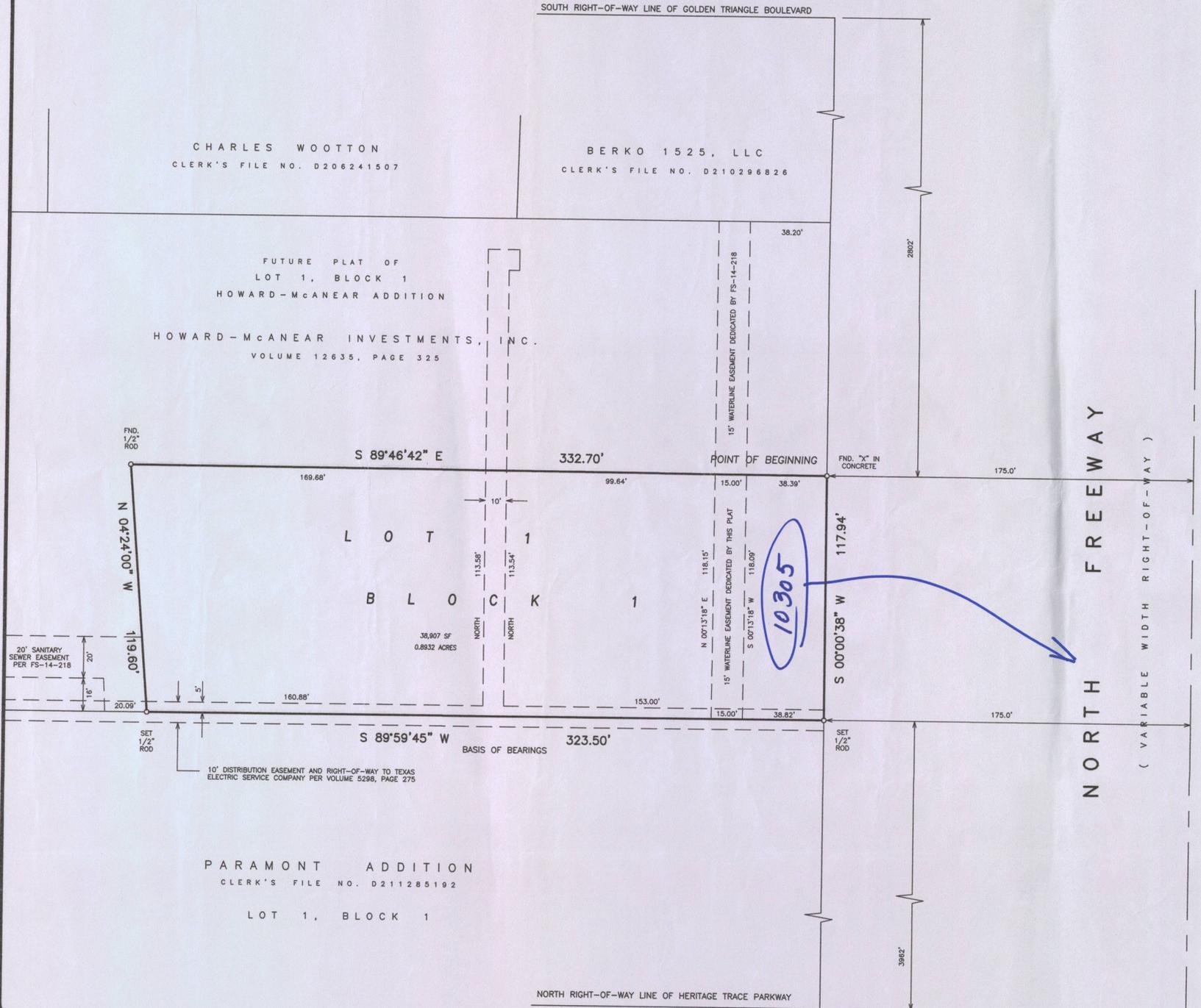
STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROXANNE LANEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE *29th* DAY OF *January*, 2016

MY COMMISSION EXPIRES:

Felicia E. Filer
 FELICIA E. FILER
 NOTARY PUBLIC
 STATE OF TEXAS
 4/8/18



CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: *January 29, 2016*

BY: *Samuel R. Brown*
 CHAIRMAN

BY: *Mary Elliott*
 SECRETARY

FS19-217
FINAL PLAT
LOT 1, BLOCK 1
SHOOT SMART ADDITION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

BEING ALL OF THAT TRACT
 CONVEYED TO SUNDANCE SKY, LLC
 BY GENERAL WARRANTY DEED RECORDED
 UNDER CLERK'S FILE NO. D212125742
 REAL PROPERTY RECORDS
 TARRANT COUNTY, TEXAS

PLAT RECORDED BY
 INSTRUMENT NO. *D216019544*
 DATE *1/29/2016*



FIRST SUBMITTED -- OCTOBER, 2014
 LAST REVISED -- DECEMBER, 2015
 0.8932 ACRES
 1 NON-RESIDENTIAL LOT