

LAND USE TABLE	
Total Gross Acreage	7.750 Acres
Right-of-Way Dedication	0.000 Acres
Net Acreage	7.750 Acres
Number of Residential Lots	0
Non-Residential Lots	1
Private Park Acreage	0
Public Park Acreage	0

**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 #18615-05-2009 will be required.

**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.

**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.

**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.

**FLOODPLAIN RESTRICTION**  
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

**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.

**FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE**  
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**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.

**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 I 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.

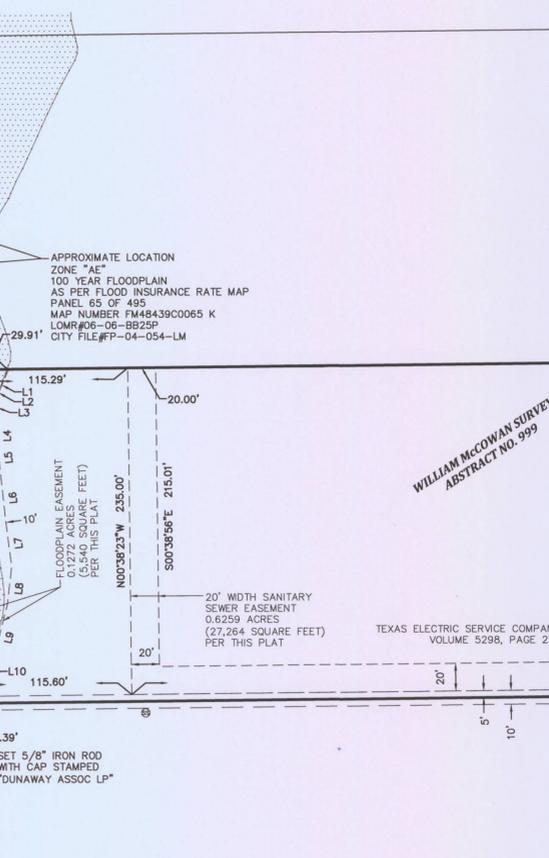
**PRIVATE COMMON AREAS AND FACILITIES**  
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation / clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**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 drainage facilities, and said owners agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

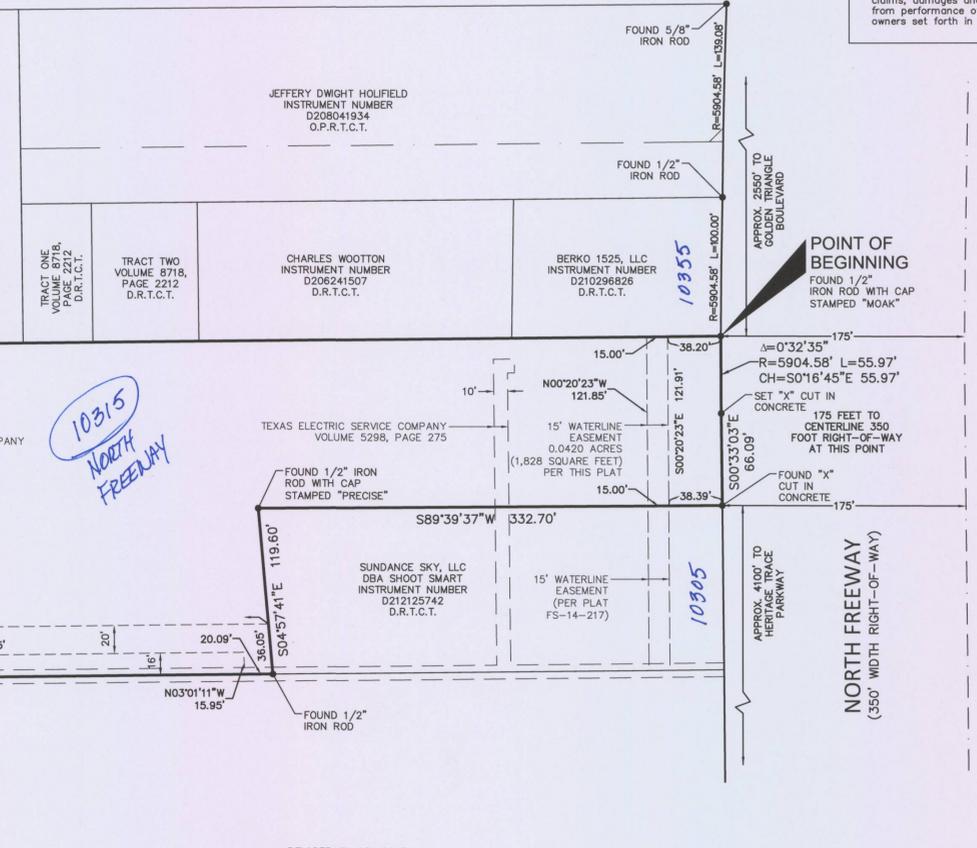
**OWNER/DEVELOPER**  
MR. STAN HOWARD  
HOWARD-McANEAR INVESTMENTS, INC.  
10315 NORTH FREEWAY  
FORT WORTH, TEXAS 76177

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



TRANSPORT WORKERS LOCAL UNION  
NO. 567 BUILDING ASSOCIATION, INC.  
VOLUME 12644, PAGE 0020  
D.R.T.C.T.

**LOT 1, BLOCK 1  
HOWARD-McANEAR ADDITION**  
(MINIMUM FINISHED FLOOR ELEVATION = 771.0')  
**7.750 ACRES**  
(337,593 SQUARE FEET)  
HOWARD-McANEAR INVESTMENTS, INC.  
VOLUME 12635, PAGE 325  
D.R.T.C.T.



STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Howard-McAnear Investments Inc. is acting by and through the undersigned, their duly authorized agents, as the sole owners of the following described tract of land to wit:

BEING a 7.750 acre tract of land situated in the William McCowan Survey, Abstract Number 999, Tarrant County, Texas, in the City of Fort Worth, and being all of a tract of land described in the deed to Howard-McAnear Investments, Inc. recorded in Volume 12635, Page 325, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 7.750 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "MOAK" in the westerly right-of-way line of North Freeway (350 foot width) for the northeast corner of said Howard-McAnear tract and the beginning of a circular curve to the left, having a radius of 5,904.58 feet and whose chord bears South 00 degrees 16 minutes 45 seconds East, a distance of 55.97 feet;

THENCE Southeastly along the westerly right-of-way line of said North Freeway and along said circular curve to the left, through a central angle of 00 degrees 32 minutes 35 seconds and an arc distance of 55.97 feet to a set "X" cut in concrete;

THENCE South 00 degrees 33 minutes 03 seconds East, continuing along the westerly right-of-way line of said North Freeway, a distance of 66.09 feet to a found "X" cut in concrete for the most easterly southeast corner of said Howard-McAnear tract and the northeast corner of a tract of land described in deed to Sundance Sky, LLC, recorded in Instrument Number D212125742, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE South 89 degrees 39 minutes 37 seconds West, departing the westerly right-of-way line of said North Freeway and along the common line south line of said Howard-McAnear tract and the north line of said Sundance Sky tract, a distance of 332.70 feet to a found 1/2" iron rod with cap stamped "PRECISE";

THENCE South 04 degrees 57 minutes 41 seconds East, continuing along the common line southeast line of said Howard-McAnear tract and the west line of said Sundance Sky tract, a distance of 119.60 feet to a found 1/2" iron rod for the southwest corner of said Sundance Sky tract and the most southerly southeast corner of said Howard-McAnear tract, said point being on the north line of Lot 1, Block 1, Paramount Addition, an addition to the City of Fort Worth, as recorded in Instrument Number D21285192, Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 26 minutes 04 seconds West, along the common south line of said Howard-McAnear tract and the north line of said Lot 1, a distance of 1,245.20 feet to a set 5/8" iron rod with cap stamped "DUNAWAY ASSOC LP" for the southwest corner of said Howard-McAnear tract, and being on the east line of a tract of land described in deed to the City of Fort Worth, as recorded in Instrument Number D211299808, O.P.R.T.C.T.;

THENCE North 00 degrees 33 minutes 56 seconds West, along the west line of said Howard-McAnear tract and the east line of said City of Fort Worth Tract and the east line of Lot 2X, Block 9, Public Open Space, Tetama Ridge, an addition to the City of Fort Worth, as recorded in Instrument Number D212131184, O.P.R.T.C.T., a distance of 240.00 feet to a found 1/2" iron rod with cap stamped "KAZ" for the northwest corner of said Howard-McAnear tract and the southwest corner of a tract of land described in deed to Transport Workers Local Union No. 567 Building Association, Inc., as recorded in Volume 12644, Page 0020, D.R.T.C.T.;

THENCE North 89 degrees 26 minutes 04 seconds East, along the common north line of said Howard-McAnear tract and the south line of said Transport Workers tract, a distance of 1,569.03 feet to the POINT OF BEGINNING and containing a computed area of 7.750 acres (337,593 square feet) of land.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That, HOWARD-McANEAR INVESTMENTS, INC., does hereby adopt this plat to be known as:

LOT 1, BLOCK 1  
HOWARD-McANEAR ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and right-of-way shown herein.

WITNESS UNDER MY HAND THIS 20 DAY OF January, 2016

*Charles T. McAnear*  
HOWARD-McANEAR INVESTMENTS, INC.  
Printed Name: Charles T. McAnear

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared Charles T. McAnear, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 20 day of January, 2016.

*Emily M. Elkins*  
Notary Public, Tarrant County, Texas



NOTES:  
1. The basis of bearings for this survey is the Texas State Plane Coordinate System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network.  
2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 65 of 495, Map Number FM48439C0065 K, Map Revised Date: September 25, 2009, the subject property is partially located in Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain", and Zone "AE", defined as "Base Flood Elevations Determined, 1% Annual Chance Flood Discharge, Contained in Culvert". This statement does not reflect any type of flood study by this firm.

Line Table		
Line Number	Bearing	Distance
L1	S23°25'46"W	17.28'
L2	S17°48'32"W	4.01'
L3	S00°08'22"E	17.83'
L4	S00°04'09"E	16.52'
L5	S05°36'44"E	18.89'
L6	S06°17'14"E	42.96'
L7	S07°35'53"E	26.49'
L8	S08°23'54"W	27.31'
L9	S14°16'04"W	43.89'
L10	S14°16'05"W	29.66'

REVISED 3-23-2015  
CASE NUMBER - FS-14-218

**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 29, 2016

By: *Donald P. Boen*  
By: *Mary Elliott*



**FS14-218**

A  
**FINAL PLAT**  
OF  
**LOT 1, BLOCK 1  
HOWARD-McANEAR ADDITION**

Situated in the William McCowan Survey,  
Abstract Number 999,  
City of Fort Worth, Tarrant County Texas.

THIS PLAT WAS PREPARED IN MARCH, 2015  
1 Lot = 7.750 Acres

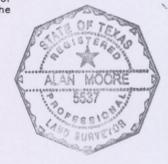
**DUNAWAY**

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

I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of September, 2014.

*Alan Moore* 9-14  
Alan Moore, Registered Professional Land Surveyor Number 5537  
E-mail address: amoore@dunaway-asso.com

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed or does not bear an original signature and seal of the Surveyor.



THIS PLAT FILED IN DOCUMENT NUMBER D216024799 DATE: 02-05-16