

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, Barney J. Robinson, is the sole owner of all those certain lots, tracts, or parcels of land situated in the E. M. Daggett Survey, Abstract No. 431, and the James Sanderson Survey, Abstract No. 1430, City of Fort Worth, Tarrant County, Texas, conveyed in Volume 11379, Page 2235, Deed Records, Tarrant County, Texas (D.R., T.Co., Tx.), said land also containing Lot 2, Block 1, Web Addition, an addition to the City of Fort Worth as recorded in Volume 388-D, Page 185, Plat Records, Tarrant County, Texas (P.R., T.Co., Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found for the southeast corner of Lot 4A, Shots Subdivision, an addition to the City of Fort Worth, as recorded in Volume 388-198, Page 198, P.R., T.Co., Tx., said corner also being in the south line of Shots Subdivision, an addition to the City of Fort Worth, as recorded in Volume 1779, Page 243, P.R., T.Co., Tx., and being the most northerly west corner of the herein described tract of land;

THENCE North 80 degrees 30 minutes 36 seconds East with said south line, at 113.12 feet pass a 1/2 inch iron pin found for the southeast corner of Lot 4 of said Shots Subdivision, continuing in all a distance of 178.19 feet to a point for corner;

THENCE South 75 degrees 49 minutes 19 seconds East, continuing with said Shots Subdivision, at 43.9 feet pass the common south corner between Lot 5 of said Shots Subdivision, and Lot 1, of said Block 1, continuing with the south line of said Block 1 in all a distance of 71.07 feet to a 1/2 inch iron pin found for the common south corner between Lots 1 & 2 of said Block 1;

THENCE North 29 degrees 40 minutes 37 seconds East with the common line between said Lots 1 & 2, at 198.68 feet pass a 1/2 inch iron pin found continuing in all a total distance of 199.92 feet to a point for the common north corner between said Lots 1 & 2, said point being in the south Right Of Way (ROW) line of East Lancaster Avenue, at the beginning of a non-tangent curve turning to the right, with a radius of 3,707.80 feet, whose long chord bears South 63 degrees 36 minutes 31 seconds East, a distance of 49.91 feet;

THENCE with said curve to the right and said ROW line, through a central angle of 00 degrees 46 minutes 16 seconds, an arc length of 49.91 feet, to a point for the common north corner between said Lot 2 and Lot 3 of said Block 1;

THENCE South 30 degrees 04 minutes 32 seconds West departing said ROW line and with the common line between Lots 2 & 3, at 0.26 feet a 1/2 inch iron pin found, continuing in all a total distance of 189.33 feet to a point for the common south corner between said Lots 2 & 3, from which a disturbed 1/2 inch iron pin found bears South 08 degrees 09 minutes 21 seconds East a distance of 0.94 feet;

THENCE South 65 degrees 33 minutes 10 seconds East, with the south line of said Block 1 a distance of 334.00 feet to a point for the common south corner between Lot 8A, Block 1, Web Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 4737, P.R., T.Co., Tx., and Lot 1-R, Block 2, Web Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-130, Page 41, P.R., T.Co., Tx.;

THENCE South 58 degrees 51 minutes 58 seconds East with the south line of said Lot 1-R, a distance of 96.34 feet to a 5/8 inch iron pin found for the north corner of Lot 2-R, Block 2, Web Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 1485, P.R., T.Co., Tx.;

THENCE South 31 degrees 22 minutes 19 seconds West with the northwest line of said Lot 2-R, a distance of 75.00 feet to a point for the west corner of said Lot 2-R;

THENCE South 58 degrees 37 minutes 41 seconds East with the southwest line of said Lot 2-R, a distance of 157.99 feet to a 5/8 inch iron pin found for the south corner of said Lot 2-R, said corner being in the west ROW line of Beach Street, a variable width ROW;

THENCE South 06 degrees 44 minutes 35 seconds East with said ROW line a distance of 84.86 feet to a 5/8 inch iron pin found for corner, said corner being 100 feet north of the centerline of Union Pacific Railway;

THENCE North 76 degrees 17 minutes 45 seconds West 100 feet north of and parallel to said Union Pacific Railway centerline, a distance of 1051.74 feet to a 1/2 inch iron pin found for corner, said corner being the southeast corner of a tract of land conveyed to UDT Inc., in Volume 11397, Pg. 1, D.R., T.Co., Tx.;

THENCE with the westerly lines of said UDT tract, generally with a fence the following bearings and distances:

North 73 degrees 15 minutes 57 seconds East a distance of 17.70 feet to a point for corner from which a fence post bears South 56 degrees 49 minutes West 2.6 feet;

North 65 degrees 18 minutes 47 seconds East a distance of 119.08 feet to a point for corner from which a fence post bears North 56 degrees 07 minutes West 0.7 feet;

North 65 degrees 50 minutes 45 seconds East a distance of 47.37 feet to a point for corner point from which a fence post bears North 76 degrees 52 minutes West 1.8 feet;

North 71 degrees 03 minutes 28 seconds East a distance of 45.70 feet to a point for corner point from which a fence post bears N14 degrees 17 minutes East 1.1 feet;

North 77 degrees 38 minutes 59 seconds East a distance of 48.04 feet to a point for corner point from which a fence post bears North 14 degrees 20 minutes East 0.8 feet;

THENCE continuing with said UDT tract North 17 degrees 43 minutes 15 seconds West a distance of 73.97 feet to the POINT OF BEGINNING, having an area of 4.964 Acres of land, more or less.

STATE OF TEXAS §
 COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Barney J. Robinson, being the sole owner of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOTS 1, BLOCK 1, BARNEY ROBINSON HARDWOODS & LUMBER COMPANY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, AND DOES HEREBY CERTIFY THAT Barney J. Robinson, is the current owner, AND HAS NO OBJECTION TO THIS FINAL PLAT.

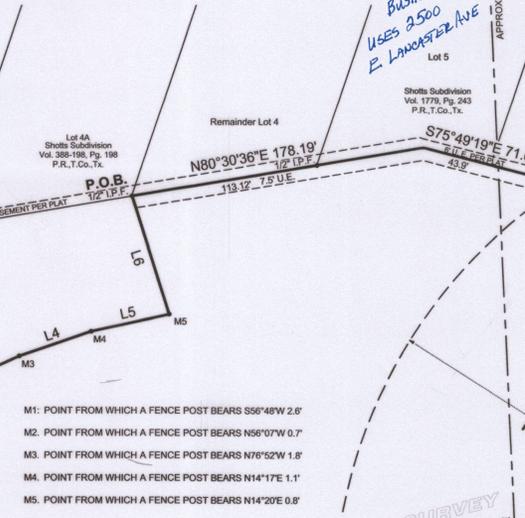
Barney J. Robinson, Owner

Before me, the undersigned Notary Public, on this day personally appeared, Barney J. Robinson, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed hereon.

WITNESS MY HAND AND SEAL OF OFFICE on this 11th day of May, 2015.

Linda S. Mathis
 Notary Public, State of Texas
 My commission expires 01-05-2017

THE BUSINESS USES 2500 E. LANCASTER AVE



LINE	BEARING	DISTANCE
L1	N73°15'57"E	17.70'
L2	N65°18'47"E	119.08'
L3	N65°50'45"E	47.37'
L4	N71°03'28"E	45.70'
L5	N77°38'59"E	48.04'
L6	N17°43'15"W	73.97'

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.

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'.

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.

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.

CERTIFICATION:
 This is to certify that I, Wayne Barton, Registered Professional Land Surveyor of the State of Texas, have platted the described property from an actual survey on the ground by Sempco Surveying, Inc.

Wayne Barton
 Wayne Barton, R.P.L.S.
 Texas Registration No. 6138
 5-1-15
 Date



Site Drainage Study:
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the Department of Transportation and Public Works Director 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.
 (T/PW Policy)

Utility Easements:
 Any public franchised 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. 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 their respective systems without the necessity at any time of procuring the permission of anyone.
 (Chap. IV., Sect. 405.A.1.)

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.
 (T/PW & Dvpm. Dpt. Policy)

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: 5/8/2015

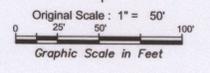
By: John R. Reed Chairman

By: Dana Swickoff Secretary

Note:
 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.

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. P.R.V. will be required. P.R.V.'s will be required if water pressure exceeds 80 P.S.I.

GPS Observations are based on NAD 83 Grid, Texas State Plane Coordinate System, North Central Zone



- LEGEND -

I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
ESMT	EASEMENT
P.R., T.Co., Tx.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R., T.Co., Tx.	DEED RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
()	PER RECORD DOCUMENT
CAB.	CABINET
SL.	SLIDE
---	SUBJECT PROPERTY
---	ADJACENT PROPERTY
---	EASEMENT
---	BUILDING LINE
---	CENTERLINE R-O-W

GENERAL NOTES:

- BEARINGS ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OTHER AREAS, ZONE X - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON THE FLOOD INSURANCE RATE MAP No. 4843C0310K, COMMUNITY PANEL No. 480596 0310 K, AS REVISED SEPTEMBER 25, 2009.
- 300' BUILDING SETBACK FOR PROTECTED AND PUBLIC USE STRUCTURES FROM EXISTING WELL BORES.
- SWMP: A STORM WATER MANAGEMENT PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO LAND DISTURBANCE ACTIVITIES OF LOT 1, BLOCK 1, BARNEY ROBINSON HARDWOODS LUMBER COMPANY ADDITION.

ZONING NOTE:
 THE CURRENT ZONING OF THE SUBJECT PROPERTY IS "I" LIGHT INDUSTRIAL, AND HAS THE FOLLOWING BUILDING LINE SETBACKS (B.L.) AND REGULATIONS:
 BUILDING SETBACK - 50 FEET PLUS 5 FEET FOR EACH ADDITIONAL STORY ABOVE 3 STORIES IN HEIGHT
 BUFFER YARD - 5' MINIMUM



OWNER / DEVELOPER:
 BARNEY ROBINSON
 BARNEY ROBINSON HARDWOODS & LUMBER
 2500 EAST LANCASTER AVENUE
 FORT WORTH, TX 76103

Project No. 10208

Sempco Surveying Inc.
 3208 S. MAIN ST. FORT WORTH, TX 76110-4278
 TEL: (817) 926-7876 FAX: (817) 926-7878
 GPS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
 Website: Sempcosurveying.com Firm Registration Number: 1008400 Copyright 2015

NEW CASE NO.: FS-15-037
 Tarrant County Document No. 0215096252 Date: 05-08-2015

250A

LOT 1, BLOCK 1
 BARNEY ROBINSON HARDWOODS & LUMBER COMPANY ADDITION
 4.964 Acres
 E. LANCASTER AVE

FS15-037 A FINAL PLAT OF
 LOT 1, BLOCK 1
 BARNEY ROBINSON HARDWOODS & LUMBER COMPANY ADDITION

BEING all those certain lots, tracts, or parcels of land situated in the E. M. Daggett Survey, Abstract No. 431, and the James Sanderson Survey, Abstract No. 1430, City of Fort Worth, Tarrant County, Texas, as conveyed to Barney J. Robinson in Volume 11379, Page 2235, D.R., T.Co., Tx., said land also containing Lot 2, Block 1, Web Addition, an addition to the City of Fort Worth as recorded in Volume 388-D, Page 185, P.R., T.Co., Tx.
 MAY 1, 2015