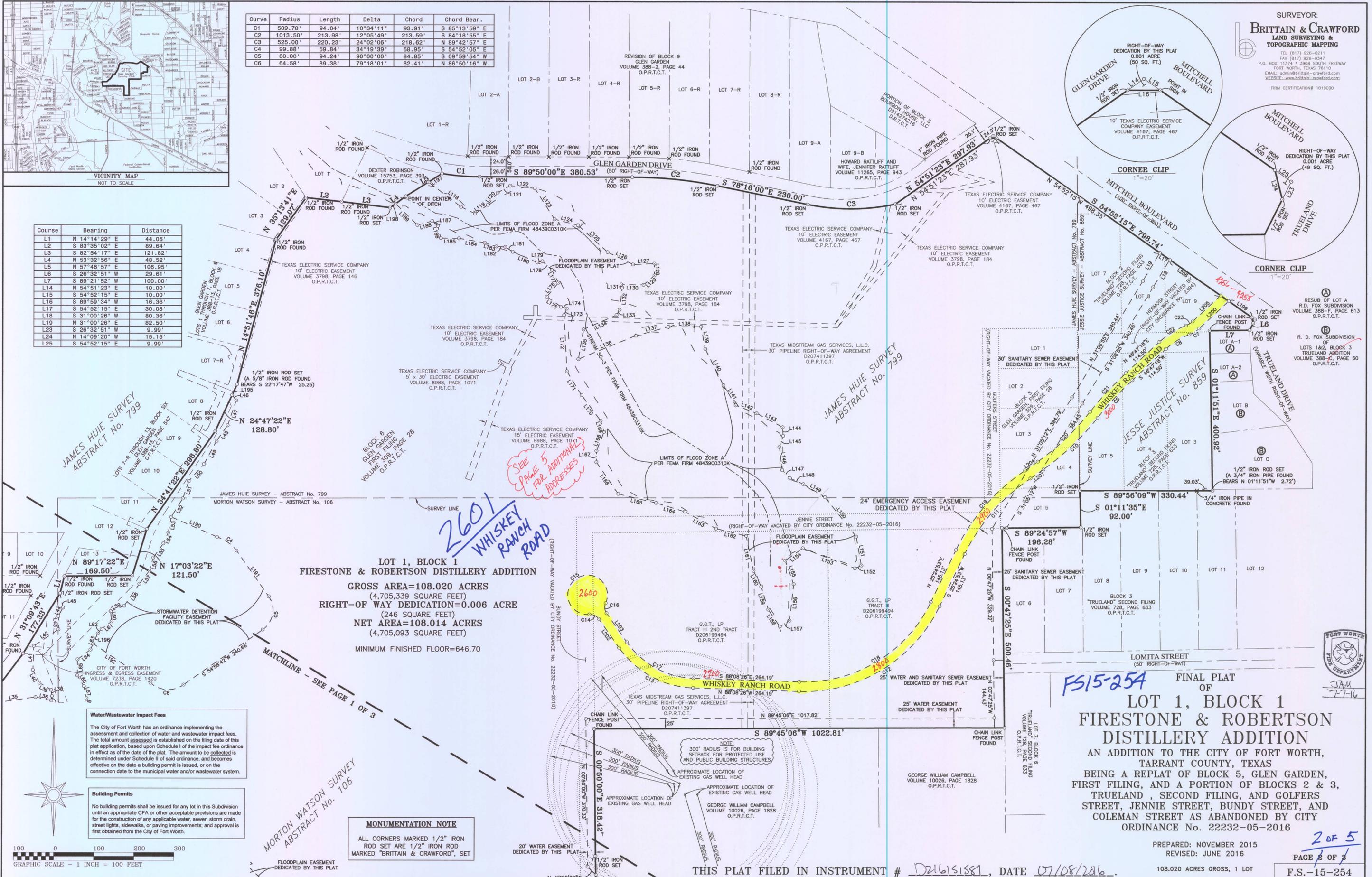


Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	509.78'	94.04'	10°34'11"	93.91'	S 85°13'59" E
C2	1013.50'	213.98'	12°05'49"	213.59'	S 84°18'55" E
C3	525.00'	220.23'	24°02'06"	218.62'	N 89°42'57" E
C4	99.88'	59.84'	34°19'39"	58.95'	S 54°52'05" E
C5	60.00'	94.24'	90°00'00"	84.85'	S 09°59'54" W
C6	64.58'	89.38'	79°18'01"	82.41'	N 86°50'16" W

Course	Bearing	Distance
L1	N 14°14'29" E	44.05'
L2	S 83°35'02" E	89.64'
L3	S 82°54'17" E	121.82'
L4	N 53°32'56" E	48.52'
L5	N 57°46'57" E	106.95'
L6	S 26°32'51" W	29.61'
L7	S 89°21'52" W	100.00'
L14	N 54°51'23" E	10.00'
L15	S 54°52'15" E	10.00'
L16	S 89°59'34" W	163.96'
L17	S 54°52'15" E	30.08'
L18	S 31°00'26" W	80.36'
L19	N 31°00'26" E	82.50'
L23	S 26°32'51" W	9.99'
L24	N 14°09'20" E	15.15'
L25	S 54°52'15" E	9.99'

SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL: (817) 926-0211
 FAX: (817) 926-0247
 P.O. BOX 11374 • 3908 SOUTH FREWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@britain-crawford.com
 WEBSITE: www.britain-crawford.com
 FIRM CERTIFICATION# 1019000



LOT 1, BLOCK 1
FIRESTONE & ROBERTSON DISTILLERY ADDITION
 GROSS AREA=108.020 ACRES
 (4,705,339 SQUARE FEET)
 RIGHT-OF WAY DEDICATION=0.006 ACRE
 (246 SQUARE FEET)
 NET AREA=108.014 ACRES
 (4,705,093 SQUARE FEET)
 MINIMUM FINISHED FLOOR=646.70

2601 WHISKEY RANCH ROAD

SEE PAGE 5 FOR ADDITIONAL ADDRESSES

2600

FS15-25A FINAL PLAT
 OF
LOT 1, BLOCK 1
FIRESTONE & ROBERTSON
DISTILLERY ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 BEING A REPLAT OF BLOCK 5, GLEN GARDEN,
 FIRST FILING, AND A PORTION OF BLOCKS 2 & 3,
 TRUCLAND, SECOND FILING, AND GOLFERS
 STREET, JENNIE STREET, BUNDY STREET, AND
 COLEMAN STREET AS ABANDONED BY CITY
 ORDINANCE No. 22232-05-2016

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.

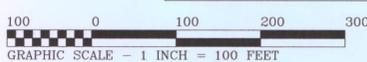
Building Permits
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

MONUMENTATION NOTE
 ALL CORNERS MARKED 1/2" IRON ROD SET ARE 1/2" IRON ROD MARKED "BRITAIN & CRAWFORD", SET

NOTE:
 300' RADIUS IS FOR BUILDING SETBACK FOR PROTECTED USE AND PUBLIC BUILDING STRUCTURES

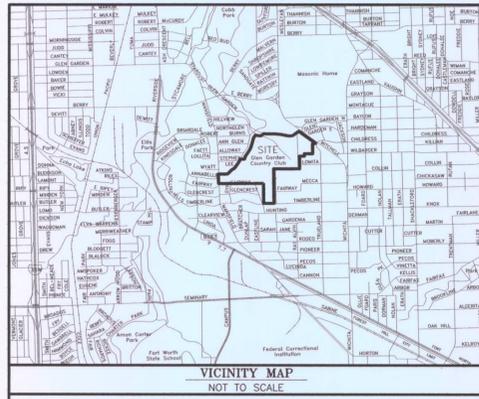
PREPARED: NOVEMBER 2015
 REVISED: JUNE 2016

2 OF 5
 PAGE 2 OF 3

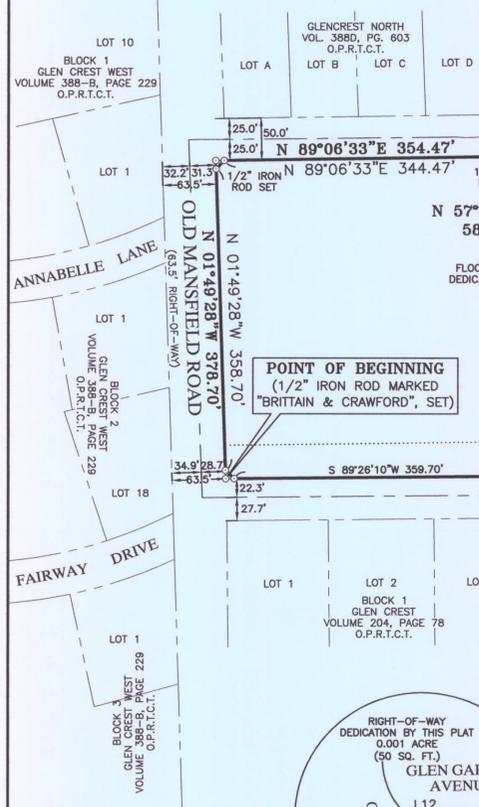


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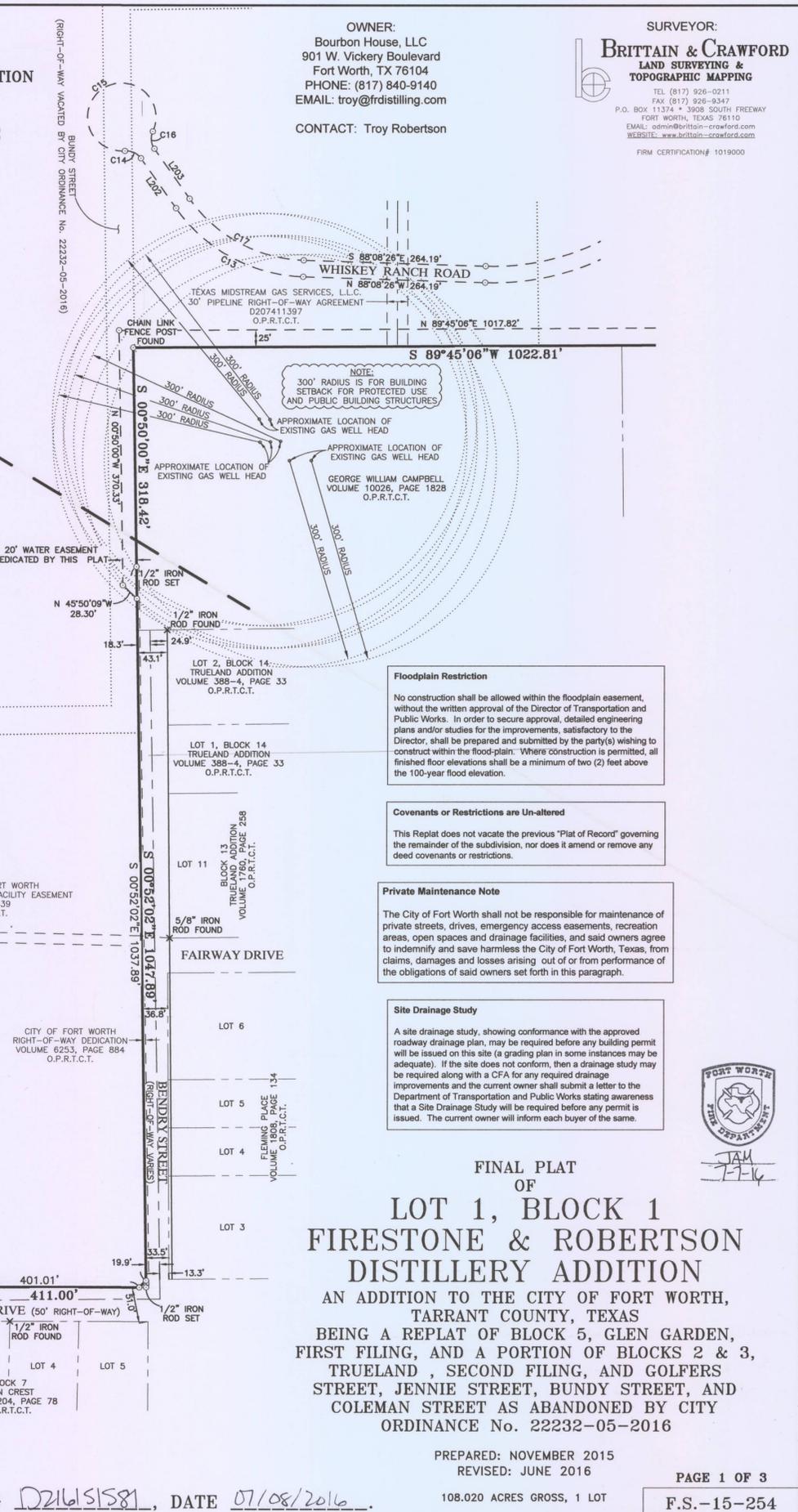
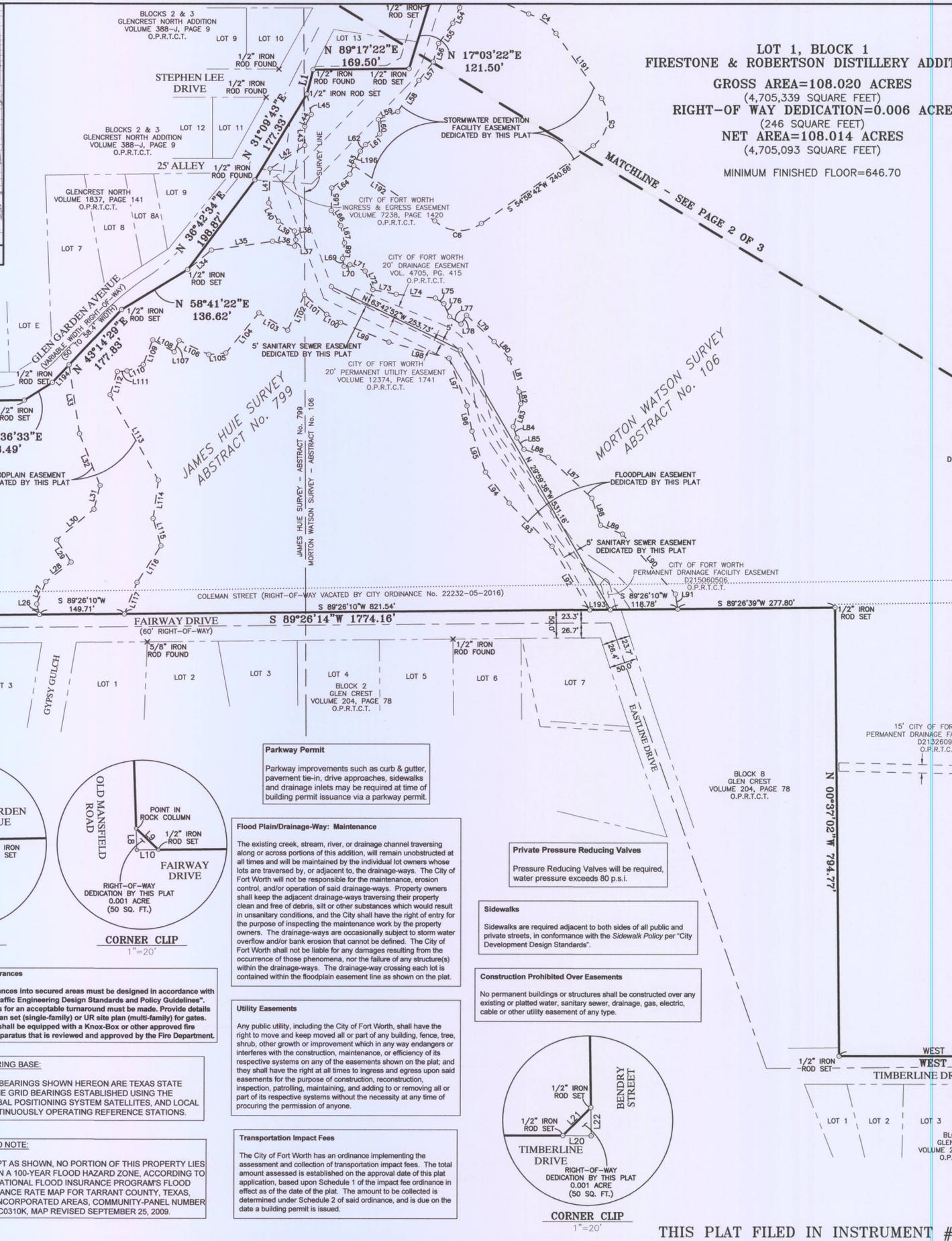
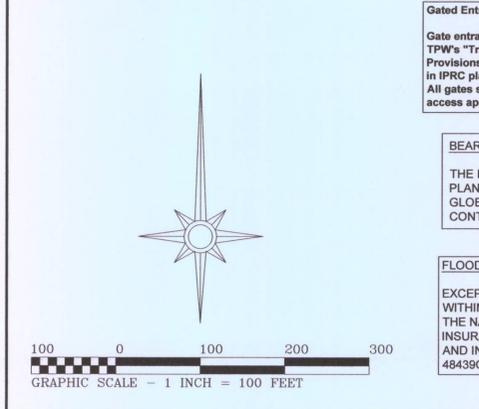
F.S.-15-254
 SIN FIN #737



VICINITY MAP
NOT TO SCALE



Course	Bearing	Distance
L8	N 01°49'28" W	10.00'
L9	S 46°11'39" E	14.30'
L10	S 89°26'10" W	10.00'
L11	N 01°49'28" W	10.00'
L12	N 89°06'33" E	10.00'
L13	S 43°38'32" W	14.03'
L20	N 90°00'00" W	9.99'
L21	N 44°31'07" E	14.03'
L22	S 00°52'02" E	10.00'



OWNER:
Bourbon House, LLC
901 W. Vickery Boulevard
Fort Worth, TX 76104
PHONE: (817) 840-9140
EMAIL: troy@fdistilling.com

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL: (817) 926-0211
FAX: (817) 826-9347
P.O. BOX 11374 • 3908 SOUTH FREWAY
FORT WORTH, TEXAS 76110
EMAIL: adam@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

**LOT 1, BLOCK 1
FIRESTONE & ROBERTSON DISTILLERY ADDITION**
GROSS AREA=108.020 ACRES
(4,705,339 SQUARE FEET)
RIGHT-OF WAY DEDICATION=0.006 ACRE
(246 SQUARE FEET)
NET AREA=108.014 ACRES
(4,705,093 SQUARE FEET)
MINIMUM FINISHED FLOOR=646.70

FINAL PLAT
OF
**LOT 1, BLOCK 1
FIRESTONE & ROBERTSON
DISTILLERY ADDITION**
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
BEING A REPLAT OF BLOCK 5, GLEN GARDEN,
FIRST FILING, AND A PORTION OF BLOCKS 2 & 3,
TRUENDLAND, SECOND FILING, AND GOLFERS
STREET, JENNIE STREET, BUNDY STREET, AND
COLEMAN STREET AS ABANDONED BY CITY
ORDINANCE No. 22232-05-2016

- 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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- 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.
- 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.
- 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.

PREPARED: NOVEMBER 2015
REVISED: JUNE 2016
108.020 ACRES GROSS, 1 LOT

THIS PLAT FILED IN INSTRUMENT # D216151581, DATE 07/08/2016.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, BOURBON HOUSE, LLC, a Texas limited partnership, acting by and through the undersigned, its duly authorized representative is the sole owner of a 108.020 acre tract of land situated in the JAME HUIE SURVEY, Abstract No. 799, MORTON WATSON SURVEY, Abstract No. 106 and the JESSE JUSTICE SURVEY, Abstract No. 859, Fort Worth, Tarrant County, Texas, by the deed recorded in County Clerk File Number D214274216, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 108.020 acres of land located in the M. Watson Survey, Abstract No. 1657, the J. Huie Survey, Abstract No. 799, and the J. Justice Survey, Abstract No. 859, Fort Worth, Tarrant County, Texas, and said 108.020 acres of land being all of Lots 1, 2, 3, 4, & 5, Block 5, and a portion of Block 6, and a portion of Block 7, and a portion of Block 8, GLEN GARDEN, First Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 309, Page 28, of the Plat Records of Tarrant County, Texas, and also including all of Lots 3, 4 and 5, Block 3, and a portion of Lots 7, 8 and 9, Block 2, 'TRUELAND', Second Filing Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 728, Page 632, of the Deed Records of Tarrant County, Texas, and also including the tract of land conveyed to Glen Garden Golf and Country Club by the Release of Lien recorded in Volume 2067, Page 409, of the Deed Records of Tarrant County, Texas, and defined in the tracts of land designated as First Tract and Second Tract on the deed to R.W. Fender, Trustee recorded in Volume 1288, Page 520, of the Deed Records of Tarrant County, Texas. Said 108.020 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford", set at the most Westerly Southwest corner of said Block 6, "GLEN GARDEN", First Filing Addition, and said POINT OF BEGINNING also being the intersection of the East right-of-way line of Mansfield Drive (a 63.5 foot wide public right-of-way) and the North right-of-way line of Fairway Drive (a 60 foot wide public right-of-way);

THENCE N 01° 49' 28" W 378.70 feet, along the most Westerly boundary line of said Block 6, "GLEN GARDEN" First Filing Addition, and the East right-of-way line of said Old Mansfield Road, to a 1/2" iron rod marked "Brittain & Crawford", set at the most Westerly Northwest corner of said Block 6, and the intersection of the South right-of-way line of Glen Garden Avenue (a variable width right-of-way);

THENCE along the Northwest boundary line of said Block 6 and the Southeast right-of-way line of said Glen Garden Avenue, as follows:

- 1. N 89° 06' 33" E 354.47 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 57° 36' 33" E 58.49 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
3. N 43° 14' 29" E 177.83 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
4. N 58° 41' 22" E 136.62 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
5. N 36° 42' 34" E 198.87 feet, to a 1/2" iron rod found;
6. N 31° 09' 43" E 177.33 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
7. N 14° 14' 29" E 44.05 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southwest corner of Lot 13, Block 6, GLEN GARDEN, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-15, Page 547, of the Plat Records of Tarrant County, Texas;

THENCE along the South and East boundary line of said Block 6, as follows:

- 1. N 89° 17' 22" E 169.50 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 17° 03' 22" E 121.50 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
3. N 34° 41' 22" E 298.80 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
4. N 24° 47' 22" E 128.80 feet, to a 1/2" iron rod marked "Brittain & Crawford", set from which a 1/2" iron rod found bears S 22° 17' 47" W 25.25 feet;

THENCE along the East and South boundary line of Lots 1 through 7, Block 6, GLEN GARDEN, and Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-13, Page 18, of the Plat Records of Tarrant County, Texas, as follows:

- 1. N 14° 51' 46" E 376.10 feet, to a 1/2" iron rod found at the South corner of Lot 3 of said Block 6;
2. N 35° 13' 41" E 129.07 feet, along the Southeast boundary line of Lots 2 and 3 of said Block 6, to a 1/2" iron rod found at the Southwest corner of Lot 1 of said Block 6, GLEN GARDEN Addition;

THENCE S 83° 35' 02" E 89.64 feet, along the South boundary line of said Lot 1, to a 1/2" iron rod found at the Southeast corner of said Lot 1 and the Southwest corner of the tract of land conveyed to Dexter Robinson, by the deed recorded in Volume 15753, Page 393, of the Deed Records of Tarrant County, Texas;

THENCE along the South and Southeast boundary line of said Robinson Tract, as follows:

- 1. S 82° 54' 17" E 121.82 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
2. N 53° 32' 56" E 48.52 feet, to a point in the center of a drainage ditch;
3. N 57° 46' 57" E 106.95 feet, to a point in the North boundary line of said Block 6, "GLEN GARDEN", First Filing Addition, and the South right-of-way line of Glen Garden Drive (a 50 foot wide public right-of-way);

THENCE along the South right-of-way line of said Glen Garden Drive, as follows:

- 1. EASTERLY 94.04 feet, along a curve to the Left having a radius of 509.78 feet, a central angle of 10° 34' 11", and a chord bearing S 85° 13' 59" E 93.19 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;
2. S 89° 50' 00" E 380.53 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the Right;
3. EASTERLY 213.98 feet, along said curve to the Right having a radius of 1013.50 feet, a central angle of 12° 05' 49", and a chord bearing S 84° 18' 55" E 213.59 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;
4. S 78° 16' 00" E 230.00 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the Left;
5. EASTERLY 220.23 feet, along said curve to the Left having a radius of 525.00 feet, a central angle of 24° 02' 02", and a chord bearing N 89° 42' 57" E 218.62 feet, to a 1/2" iron rod marked "Brittain & Crawford", set;
6. N 54° 51' 23" E 297.93 feet, to a 1/2" iron rod marked "Brittain & Crawford", set in the Southwest right-of-way line of Mitchell Boulevard (a 100 foot wide public right-of-way);

THENCE S 54° 52' 15" E 798.74 feet, along the Southwest right-of-way line of said Mitchell Boulevard, to a 1/2" iron rod marked "Brittain & Crawford", set at the intersection of the original Southeast boundary line of aforesaid Lot 9, Block 2, "TRUELAND", Second Filing Addition, being the intersection of the West right-of-way line of Trueland Drive (a variable width public right-of-way);

THENCE S 26° 32' 51" W 29.61 feet, along the original Southeast boundary line of said Lot 9, and the Northwest right-of-way line of said Trueland Drive, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northeast corner of Lot A-1, of the Re-Subdivision of Lot A, R.D. Fox Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 613, of the Plat Records of Tarrant County, Texas;

THENCE S 89° 21' 52" W 100.00 feet, departing said Trueland Drive right-of-way and running along the North boundary line of said Lot A-1, to a steel fence post for a chain link fence found at the Northwest corner of said Lot A-1;

THENCE S 01° 11' 51" E 400.92 feet, along the West boundary line of said Lot A-1, and the West boundary line of Lots B and C of R.D. Fox Subdivision, of Lots 1 & 2 of Block 3, Trueland Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 60, of the Plat Records of Tarrant County, Texas, and also running along the East boundary line of aforesaid Lot 3, Block 3, "TRUELAND", Second Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of said Lot 3, from which a 3/4" iron pipe found bears N 01° 11' 51" W 2.72 feet;

THENCE S 89° 56' 09" W 330.44 feet, along the South boundary line of Lots 3, 4 and 5, Block 2, "TRUELAND", Second Filing Addition, and the North boundary line of Lots 8, 9, 10 and 11, Block 3, of said "TRUELAND", Second Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southwest corner of said Lot 5, Block 3, lying in the West boundary line of the aforesaid Lot 5, Block 5, "GLEN GARDEN", First Filing Addition;

THENCE S 01° 11' 35" E 92.00 feet, along the East boundary line of said Lot 5, Block 5, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of said Lot 5, lying in the North boundary line of Lot 7, of said Block 3, "TRUELAND", Second Filing Addition;

THENCE S 89° 24' 57" W 196.28 feet, along the South boundary line of said Lot 5, and the North boundary line of said Lots 6 and 7, Block 3, "TRUELAND", Second Filing Addition, to a metal fence post for a chain link fence found at the Northwest corner of said Lot 6;

THENCE S 00° 47' 25" E 500.46 feet, along a chain link fence, running along the West boundary line of said Lot 6, and also the West boundary line of Lot 7, of Block 6, of said "TRUELAND", Second Filing Addition, and also the East boundary line of the tract of land designated as Tract III, 1st Tract, in the deed to G.G.T., L.P., recorded in County Clerk's File No. D206199494, of the Deed Records of Tarrant County, Texas, to a steel fence post for a chain link fence found at the Southeast corner of said Tract III, 1st Tract, also lying at the Northeast corner of the 3.0 acre Tract of land conveyed to George William Campbell, by the deed recorded in Volume 10026, Page 1828, of the Deed Records of Tarrant County, Texas;

THENCE S 89° 45' 06" W 1022.81 feet, running along a chain link fence, along the South boundary line of said Tract III, 1st Tract, and Tract III, 2nd Tract, in the aforesaid deed to G.G.T., L.P., recorded in County Clerk's File No. D206199494, of the Deed Records of Tarrant County, Texas, and also the North boundary line of said George William Campbell 3.0 acre Tract and the North boundary line of the 6.63 acre Tract of land conveyed to George William Campbell, by the deed recorded in Volume 10026, Page 1828, of the Deed Records of Tarrant County, Texas, to a steel fence post for a chain link fence found at the Northwest corner of said Campbell 6.63 acre Tract, lying in the East boundary line of aforesaid Block 6, "GLEN GARDEN", First Filing Addition;

THENCE S 00° 50' 00" E 318.42 feet, along a chain link fence and the West boundary line of said George William Campbell 6.63 acre Tract, and the East boundary line of said Block 6, "GLEN GARDEN", First Filing Addition, to a 1/2" iron rod marked "Brittain & Crawford", set in a chain link fence at the Northwest corner of the tract of land conveyed to the City of Fort Worth, for right-of-way expansion of Bendry Street, recorded in Volume 6253, Page 884, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 52' 02" E 1047.89 feet, along a chain link fence and the West boundary line of said City of Fort Worth Tract and the West right-of-way line of said Bendry Street, to a 1/2" iron rod marked "Brittain & Crawford", set at the intersection of the North right-of-way line of Timberline Drive (a 50 foot wide public right-of-way);

THENCE WEST 411.00 feet, along the North right-of-way line of said Timberline Drive, to a 1/2" iron rod marked "Brittain & Crawford", set at the Southeast corner of Block 8, "Glen Crest", an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 78, of the Plat Records of Tarrant County, Texas;

THENCE N 00° 37' 02" W 794.77 feet, along the East boundary line of said Block 8, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northeast corner of said Block 8;

THENCE S 89° 26' 14" W 1774.16 feet, along the North boundary line of said Block 8, and continuing along the North right-of-way line of aforesaid Fairway Drive (a 60 foot wide public right-of-way), to THE POINT OF BEGINNING, containing 108.020 acres (4,705,399 SQUARE FEET) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Troy Robertson, acting by and through the undersigned, their duly authorized representative, does hereby designate the foregoing as Lot 1, Block 1, FIRESTONE & ROBERTSON DISTILLERY ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public's use the rights-of-way and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this 6 day of July, 2016.

Bourbon House, LLC
a Texas limited liability company

By: [Signature]
Name: Leonard Firestone
Title: Manager

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 Leonard Firestone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6 day of July, 2016.



[Signature]
Notary Public in and for
The State of Texas
My Commission Expires: 09-03-2018

THIS IS TO CERTIFY THAT I, James L. Brittain, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.



[Signature]
James L. Brittain, R.P.L.S.
State of Texas No. 1674

Table with 3 columns: Course, Bearing, Distance. Contains 112 rows of survey data.

Table with 3 columns: Course, Bearing, Distance. Contains 112 rows of survey data.

Table with 3 columns: Course, Bearing, Distance. Contains 6 rows of survey data.

Table with 6 columns: Curve, Radius, Length, Delta, Chord, Chord Bear. Contains 23 rows of curve data.

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. Includes signatures of Donald R. Boron and James L. Brittain.

Surveyor: Brittain & Crawford Land Surveying & Topographic Mapping. Includes contact information and firm certification number 1019000.

Final Plat of Lot 1, Block 1 Firestone & Robertson Distillery Addition. An addition to the City of Fort Worth, Tarrant County, Texas. Being a replat of Block 5, Glen Garden, First Filing, and a portion of Blocks 2 & 3, Trueland, Second Filing, and Golfers Street, Jennie Street, Bundy Street, and Coleman Street as abandoned by City Ordinance No. 22232-05-2016.

**Hahnfeld
Hoffer
Stanford**

architects planners interior
200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5528
817.302.0692 fax

TRYBA ARCHITECTS

1620 Logan Street
Denver Colorado 80203
303.831.4010

CONSULTANTS

TEASDA HALL & PERKINS
CIVIL ENGINEER & LANDSCAPE
1100 MACDON STREET
FORT WORTH, TEXAS 76102
817.665.7131

L.A. FLEISS PARTNERS, INC.
STRUCTURAL ENGINEER
3303 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219
214.871.7010

SUMMIT CONSULTANTS, INC.
MECHANICAL/ELECTRICAL ENGINEER
1300 SUMMIT AVENUE
FORT WORTH, TEXAS 76102
817.878.6242

COCKER ENGINEERING, LLC
FIRE PROTECTION & CODE CONSULTING
1400 KELLER PARKWAY, SUITE 108
KELLER, TEXAS 76248
817.742.2400

MSB SECURITY CONSULTING - SECURITY
6705 HWY 290 WEST, SUITE 502
AUSTIN, TEXAS 78735
512.890.3468



**FIRESTONE & ROBERTSON
DISTILLING CO.**

2916 GLEN GARDEN DRIVE, FORT WORTH, TEXAS 76119

PROJECT # 100116 MANAGER: ESH
DESIGN FOR CONSTRUCTION DRAWN: TNP
DATE: FEBRUARY 18, 2016 CHECKED: ESH

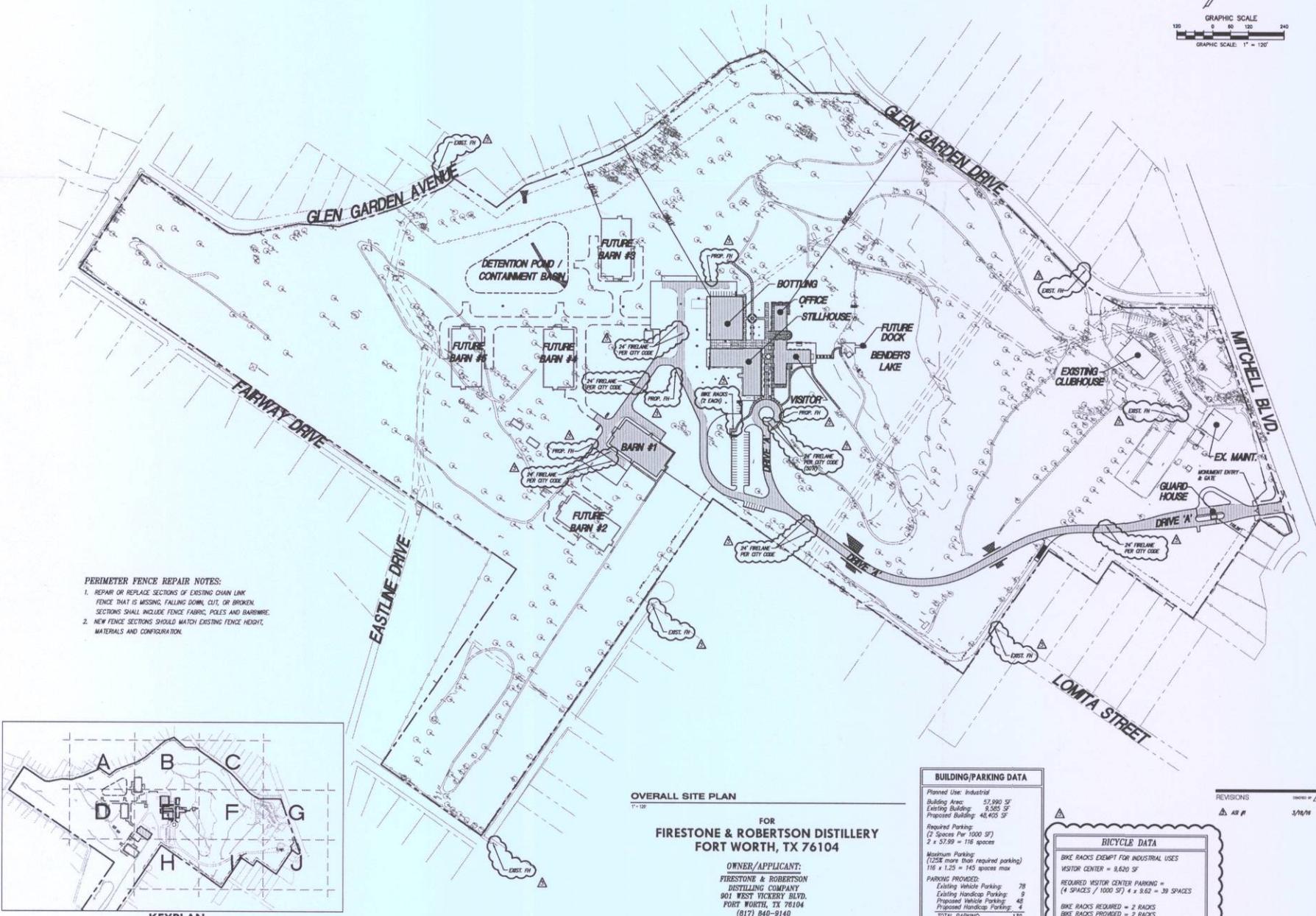
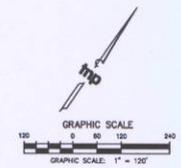
OVERALL SITE PLAN

SHEET

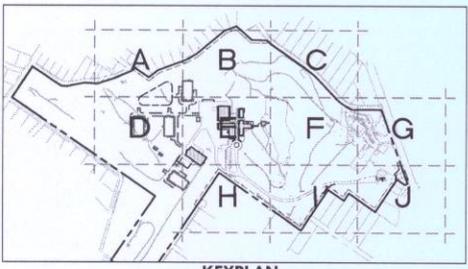
C1.06
OF SHEETS

REVISIONS
AS # 3/16/16

TNP JOB No: HAH5054
TNP T&PE REGISTRATION No: F-204



- PERIMETER FENCE REPAIR NOTES:**
1. REPAIR OR REPLACE SECTIONS OF EXISTING CHAIN LINK FENCE THAT IS MISSING, FALLING DOWN, CUT, OR BROKEN. SECTIONS SHALL INCLUDE FENCE FABRIC, POLES AND BARBWARE.
 2. NEW FENCE SECTIONS SHOULD MATCH EXISTING FENCE HEIGHT, MATERIALS AND CONFIGURATION.



KEYPLAN
SCALE 1"=500'

OVERALL SITE PLAN
1"=120'

FOR
FIRESTONE & ROBERTSON DISTILLERY
FORT WORTH, TX 76104

OWNER/APPLICANT:
FIRESTONE & ROBERTSON
DISTILLING COMPANY
901 WEST VICKERY BLVD.
FORT WORTH, TX 76104
(817) 840-9140

DATE PREPARED:
FEBRUARY 2016

BUILDING/PARKING DATA

Planned Use: Industrial
Building Area: 57,990 SF
Existing Building: 9,585 SF
Proposed Building: 48,405 SF

Required Parking:
(2 Spaces Per 1000 SF)
2 x 27.99 = 118 spaces

Maximum Parking:
(125% more than required parking)
118 x 1.25 = 148 spaces max

PARKING PROVIDED:
Existing Vehicle Parking: 78
Existing Handicap Parking: 8
Proposed Vehicle Parking: 46
Proposed Handicap Parking: 4
TOTAL PARKING: 139

BICYCLE DATA

BIKE RACKS EXEMPT FOR INDUSTRIAL USES
VISITOR CENTER = 8,620 SF

REQUIRED VISITOR CENTER PARKING =
(4 SPACES / 1000 SF) x 8,620 = 39 SPACES

BIKE RACKS REQUIRED = 2 RACKS
BIKE RACKS PROVIDED = 2 RACKS

DETENTION POND /
CONTAINMENT BASIN

FUTURE
BARN #3
2620

2600

BOTTLING
OFFICE - 2601
STILLHOUSE

FUTURE
DOCK
BENDER'S
LAKE

FUTURE
BARN #5
2640

FUTURE
BARN #4
2630

2608

2609

24' FIRELANE
PER CITY CODE

BIKE RACKS
(2 EACH)

VISITOR
PROP. FH

BARN #1
2650

24' FIRELANE
PER CITY CODE

24' FIRELANE
PER CITY CODE
(50R)

2660
FUTURE
BARN #2

ALL ADDRESSES ARE
ON WHISKEY RANCH ROAD

24' FIRELANE
PER CITY CODE

WHISKEY RANCH
ROAD

DRIVE 'A'

