



VICINITY MAP
NOT TO SCALE

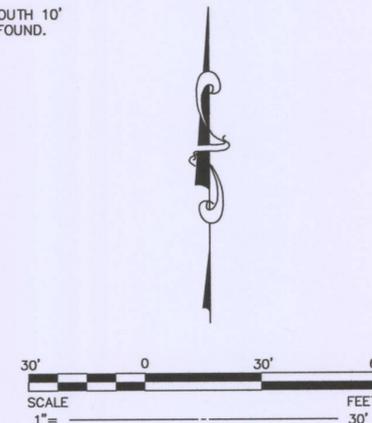
OWNER/DEVELOPER
 AMERICAN NATIONAL BANK & TRUST
 2732 MIDWESTERN PARKWAY
 WICHITA FALLS, TEXAS 76308
 CONTACT: DWIGHT L. BERRY
 EMAIL: dwightb@amnat.com

ENGINEER/SURVEYOR
 DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE, SUITE 400
 FT. WORTH, TEXAS, 76107
 CONTACT: ROBERT CRONIN
 (817) 335-1121 (PHONE)
 Email: RCronin@dunaway-assoc.com

= PARTIAL RIGHT-OF-WAY DEDICATION PER VOLUME 933, PAGE 484, D.R.T.C.T.

AMERICAN NATIONAL BANK & TRUST HEREBY DEDICATES FOR RIGHT-OF-WAY TO THE CITY OF FORT WORTH, ANY REMAINING INTEREST WITHIN THE 10.0' X 100.0' HATCHED AREA AS SHOWN HEREON FOR LOT 4, BLOCK 2.

= APPARENT RIGHT-OF-WAY DEDICATION OF THE SOUTH 10' OF LOTS 5 AND 6. NO RECORDING INFORMATION FOUND.



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.

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.

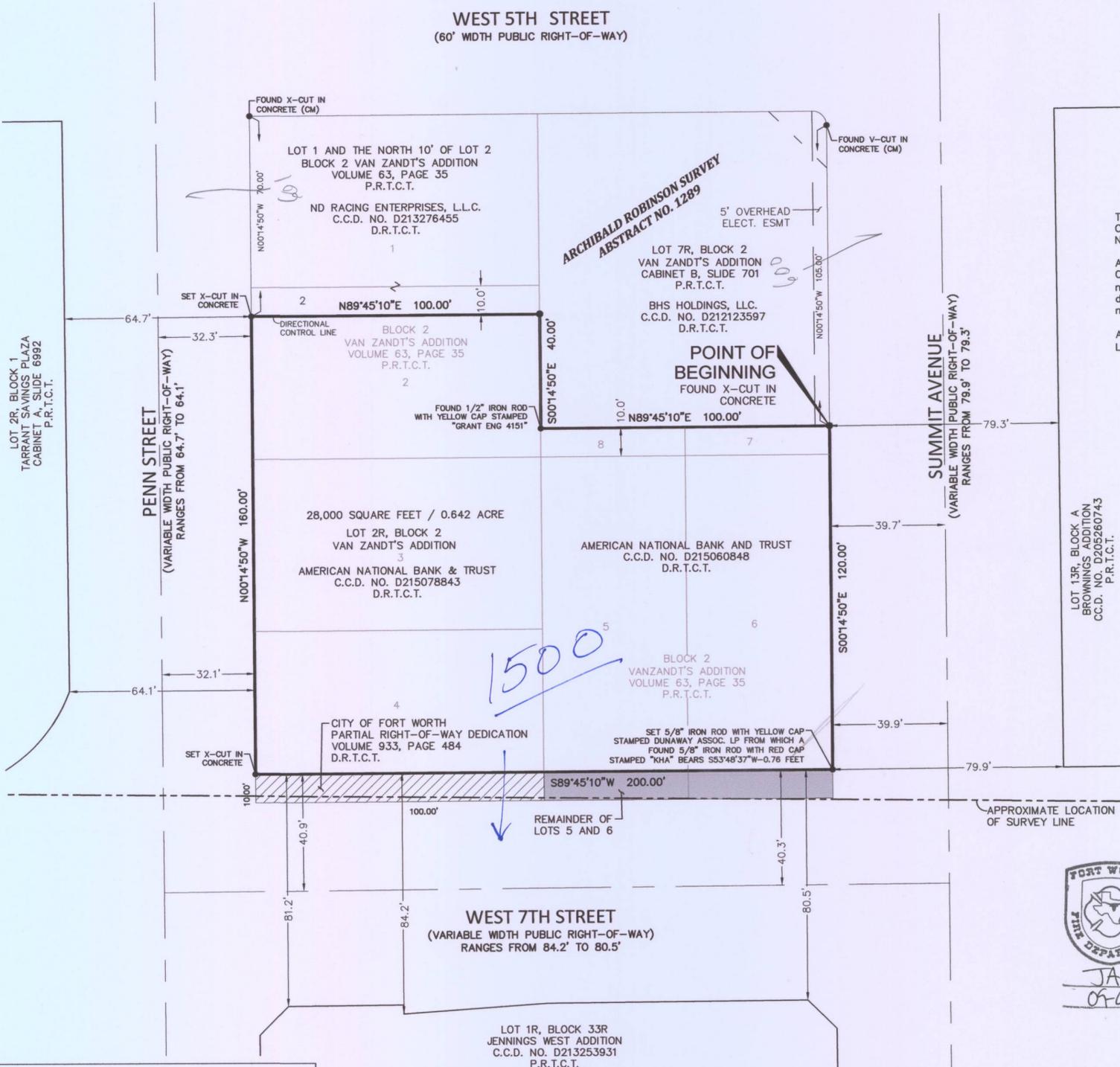
PRIVATE MAINTENANCE
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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 1 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. REQUIRED
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

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.

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.



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.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel 190 of 495, Map Numbers 48439C0190 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.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" unless otherwise noted hereon.

(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-16-033

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: 9/9/2016

By: *Donald R. Boren* Chairman
 By: *Danae Smythoff* Secretary

LAND USE TABLE	
Total Gross Acreage	0.642 Ac.
Right-of-Way Dedication	0
Net Acreage	0.642 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0 Ac.
Private Park Acreage	0
Public Park Acreage	0

Final Plat of FS16-033

LOT 2R, BLOCK 2
VAN ZANDT'S ADDITION

Situated in the Archibald Robinson Survey, Abstract No. 1289, being a Re-Plat of all of Lot 3, the remainder of Lots 4-6, and the south 10' of Lots 1, 7 and 8 Block 2, Vanzandt's Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 35, Plat Records, Tarrant County, Texas.

1 Lot 0.642 Acres
 This plat was prepared in January, 2016

PARKWAY PERMIT
 Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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".

CERTIFICATION:
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of January, 2016.

Stephen R. Glosup
 Stephen R. Glosup, R.P.L.S.
 Registered Professional Land Surveyor
 Texas Registration No. 5570
 srg@dunaway-assoc.com

September 6, 2016
 Date



D216210683
 9/9/16

DUNAWAY

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

FS-016-033 LOT 2R, BLOCK 2, VANZANDT'S ADDITION

DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, AMERICAN NATIONAL BANK AND TRUST IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the Archibald Robinson Survey, Abstract Number 1289, City of Fort Worth, Tarrant County, Texas, being all of Lot 3, the south 50' of Lot 2, the north 50' of Lot 4, the north 110' of Lots 5 & 6 and the south 10' of Lots 7 & 8, Block 2, Van Zandt's Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 35, Plat Records, Tarrant County, Texas, being all of those certain tracts of land described by deeds to American National Bank and Trust, recorded in County Clerk's Document Numbers D215060848 & D215078843, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found X-cut in concrete in the west right-of-way line of Summit Avenue (a variable width public right-of-way) being the southeast corner of Lot 7R, Block 2, Van Zandt's Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 701, Plat Records, Tarrant County, Texas;

THENCE South 00°14'50" East, with the west right-of-way line of said Summit Avenue, a distance of 120.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set in the apparent north right-of-way line of West 7th Street (a variable width public right-of-way), from which a found 5/8" iron rod with red cap stamped "KHA" bears South 53°48'37" West, a distance of 0.76 feet;

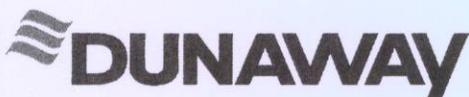
THENCE South 89°45'10" West, departing the west right-of-way line of said Summit Avenue, with the apparent north right-of-way line of said West 7th Street, a distance of 200.00 feet to an X-cut in concrete set in the east right-of-way line of Penn Street (a variable width public right-of-way);

THENCE North 00°14'50" West, departing the apparent north right-of-way line of said West 7th Street, with the east right-of-way line of said Penn Street, a distance of 160.00 feet to an X-cut in concrete set and from which the northwest corner of said Lot 2 bears North 00° 14'50" West, a distance of 10.00 feet;

THENCE North 89°45'10" East, departing the east right-of-way line of said Penn Street, 10 feet south and running parallel to the north line of said Lot 2, a distance of 100.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set in the west line of said Lot 7R, Block 2, Van Zandt's Addition;

THENCE South 00°14'50" East, with the west line of said Lot 7R, Block 2, Van Zandt's Addition, a distance of 40.00 feet to a found 1/2" iron rod with yellow cap stamped "GRANT ENG 4151" for the southwest corner of said Lot 7R, Block 2, Van Zandt's Addition;

THENCE North 89°45'10" East, with the south line of said Lot 7R, Block 2, Van Zandt's Addition, a distance of 100.00 feet to the POINT OF BEGINNING containing a calculated area of 28,000 square feet or 0.642 acre of land.



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

DEDICATION OF PLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN NATIONAL BANK AND TRUST, BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

**LOT 2R, BLOCK 2
VAN ZANDT'S ADDITION**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~

COUNTY OF TARRANT ~

EXECUTED this 15 day of JUNE, 2016.

AMERICAN NATIONAL BANK AND TRUST

By: [Signature]

Printed Name: Roy T. Olsen

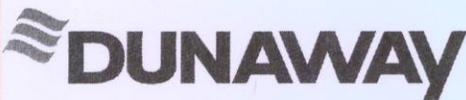
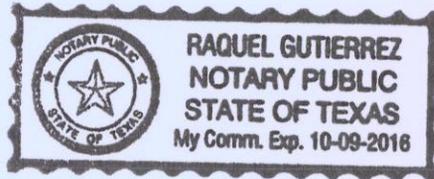
Title: EVP/Cashier

Before Me, the undersigned authority, on this day personally appeared Roy T. Olsen, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said American National Bank and Trust, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 15 day of June, 2016.

[Signature]
Notary Public in and for the State of Texas

My commission expires 10/9/16



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