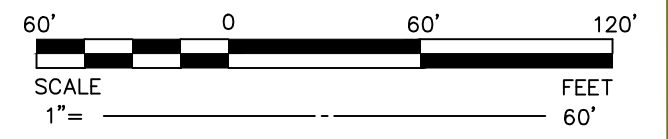


**OWNER/DEVELOPER**  
 SCP FW HAMPTON, L.L.C.  
 3699 MCKINNEY AVE., SUITE 587  
 MCKINNEY, TEXAS 75204  
 (714) 686-7242 (PHONE)  
 CONTACT: BRIAN WOLDNECK  
 EMAIL: bwoldneck@stonehawkcapital.com

**ENGINEER/SURVEYOR**  
 DUNAWAY ASSOCIATES, L.P.  
 550 BAILEY AVENUE, SUITE 400  
 FT. WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: BARRY HUDSON  
 EMAIL: bhudson@dunawayassociates.com

LAND USE TABLE	
Total Gross Acreage	9.602 Ac.
Right-of-Way Dedication	0.183 Ac.
Net Acreage	9.419 Ac.
Number of Residential Lots	4
Number Non-Residential Lots	0
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0



FP-18-023

**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:**

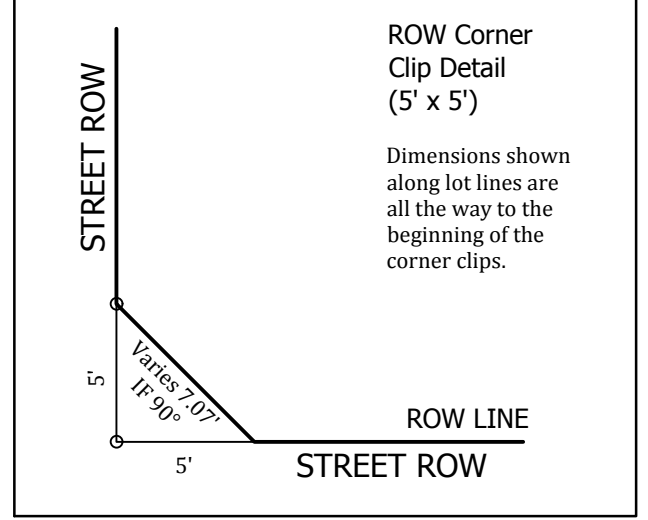
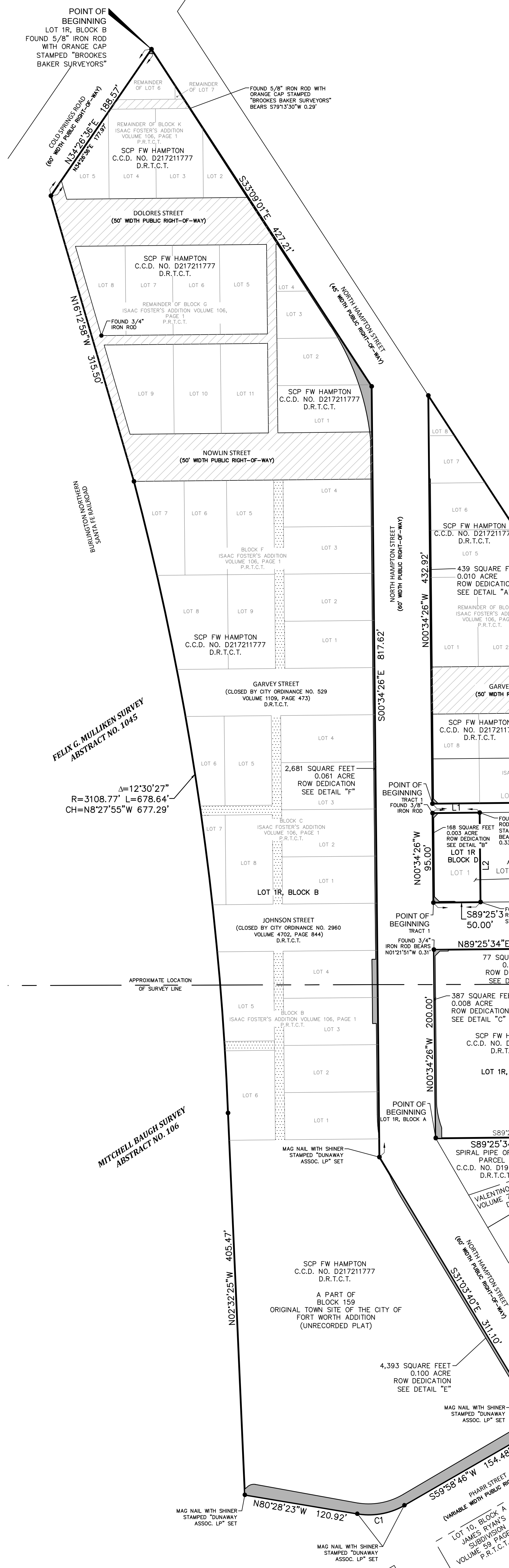
By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary

- 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.
- 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.
- 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.
- 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.
- 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**  
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public 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.
- P.R.V. REQUIRED**  
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
- SIDEWALKS**  
 Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per 'City Development Design Standards'.
- 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 1.0 acre or more of land disturbance.
- 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.
- 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 recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

- GENERAL NOTES:**
- Building lines will be per the City of Fort Worth Zoning Ordinances.
  - 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 No. 190 of 495, Map Number 48439C0190 L, map effective date March 21, 2019, 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 herein.

- (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
- STREETS AND ALLEY'S VACATED BY CITY ORDINANCE NO. \_\_\_\_\_
- RIGHT-OF-WAY DEDICATION BY THIS PLAT
- ALLEY'S VACATED BY CITY ORDINANCE NO. \_\_\_\_\_



Line Number	Bearing	Distance
L1	N89°25'34\"E	50.00'
L2	S00°34'26\"E	95.00'

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing Distance
C1	39°32'51\"	75.00'	51.77'	S79°45'12\"W 50.75'

**Final Plat of**

**ISAAC FOSTER'S ADDITION**  
**LOTS 1R, BLOCK A, 1R, BLOCK B,**  
**1R, BLOCK D AND 1R, BLOCK E**

BEING a tract of land situated in the Mitchell Baugh Survey, Abstract Number 106, the Rebecca Briggs Survey, Abstract Number 116, the William H. Little Survey, abstract Number 945, and the Felix G. Mulliken Survey, Abstract Number 1045, City of Fort Worth, Tarrant County Texas, and being a part of Blocks A, B, C, D, E, F, G, and K, Isaac Foster's Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 106, Page 1, Plat Records, Tarrant County, Texas, a part of Block 159, Original Town of Fort Worth, (unrecorded plat), a part of Dolores Street (a 50' width public right-of-way, a part of Nowlin Street (a 50' width right-of-way), a part of Garvey Street (a 50' width public right-of-way, that part of Garvey Street closed by Ordinance Number 529, recorded in Volume 1109, Page 473, Deed Records, Tarrant County, Texas, that part of Johnson Street vacated by Ordinance No. 2960, recorded in Volume 4702, Page 844, Deed Records, Tarrant County, Texas, and that part of a 10' alley closed by City Ordinance recorded in Volume 4716, Page 865, Deed Records, Tarrant County, Texas.



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**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 May, 2018.

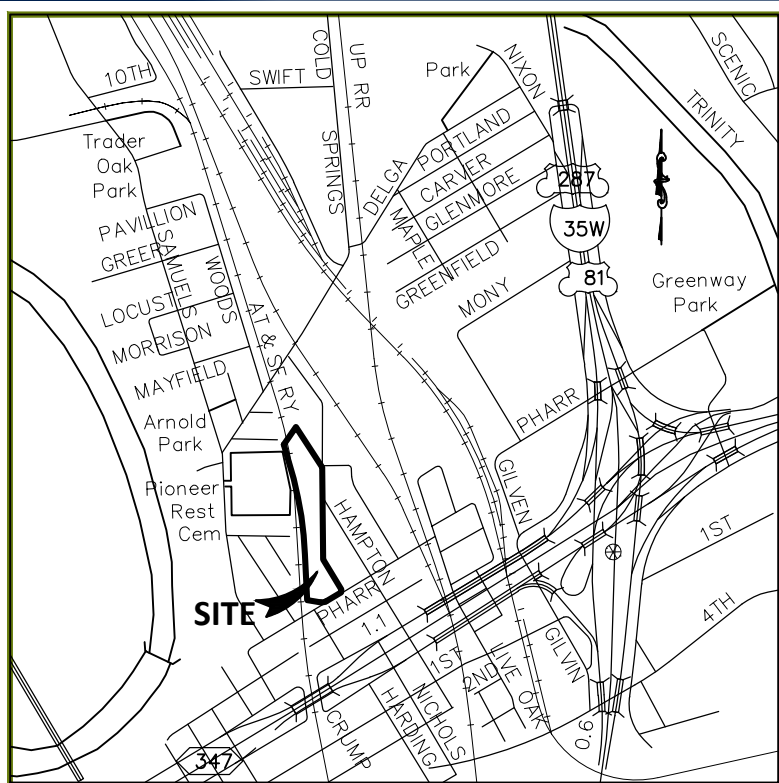
Stephen R. Glosup, R.P.L.S.  
 Registered Professional Land Surveyor  
 srg@dunawayassociates.com  
 Texas Registration No. 5570

Date: \_\_\_\_\_

4 Lots 9.612 Acres  
 This plat was prepared in February, 2018

REFERENCE CASE FP-018-023

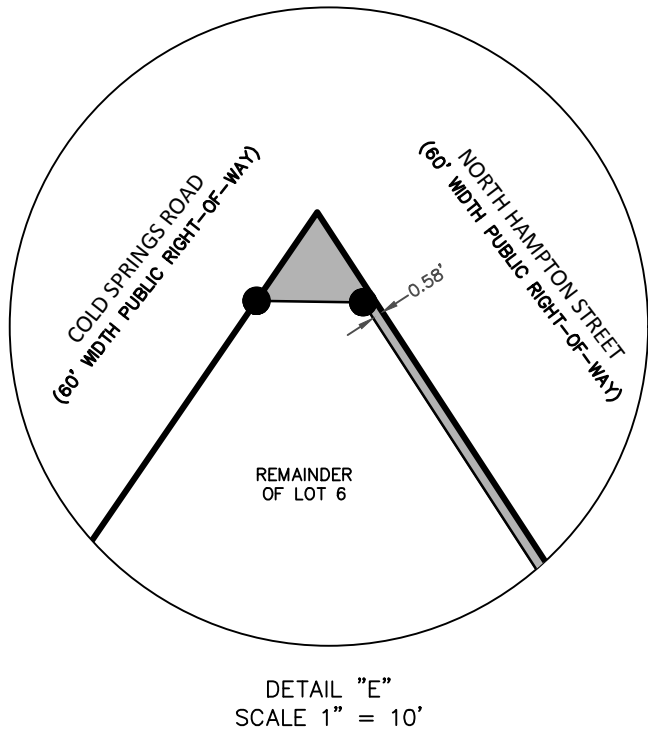
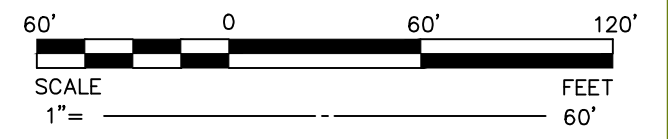
THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D \_\_\_\_\_ DATE: \_\_\_\_-\_\_\_\_-\_\_\_\_



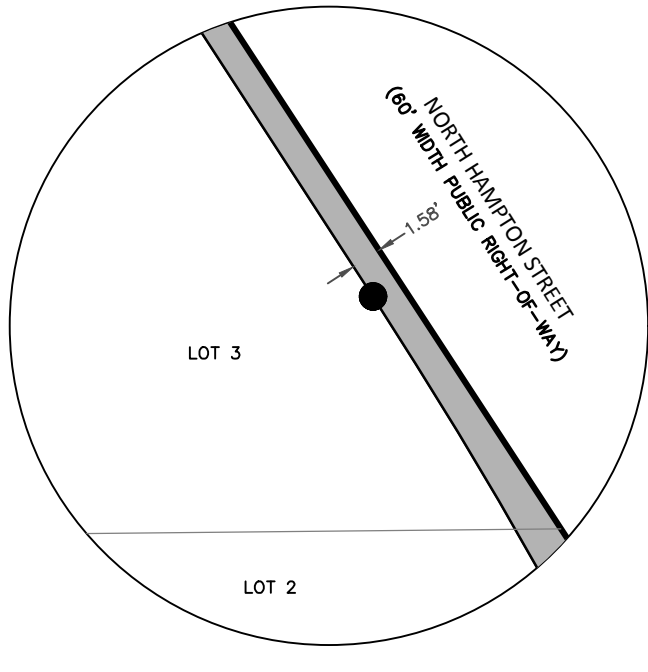
VICINITY MAP  
NOT TO SCALE

**OWNER/DEVELOPER**  
 SCP FW HAMPTON, L.L.C.  
 3699 MCKINNEY AVE., SUITE 587  
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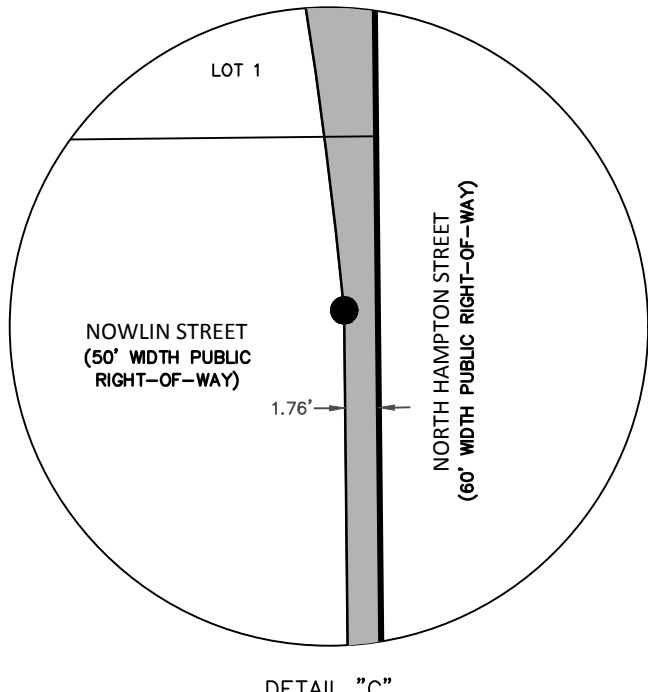
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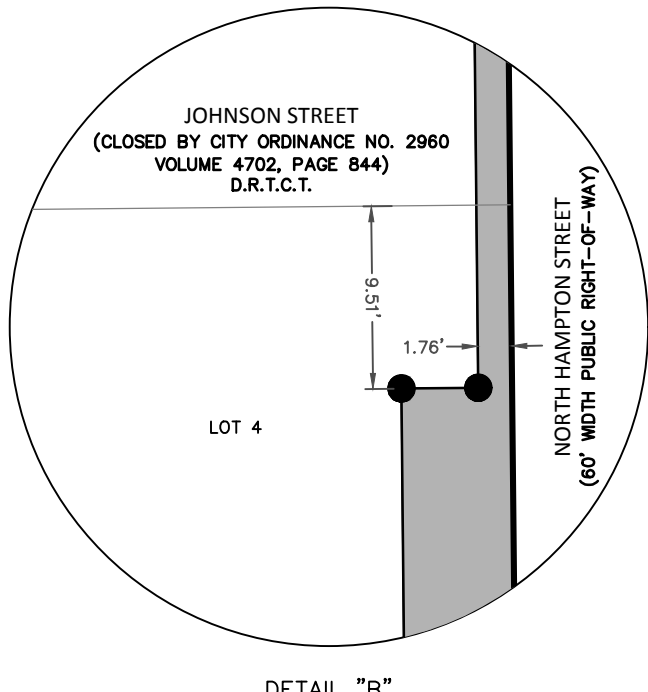
DETAIL "E"  
SCALE 1" = 10'



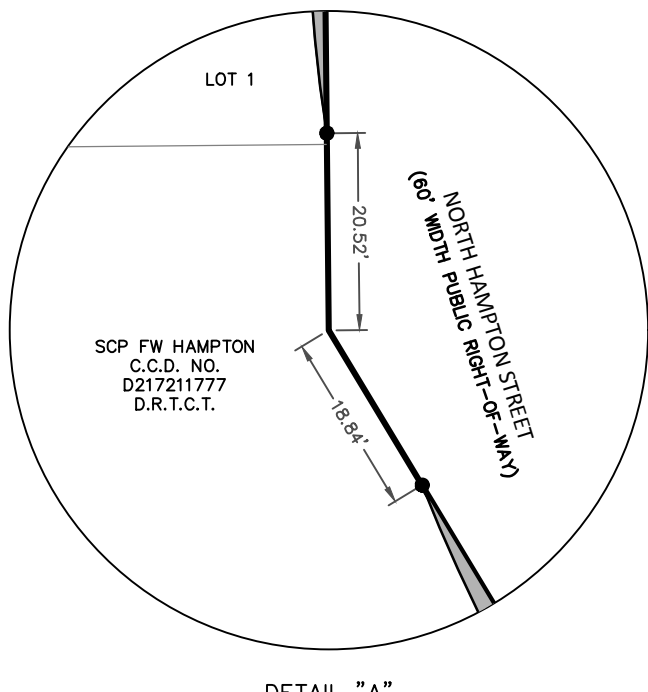
DETAIL "D"  
SCALE 1" = 10'



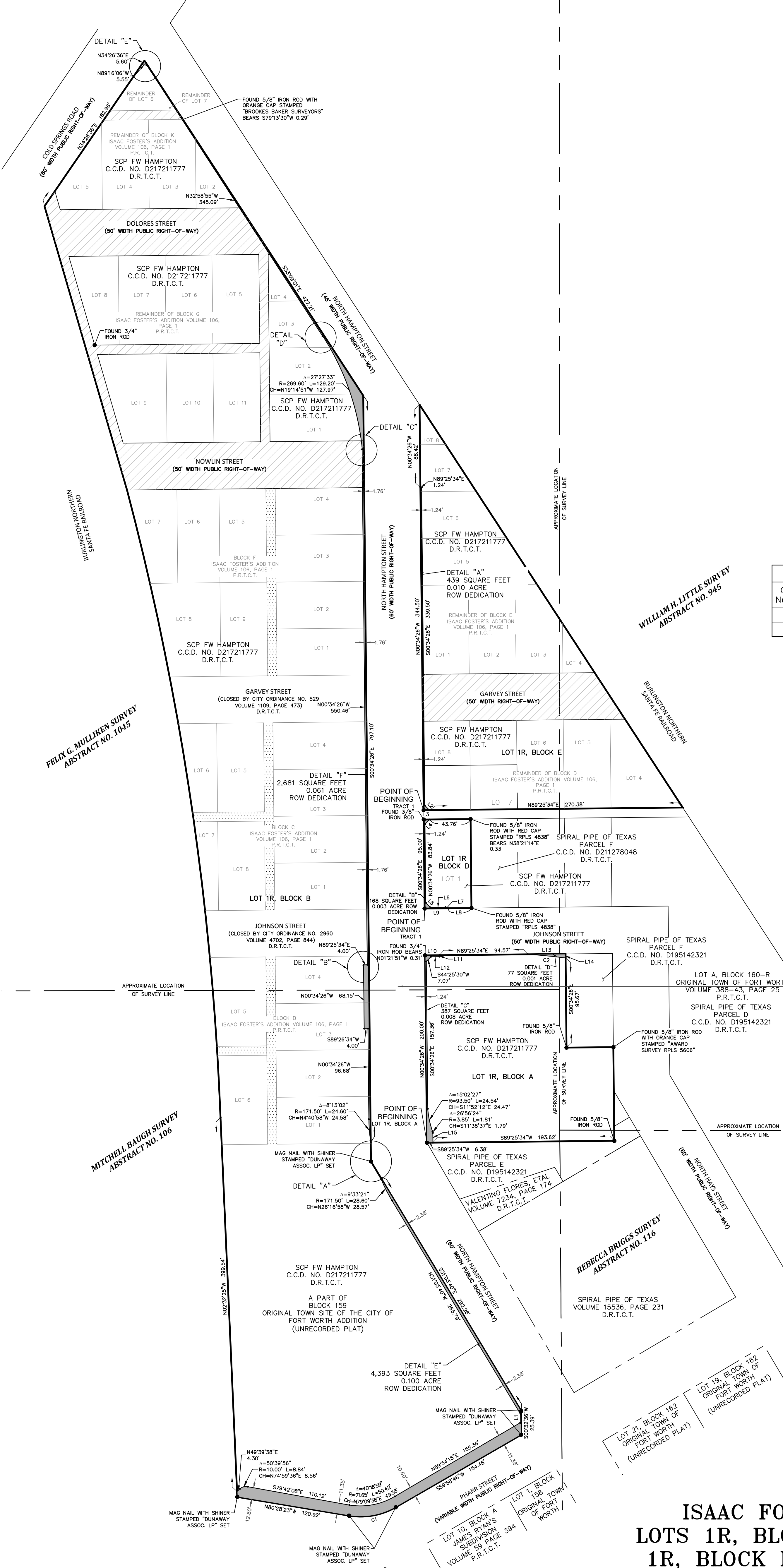
DETAIL "C"  
SCALE 1" = 10'



DETAIL "B"  
SCALE 1" = 10'



DETAIL "A"  
SCALE 1" = 20'



Line Table		
Line Number	Bearing	Distance
L1	N00°32'36"E	9.54'
L2	S45°34'26"E	7.07'
L3	S89°25'34"W	6.24'
L4	S44°25'34"W	7.07'
L5	S45°34'57"E	7.07'
L6	N89°25'34"E	16.10'
L7	S66°38'19"E	2.87'
L8	N89°25'34"E	25.04'
L9	S89°25'34"W	24.96'
L10	N89°25'34"E	15.25'
L11	S00°34'26"E	1.50'
L12	S89°25'34"W	9.01'
L13	N89°25'34"E	40.18'
L14	S00°34'26"E	4.33'
L15	S00°34'26"E	10.39'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	39°32'51"	75.00'	51.77'	S79°45'12"W 50.75'
C2	3°59'44"	579.70'	40.42'	N84°25'09"W 40.42'

WILLIAM H. LITTLE SURVEY  
ABSTRACT NO. 945

FELIX G. MULLIKEN SURVEY  
ABSTRACT NO. 1045

MITCHELL BAUGH SURVEY  
ABSTRACT NO. 106

REBECCA BRIGGS SURVEY  
ABSTRACT NO. 116

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of  
ISAAC FOSTER'S ADDITION  
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1R, BLOCK D AND 1R, BLOCK E**

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4 Lots                      9.612 Acres  
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