

DEVELOPMENT YIELD: Gross Site Area (Acreage): 0.824 Total Number Lots: 5
 Residential Lots: 5 Total Number Dwelling Units: 5
 Acreage: Single Family Detached 0.824 Single Family Attached 0 Two Family 0 Multifamily 0
 Non-Residential Lots: 0 Zoning: 'B' - One and Two Family Detached and Attached
 Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.00

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 a parkway permit.

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 I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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.

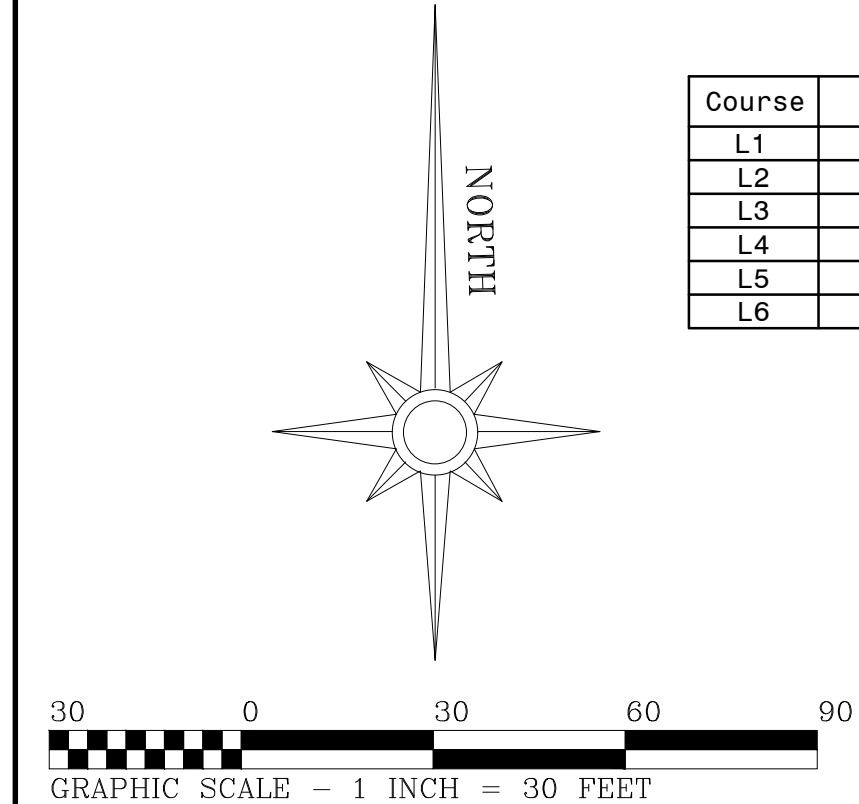
Private Pressure Reducing Valves
 Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.

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.

Sidewalks
 Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

NOTE:
 ALL "IRS" ARE 1/2" IRON RODS MARKED "BRITTAIN & CRAWFORD" SET

Course	Bearing	Distance
L1	N 89°37'10" E	62.68'
L2	S 00°22'50" E	10.50'
L3	N 45°22'50" W	14.14'
L4	S 89°37'10" W	42.89'
L5	S 56°01'35" W	16.66'
L6	N 22°26'00" E	10.54'



THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF LOWE STREET AND TO CREATE 5 PLATTED LOTS FOR DEVELOPMENT.

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.

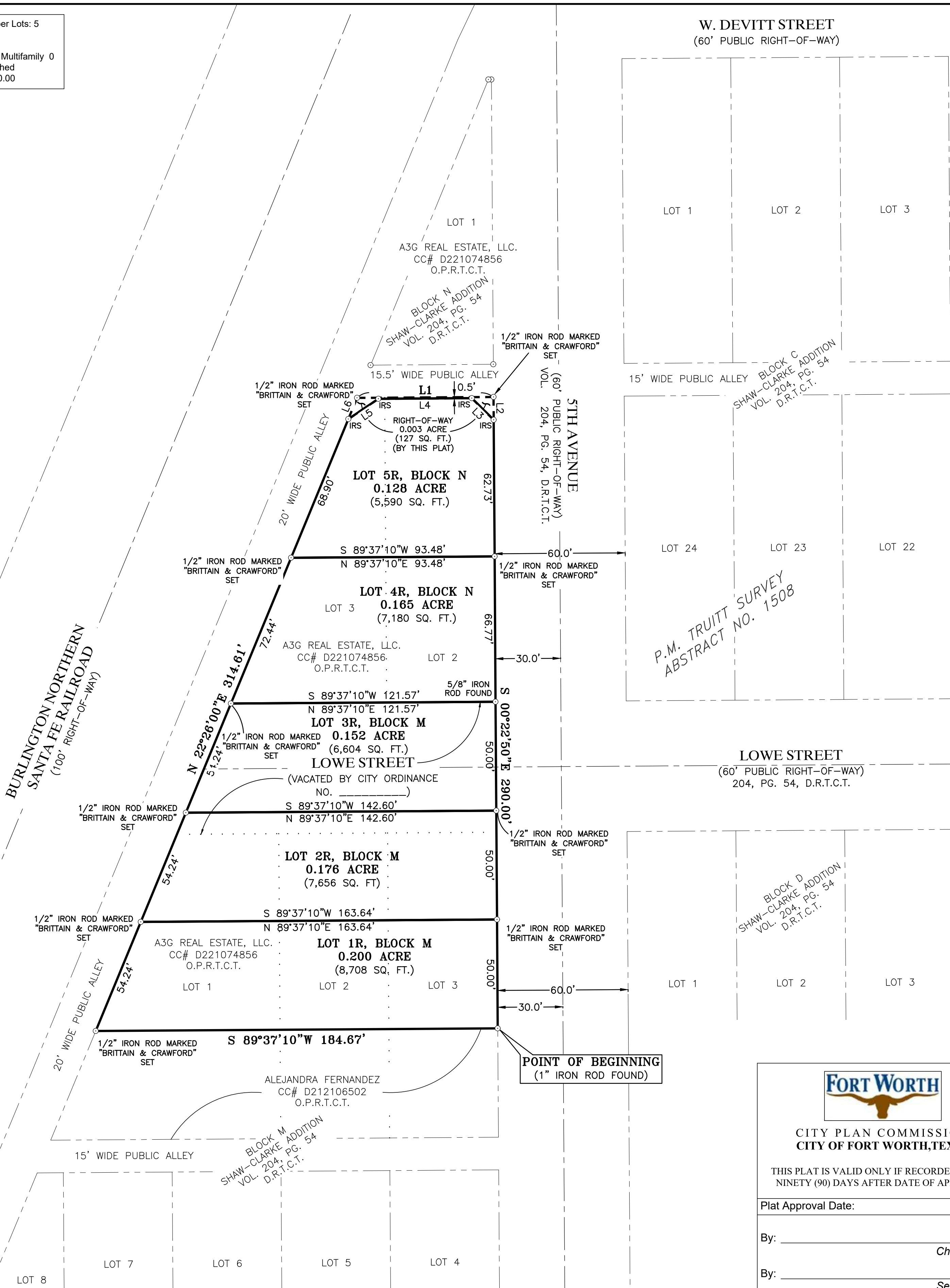
Utility Easements
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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.

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.

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.

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.

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0330K, MAP REVISED SEPTEMBER 25, 2009.



W. DEVITT STREET
 (60' PUBLIC RIGHT-OF-WAY)

OWNER: A3G REAL ESTATE, LLC
 7617 NEW HEART DRIVE
 PLANO, TX 75024
 PHONE: (214)609-8619
 Email: A3GREALSTATE@GMAIL.COM
 CONTACT: ASHOK KUMAR

BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@brittain-crawford.com
 WEBSITE: www.brittain-crawford.com
 FIRM CERTIFICATION# 1019000

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, A3G REAL ESTATE, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner of 0.824 acre of land situated in the P.M. TRUITT SURVEY, Abstract No. 1508, Fort Worth, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D221074856, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.824 acre of land situated in the P.M. TRUITT SURVEY, Abstract No. 1508, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to A3G Real Estate, LLC, by the deed recorded in County Clerk's File No. D221074856, of the Official Public Records of Tarrant County, Texas, and being comprised of all of Lots 2 & 3, Block N, and a portion of Lots 1, 2 & 3, Block M, SHAW-CLARKE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 54, of the Deed Records of Tarrant County, Texas, and also containing a portion of Lowe Street (a 60 foot wide public right-of-way), vacated by City Ordinance No. _____, Said 0.824 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found at the Northeast corner of the tract of land conveyed to Alejandra Fernandez, by the deed recorded in County Clerk's File No. D212106502, of the Official Public Records of Tarrant County, Texas, and said point lying in the East boundary line of said Lot 3, of Block M, of said Shaw-Clarke Addition, and said POINT OF BEGINNING also lying in the West right-of-way line of 5th Avenue (a 60 foot wide public right-of-way);

THENCE S 89°37'10" W 184.67 feet, along the North boundary line of said Alejandra Fernandez Tract, and severing said Lots 3, 2 & 1, of said Block M, Shaw-Clarke Addition, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Alejandra Fernandez Tract, and said point lying in the West boundary line of said Lot 1, Block M, Shaw-Clarke Addition, and said point also lying in the Southeast boundary line of a 20 foot wide public alley;

THENCE N 22°26'00" E 314.61 feet, along the Northwest boundary line of said Lot 1, Block M, Shaw-Clarke Addition, and severing the aforesaid Lowe Street and continuing along the North boundary line of Lot 3, of said Block N, Shaw-Clarke Addition and the Southeast boundary line of said 20 foot wide public alley, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 3, Block N, Shaw-Clarke Addition, and said point lying in the South line of a 15 foot wide public alley;

THENCE N 89°37'10" E 62.68 feet, along the North boundary line of said Lot 3 and Lot 2, Block N, Shaw-Clarke Addition, and the South boundary line of said 15 foot wide public alley, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 2, Block N, Shaw-Clarke Addition, and said point lying at the intersection of the South line of said 15 foot wide public alley with the West right-of-way line of the aforesaid 5th Avenue;

THENCE S 00°22'50" E 290.00 feet, along the East boundary line of said Lot 2, Block N, and again severing said Lowe Street, and continuing along the East boundary line of the aforesaid Lot 3, Block M, Shaw-Clarke Addition and the West right-of-way line of said 5th Avenue, to the POINT OF BEGINNING containing 0.824 acre (35,865 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That A3G REAL ESTATE, LLC, does hereby designate the foregoing property as **LOTS 1R, 2R, 3R, BLOCK M AND LOTS 4R & 5R, BLOCK N, SHAW-CLARKE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the Public's use, the right-of-way's and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the ____ day of _____, 2022.

A3G REAL ESTATE, LLC

By: ASHOK KUMAR

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared ASHOK KUMAR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF TARRANT

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
 Registered Professional
 Land Surveyor
 State of Texas No. 5792



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

FINAL PLAT
 OF
**LOTS 1R, 2R, 3R, BLOCK M
 AND LOTS 4R AND 5R,
 BLOCK N
 SHAW-CLARKE ADDITION**
 BEING A REPLAT OF LOTS 2 AND 3, BLOCK N AND LOTS 1, 2, AND 3, BLOCK M SHAW-CLARKE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 54 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND ALSO INCLUDING A PORTION OF LOWE STREET

PREPARED: JANUARY 2022
 0.824 ACRES GROSS, 5 LOTS

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.