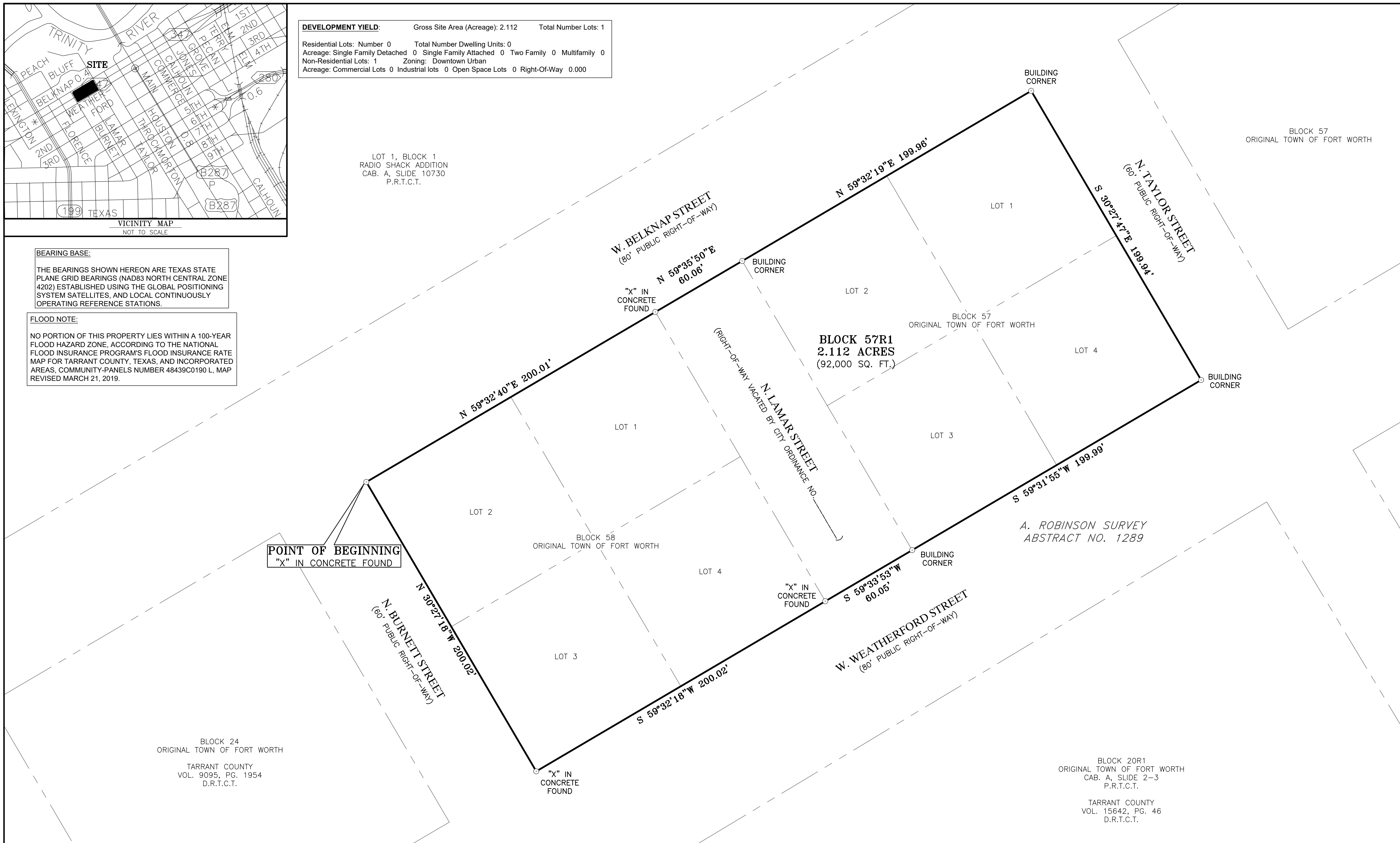


DEVELOPMENT YIELD: Gross Site Area (Acreage): 2.112 Total Number Lots: 1
 Residential Lots: Number 0 Total Number Dwelling Units: 0
 Acreage: Single Family Detached 0 Single Family Attached 0 Two Family 0 Multifamily 0
 Non-Residential Lots: 1 Zoning: Downtown Urban
 Acreage: Commercial Lots 0 Industrial lots 0 Open Space Lots 0 Right-Of-Way 0.000

LOT 1, BLOCK 1
 RADIO SHACK ADDITION
 CAB. A, SLIDE 10730
 P.R.T.C.T.

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.

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-PANELS NUMBER 48439C0190 L, MAP REVISED MARCH 21, 2019.



OWNER:
 TARRANT COUNTY
 100 E. WEATHERFORD, ROOM 401
 FORT WORTH, TEXAS 76196
 CONTACT: RANDALL SKINNER
 EMAIL: rvs Skinner@tarrantcounty.com

SURVEYOR:
BRITAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
 TEL (817) 926-0211
 FAX (817) 926-9347
 P.O. BOX 11374 • 3808 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 EMAIL: admin@britain-crawford.com
 WEBSITE: www.britain-crawford.com
 FIRM CERTIFICATION# 1019000

STATE OF TEXAS
COUNTY OF TARRANT
 WHEREAS, TARRANT COUNTY, is the sole owner of two tracts of land situated in the A. ROBINSON SURVEY, Abstract No. 1289, Tarrant County, Texas, according to the deeds recorded in Volume 9100, Page 767, and Volume 9188, Page 1296, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION
 BEING 2.112 acres of land situated in the A. ROBINSON SURVEY, Abstract No. 1289, Fort Worth, Tarrant County, Texas, and said 2.112 acres of land being comprised of all of Lots 1 through 4, Block 57, and all of Lots 1 through 4, Block 58, Original Town of Fort Worth, and a portion of N. Lamar Street (a 60 foot wide public right-of-way) vacated by City Ordinance No. _____ Said 2.112 acres of land being more particularly described by metes and bounds as follows:
 BEGINNING at an "X" cut in concrete found at the West corner of said Lot 2, Block 58, and said point lying at the intersection of the Northeast right-of-way line of N. Burnett Street with the Southeast right-of-way line of W. Belknap Street (an 80 foot wide public right-of-way);
 THENCE N 59° 32' 40" E 200.01 feet, along the Northwest boundary line of said Block 58, to an "X" cut in concrete found at the North corner of the aforesaid Lot 1, Block 58, and said point lying at the intersection of the Southeast right-of-way line of said W. Belknap Street with the Southwest right-of-way line of the aforesaid N. Lamar Street;
 THENCE N 59° 35' 50" E 60.06 feet, severing said N. Lamar Street, to a building corner found at the West corner of the aforesaid Lot 2, Block 57, and said point lying at the intersection of the Southeast right-of-way line of the aforesaid W. Belknap Street with the Northeast right-of-way line of said N. Lamar Street;
 THENCE N 59° 32' 19" E 199.96 feet, along the Northwest boundary line of said Block 57, to a building corner found at the North corner of the aforesaid Lot 1, Block 57, and said point lying at the intersection of the Southeast right-of-way line of said W. Belknap Street with the Southwest right-of-way line of N. Taylor Street (a 60 foot wide public right-of-way);
 THENCE S 30° 27' 47" E 199.94 feet, along the Northeast boundary line of said Block 57 and the Southwest right-of-way line of said N. Taylor Street, to a building corner found at the East corner of the aforesaid Lot 4, Block 57, and said point lying at the intersection of the Southwest right-of-way line of said N. Taylor Street with the Northwest right-of-way line of W. Weatherford Street (an 80 foot wide public right-of-way);
 THENCE S 59° 31' 55" W 199.99 feet, along the Southeast boundary line of said Block 57, to a building corner found at the South corner of the aforesaid Lot 3, Block 57, and said point lying at the intersection of the Northwest right-of-way line of said W. Weatherford Street with the Northeast right-of-way line of the aforesaid N. Lamar Street;
 THENCE S 59° 33' 53" W 60.05 feet, again severing said N. Lamar Street, to an "X" cut in concrete found at the East corner of the aforesaid Lot 4, Block 58, and said point lying at the intersection of the Southwest right-of-way line of said N. Lamar Street with the Northwest right-of-way line of the aforesaid W. Weatherford Street;
 THENCE S 59° 32' 18" W 200.02 feet, along the Southeast boundary line of said Block 58, to an "X" cut in concrete found at the South corner of the aforesaid Lot 3, Block 58, and said point lying at the intersection of the Northwest right-of-way line of said W. Weatherford Street with the Northeast right-of-way line of the aforesaid N. Burnett Street;
 THENCE N 30° 27' 18" W 200.02 feet, along the Southwest boundary line of said Block 58 and the Northeast right-of-way line of said N. Burnett Street, to the POINT OF BEGINNING containing 2.112 acres (92,000 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That TARRANT COUNTY, does hereby designate the foregoing property as **BLOCK 57R1, ORIGINAL TOWN OF FORT WORTH**, 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 _____, 2023.

TARRANT COUNTY
 By: G.K. MAENIUS, COUNTY ADMINISTRATOR

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 **G.K. MAENIUS**, 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 _____, 2023.
 Notary Public in and for the State of Texas

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.

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.

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.

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".

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.

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.

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.

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.

Pressure Reducing Valves (PRV's)
 Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

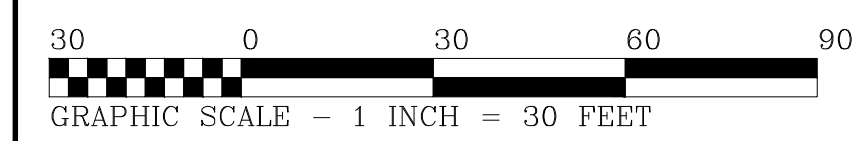
STATE OF TEXAS
COUNTY OF TARRANT
 THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

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
BLOCK 57R1 ORIGINAL TOWN OF FORT WORTH
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 AND
 BEING A REVISION OF BLOCKS 57 AND 58, ORIGINAL TOWN OF FORT WORTH, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



THIS PLAT FILED IN INSTRUMENT # _____, DATE _____.

PREPARED: DECEMBER 2022
 2.112 ACRES GROSS, 1 LOTS
 V.A.-22-013
 F.S.-23-042
 SIN FIN #XXX