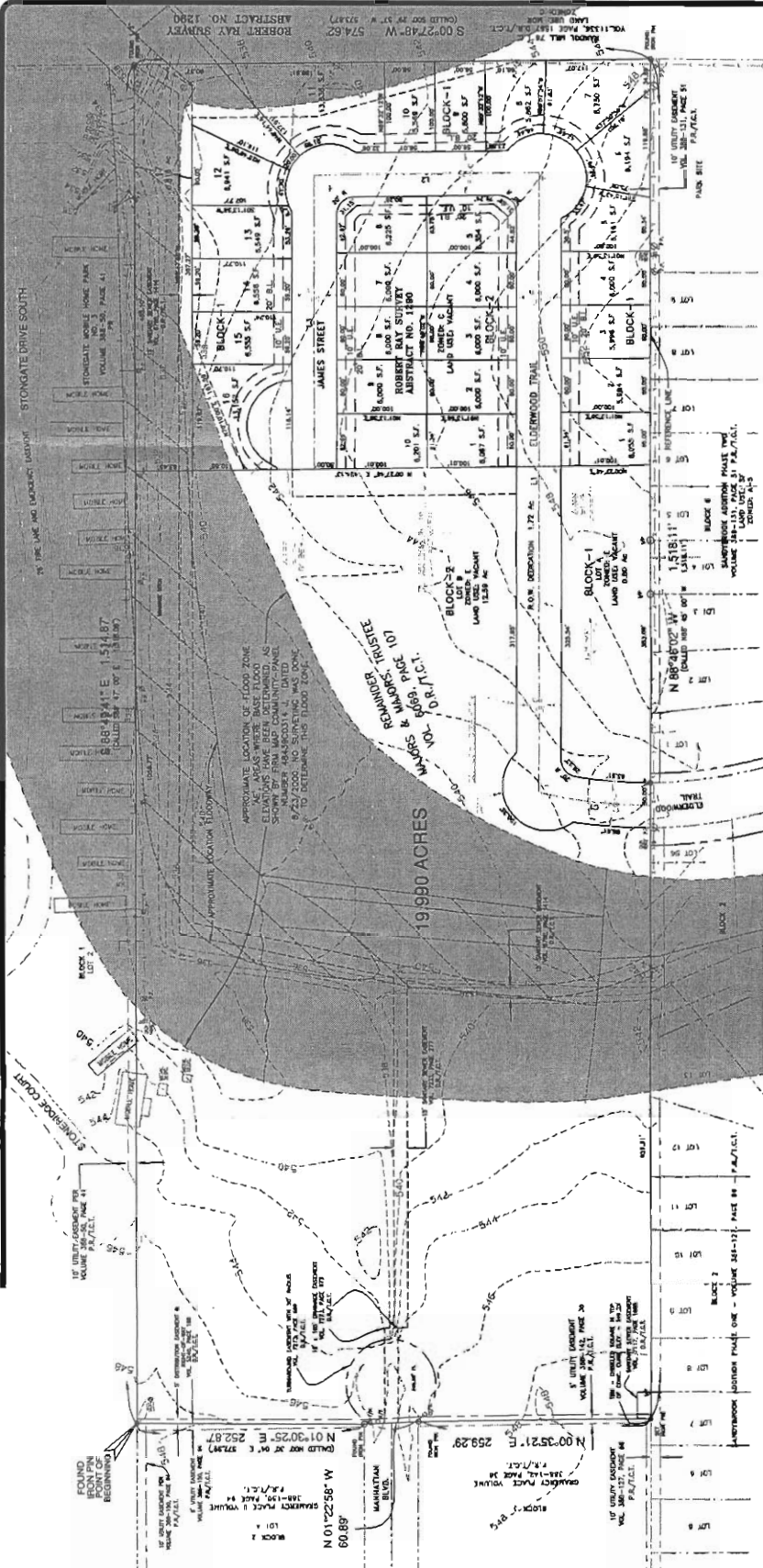


REVISIONS	DATE	BY	DESCRIPTION
1	08/23/00	SCS	PRELIMINARY
2	09/13/00	SCS	REVISED
3	09/13/00	SCS	REVISED
4	09/13/00	SCS	REVISED
5	09/13/00	SCS	REVISED
6	09/13/00	SCS	REVISED
7	09/13/00	SCS	REVISED
8	09/13/00	SCS	REVISED
9	09/13/00	SCS	REVISED
10	09/13/00	SCS	REVISED

SCHWARTZ CONSULTING ENGINEERS, INC.
7120 Avenue 100, Suite 100, Fort Worth, Texas 76131
TEL: 817-990-1234 FAX: 817-990-4433
E-MAIL: info@schwartz-engineers.com

PRELIMINARY PLAT

IES



PRELIMINARY PLAT

MANHATTAN TOWN HOMES

BLOCK 1 LOTS 4 & 1-17
BLOCK 2 LOTS 8 & 1-10

23 LOTS
BEING A 19,990 ACRE TRACT OF LAND IN THE
ROBERT RAY SURVEY, ABSTRACT NO. 1290
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
ZONED LOW DENSITY RESIDENTIAL

OWNER

MANHATTAN TOWNHOMES LTD
4653 SENECA DR.
FORT WORTH, TEXAS 76137
CONTACT: MR. GLEN GANTER (214) 336-0068

ENGINEER

SCHWARTZ CONSULTING ENGINEERS, INC.
7120 AVENUE 100, SUITE 100
FORT WORTH, TEXAS 76131
CONTACT: CHISHA HODSON, P.E. (817) 590-2228
AUGUST 25, 2005

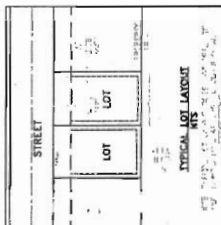
GRAPHIC SCALE



ROADWAY LINE TABLE	
LINE	STATIONING
L1	592.35
L2	259.02
L3	330.19

ROADWAY CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	128.10	537.21	125.81
C2	63.34	1372.96	507.44

NOTES
1) ALL LOTS SHALL BE ISSUED FOR LOTS 18, BLOCK 1 UNTIL
JAMES ST. IS EXTENDED TO THE WEST.
2) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING
BARRIER, SIGN, OR DRAINAGE ON UTILITY DUCTS.



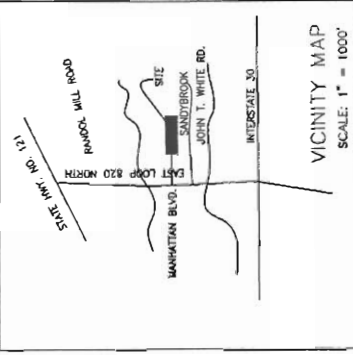
LAND USE SCHEDULE

TOTAL ACRES	6.597 ACRES
NUMBER OF LOTS	28
MINIMUM LOT SIZE	0.1488 ACRES (6,000 S.F.)
MINIMUM LOT AREA	1,488 S.F. (1.17 AC)
MIN. DWELLING UNIT SIZE	1,000 S.F.
DENSITY PER ACRE	7.88 UNITS/ACRE PROPOSED
PROPOSED USE	DUPLICATE

BY GRAPHIC PLATING ONLY, PORTIONS OF THIS PROPERTY IS
WITHIN ZONE "A", AREAS DETERMINED TO BE INSIDE OF A
DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY
FLOOD INSURANCE RATE MAP (FIRM) NO. 17050C0014, DATED
AUGUST 23, 2000. NO SURVEYING WAS PERFORMED TO DETERMINE
THIS FLOOD ZONE.

PROJECT BENCHMARK

NOTE: ELEVATIONS ARE BASED ON BENCHMARK RAISES, CITY MONUMENT NO.
100, LOCATED AT THE INTERSECTION OF ST. LOUIS AND
ON SANDYBROOK LANE OVER STREAM W/14, AS SHOWN ON FIRM NO. 17050C0014,
ELEVATION = 548.44'
BEARINGS ARE BASED ON THE NORTH LINE OF SANDYBROOK ADDITION, BLOCK 8,
PAGE TWO, RECORDED IN VOLUME 308-131, PAGE 51, PLAT RECORDS OF
TARRANT COUNTY, TEXAS.



VICINITY MAP

SCALE: 1" = 1000'