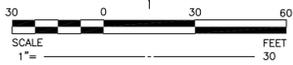


VICINITY MAP  
NOT TO SCALE



**OWNER/DEVELOPER**  
UT SOUTHWESTERN  
MONCRIEF CANCER CENTER  
1701 RIVER RUN, STE 500  
FT. WORTH, TEXAS 76107  
PHONE: (817) 838-4862

**ENGINEER/SURVEYOR**  
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FT. WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
(817) 335-7437 (FAX)  
CONTACT: ALAN MOORE

**LEGEND**

DEED RECORDS, TARRANT CO., TX.	D.R.T.C.T.
PLAT RECORDS, TARRANT CO., TX.	P.R.T.C.T.
CONTROLLING MONUMENT	(C.M.)

**GENERAL NOTES**

- According to the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 305 of 495, Map Number 48439C0305K, map revised September 25, 2009, indicates the property is located in Zone "X" (unshaded), defined as areas determined to be outside the 500-year floodplain. This statement does not reflect any type of flood study by this firm.
- The basis of bearings for this survey is Lot 1-R-1, Block C-R, Fairlawn Addition recorded in Cabinet B, Slide 3443, P.R.T.C.T.
- All property corners are 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. LP" set unless otherwise noted.

POINT OF BEGINNING

FOUND "X" CUT IN CONCRETE

WEST MAGNOLIA AVENUE  
(AN 80' WIDE RIGHT-OF-WAY)

WEST OLEANDER STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

SOUTH JENNINGS AVENUE  
(A VARIABLE WIDTH RIGHT-OF-WAY)

MAY STREET  
(A 60' WIDE RIGHT-OF-WAY)

ST. LOUIS AVENUE  
(A 60' WIDE RIGHT-OF-WAY)

LOT 1R, BLOCK C-D  
FAIRLAWN SUBDIVISION  
OF FIELDS-WELCH  
ADDITION  
4.198 ACRES  
182,870 SQUARE FEET

W. WELCH SURVEY  
ABSTRACT NO. 1644

10'X10' RIGHT-OF-WAY DEDICATION BY THIS PLAT

5.80' X 105.50' RIGHT-OF-WAY DEDICATION BY THIS PLAT

10' UTILITY EASEMENT  
CABINET B, SLIDE 3443  
P.R.T.C.T.  
VACATED BY THIS PLAT

10' SANITARY SEWER EASEMENT  
CABINET B, SLIDE 3443  
P.R.T.C.T.  
VACATED BY THIS PLAT

LOT 1-R-1  
BLOCK C-R  
FAIRLAWN SUBDIVISION OF  
FIELDS-WELCH ADDITION  
CABINET B, SLIDE 3443  
P.R.T.C.T.

"TRACT 1"  
UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D210021360  
D.R.T.C.T.

5' UTILITY EASEMENT  
VOLUME 5850, PAGE 396  
D.R.T.C.T.

VACATED BY INSTRUMENT NUMBER

N45°00'00"W 14.14'

189.00'

70.00'

WEST 466.00'

40'

80'

50.00'

45.00'

383.00'

161.50'

EAST 370.50'

SOUTH 5.80'

EAST 105.50'

61'

33'

FOUND 1/2" IRON ROD FOUND (C.M.)

10'X10' RIGHT-OF-WAY DEDICATION BY THIS PLAT

LOT 1

LOT 14

UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D209216298  
D.R.T.C.T.

LOT 2

LOT 13

UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D209208980  
D.R.T.C.T.

LOT 3

LOT 12

UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D209307443  
D.R.T.C.T.

LOT 4

BLOCK D  
FAIRLAWN SUBDIVISION OF  
FIELDS-WELCH ADDITION  
VOLUME 58, PAGE 370  
P.R.T.C.T.

LOT 11

FOUND 1/2" IRON ROD FOUND

LOT 5

LOT 10

FOUND 1/2" IRON ROD FOUND

LOT 6

ALLEY VACATED BY ORDINANCE NUMBER

FOUND 1/2" IRON ROD FOUND

UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D210021361  
D.R.T.C.T.

LOT 9

10' ELECTRIC EASEMENT  
VOLUME 3498, PAGE 619  
D.R.T.C.T.

VACATED BY INSTRUMENT NUMBER

LOT 7

"TRACT 4"  
UT SOUTHWESTERN MONCRIEF  
CANCER CENTER  
INSTRUMENT NUMBER  
D210021360  
D.R.T.C.T.

LOT 8

30'

60'

10'X10' RIGHT-OF-WAY DEDICATION BY THIS PLAT

**FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE**

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II 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.

**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.

**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 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.

**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 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.

**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.

**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.

**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.

**URBAN FORESTRY**

Compliance with tree ordinance #18615-05-2009 will be required.

CASE NUMBER - FS-010-076



**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: \_\_\_\_\_

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

LAND USE TABLE	
Total Gross Acreage	4.198 Acres
Right-of-Way Dedication	0.0174
Net Acreage	4.181
Number of Residential Lots	0
Number Non-Residential Lots	0
Non-Residential Acreage	4.181 Acres
Private Park Acreage	0
Public Park Acreage	0

**A FINAL PLAT  
OF  
LOT 1R, BLOCK C-D  
FAIRLAWN SUBDIVISION OF FIELDS-WELCH  
ADDITION**

Being a replat of Lot 1-R-1, Block C-R, Fairlawn Subdivision of Fields-Welch Addition, recorded in Cabinet B, Slide 3443, P.R.T.C.T., Lots 1-14, Block D, Fairlawn Subdivision of Block 19, Field's Addition, recorded in Volume 58, Page 370, P.R.T.C.T., a 13' alley between May Street and St. Louis Avenue and May Street, a 60' right-of-way. Street, a 60' right-of-way. Situated in the W. Welch Survey, Abstract No. 1644 City of Fort Worth, Tarrant County, Texas

THIS PLAT WAS PREPARED IN JUNE, 2010

**CERTIFICATION:**

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Alan Moore  
Registered Professional Land Surveyor  
Texas Registration No. 5537

Date

THIS PLAT FILED IN DOCUMENT NO. \_\_\_\_\_ DATE: \_\_\_\_\_



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437

**BENCHMARKS-**

PROJECT BENCHMARK-  
CITY OF FORT WORTH BENCH MARK NO. 8775:

BRASS DISC IN 10 FT. INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HEMPHILL STREET AND MAGNOLIA AVENUE.  
ELEVATION.....658.28'

SHEET # OF 1#  
JOB NO. 2009076-02