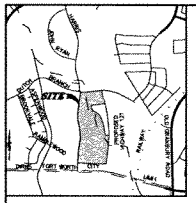
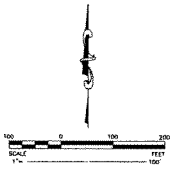



**VICINITY MAP**
NOT TO SCALE




| LAND USE TABLE | |
|---|---|
| Total Gross Acreage | 27.22 Ac. |
| Right-of-Way Dedication | 0.0 |
| Net Acreage | 27.22 |
| Number of Residential Lots | 0 |
| Number Non-Residential Lots | 1 |
| Non-Residential Acreage | 27.22 Ac. |
| Private Park Acreage | 0 |
| Public Park Acreage | 0 |

**LEGEND**

| | |
|---|---|
| DEED RECORDS, TARRANT CO., TX | D.R.T.C.T. |
| PLAT RECORDS, TARRANT CO., TX. | P.R.T.C.T. |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE |
| C1 | 91°39'34" | 30.00' | 19.00' | N47°26'14"E | 26.89' |
| C2 | 84°53'39" | 97.47' | 1,141.67' | N85°56.48"E | 97.44' |
| C3 | 84°26'21" | 79.70' | 969.98' | N85°43'14"E | 78.68' |
| C4 | 84°26'21" | 78.25' | 1,000.00' | N85°43'14"E | 78.23' |

NOTES:

1. The basis of the bearings for this survey is the Texas State Plane Coordinate System, North Central Zone, 4202 based upon GPS Static measurements as adjusted by NGS Opus.

2. According to graphical plotting of the flood insurance Rate for Tarrant County, Texas, Panel Number 365 of 585 Map Number 48439C0365 J, Map Effective Date: August 23, 2000, the subject property is located in Zone "X", and also in Zone "A" defined as areas determined to be outside the 0.2% annual chance floodplain, and area in the 100yr floodplain respectively. This statement does not reflect any type of flood study by this firm.

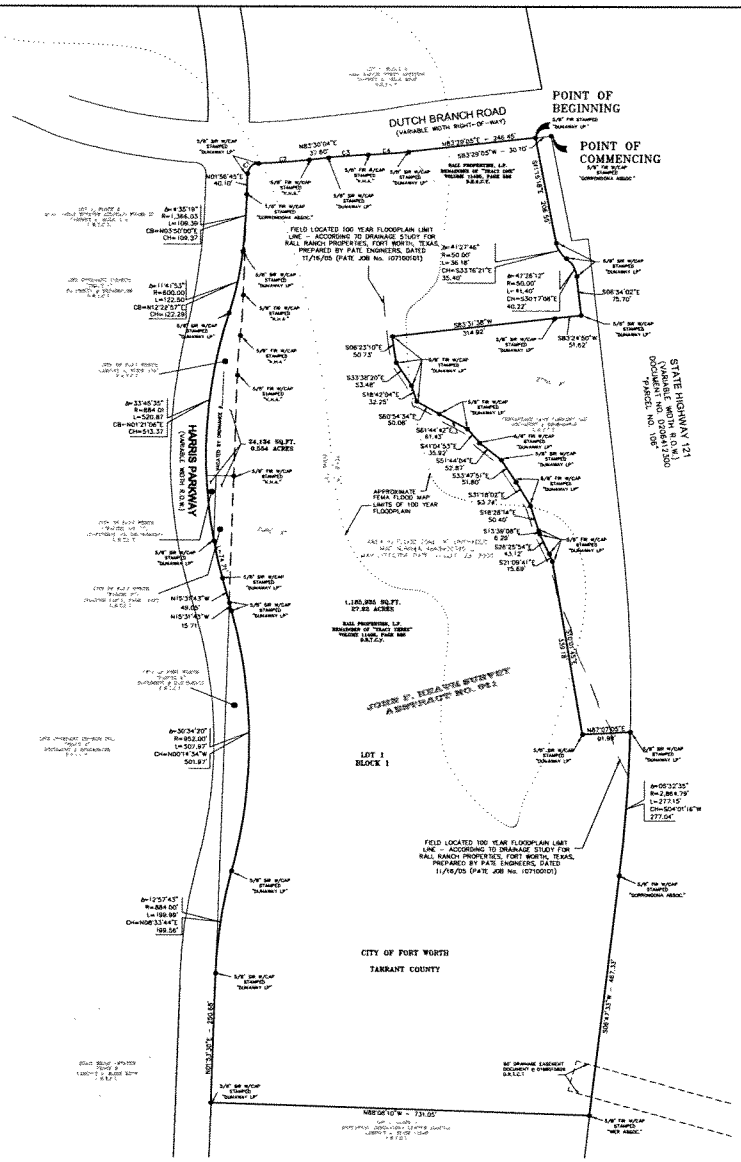
3. All property corners are 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. LP" found unless otherwise noted

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 IS NOT TO BE RECORDED
FOR ANY PURPOSE (December, 2009)

Alan Moore — Date
Registered Professional Land Surveyor
Texas Registration No. 5537




**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 the 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 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.

**OIL OR GAS WELL PROXIMITY TO BUILDINGS**

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s), without regards to intervening structures.
Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

**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".

**RESIDENTIAL DRIVEWAY ACCESS LIMITATION**

Driveway access from an adjacent Local, Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting alley or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

**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 system on any of these 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.

**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.

**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.

**OIL OR GAS LOW AND HIGH PRESSURE PIPELINES**
The following information will be required:

1. The type, pressure rating, and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

2. The type, pressure rating, and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.

**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.

**SITE DRAINAGE STUDY**

A site drainage study, showing conformance with the approved leadway 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.

**FLOODPLAIN RESTRICTION**

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100year flood elevation.

**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 and channels on 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 those 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.

**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/ clubhouses/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.

CASE NUMBER – XX-XXX-XXX

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: _____

By: _____

**ENGINEER/SURVEYOR**
DUNAWAY ASSOCIATES, L.P.
1501 MERRIMAC CIRCLE
SUITE 100
FT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 429-1370 (FAX)
CONTACT: ALAN MOORE

**OWNER/DEVELOPER**
RALL PROPERTIES, L.P
201 MAIN STREET SUITE 3100
FORT WORTH, TX 76102

# FINAL PLAT

Lot 1 Block 1
## RALL RANCH
an addition to the City of Fort Worth,
Tarrant County, Texas

Being The Remainder of Tract One and Tract Three Recorded in Volume 13405, Page 326 Deed Records, Tarrant County, Texas
Situated in the John F. Neath Survey, Abstract Number 941, Tarrant County, Texas

27.22 acres - 1 Lot
December, 2009

This plat filed in Cabinet_____, Slide_____, P.R.T.C.T., Dated_____

FS-009-197