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 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 4 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.

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.

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.

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.

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".

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

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 100-year flood elevation.

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.

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.

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.

CONVEYANCE PLAT LIMITATIONS

This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a Final Plat.

UTILITY EASEMENTS

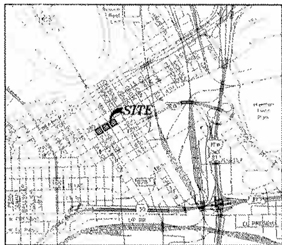
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of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

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.

URBAN FORESTRY

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



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

SUNDANCE SQUARE MANAGEMENT, INC.
201 MAIN STREET
SUITE 700
FT. WORTH, TEXAS 76102-3134
(817) 255-5700 (PHONE)
(817) 335-5992 (FAX)
CONTACT:

OWNER/DEVELOPER

FINE LINE DIVERSIFIED DEVELOPMENT
201 MAIN STREET
SUITE 3100
FT. WORTH, TEXAS 76102
(817) 255-5700 (PHONE)
(817) 335-5992 (FAX)
CONTACT:

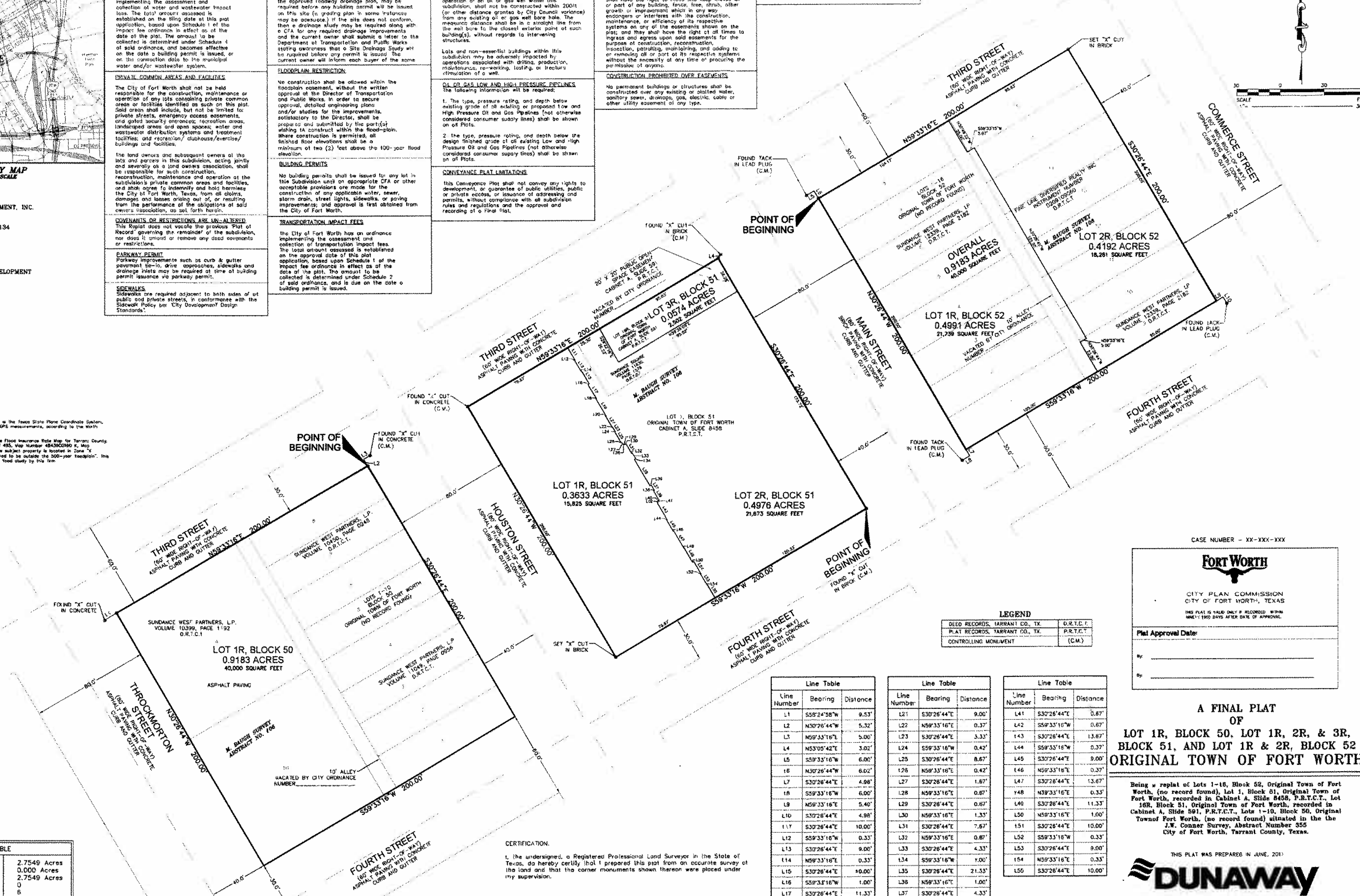
ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
CONTACT: JAMES YU

NOTES:

1. The basis of bearings for this survey is the Texas State Plane Coordinate System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network

2. According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 190 of 495, Map Number 48439C0190 K, Map Effective Date: September 25, 2009, the subject 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.



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.)

Line Table		
Line Number	Bearing	Distance
L1	S58°24'58"W	9.53'
L2	N30°26'44"W	5.32'
L3	N59°33'16"E	5.00'
L4	N53°05'42"E	3.02'
L5	S59°33'16"W	6.00'
L6	N30°26'44"W	6.02'
L7	S30°26'44"E	4.98'
L8	S59°33'16"W	6.00'
L9	N59°33'16"E	5.40'
L10	S30°26'44"E	4.98'
L11	S30°26'44"E	10.00'
L12	S59°33'16"W	0.33'
L13	S30°26'44"E	9.00'
L14	N59°33'16"E	0.33'
L15	S30°26'44"E	10.00'
L16	S59°33'16"W	1.00'
L17	S30°26'44"E	11.33'
L18	S59°33'16"W	0.33'
L19	S30°26'44"E	13.67'
L20	S59°33'16"W	0.38'

Line Table		
Line Number	Bearing	Distance
L21	S30°26'44"E	9.00'
L22	N59°33'16"E	0.37'
L23	S30°26'44"E	3.33'
L24	S59°33'16"W	0.42'
L25	S30°26'44"E	8.67'
L26	N59°33'16"E	0.42'
L27	S30°26'44"E	1.67'
L28	N59°33'16"E	0.67'
L29	S30°26'44"E	0.67'
L30	N59°33'16"E	1.33'
L31	S30°26'44"E	7.67'
L32	N59°33'16"E	0.67'
L33	S30°26'44"E	4.33'
L34	S59°33'16"W	1.00'
L35	S30°26'44"E	21.33'
L36	N59°33'16"E	1.00'
L37	S30°26'44"E	4.33'
L38	S59°33'16"W	0.67'
L39	S30°26'44"E	7.67'
L40	S59°33'16"W	1.33'

Line Table		
Line Number	Bearing	Distance
L41	S30°26'44"E	0.67'
L42	S59°33'16"W	0.67'
L43	S30°26'44"E	13.67'
L44	S59°33'16"W	0.37'
L45	S30°26'44"E	9.00'
L46	N59°33'16"E	0.37'
L47	S30°26'44"E	13.67'
L48	N59°33'16"E	0.33'
L49	S30°26'44"E	11.33'
L50	N59°33'16"E	1.00'
L51	S30°26'44"E	10.00'
L52	S59°33'16"W	0.33'
L53	S30°26'44"E	9.00'
L54	N59°33'16"E	0.33'
L55	S30°26'44"E	10.00'

LAND USE TABLE	
Total Gross Acreage	2.7549 Acres
Right-of-Way Dedication	0.000 Acres
Net Acreage	2.7549 Acres
Number of Residential Lots	0
Number Non-Residential Lots	6
Non-Residential Acreage	2.7549 Acres
Private Park Acreage	0
Public Park Acreage	0

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

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: ______________________

A FINAL PLAT OF LOT 1R, BLOCK 50, LOT 1R, 2R, & 3R, BLOCK 51, AND LOT 1R & 2R, BLOCK 52 ORIGINAL TOWN OF FORT WORTH

Being a replat of Lots 1-16, Block 52, Original Town of Fort Worth, (no record found), Lot 1, Block 51, Original Town of Fort Worth, recorded in Cabinet A, Slide 8458, P.R.T.C.T., Lot 16R, Block 51, Original Town of Fort Worth, recorded in Cabinet A, Slide 591, P.R.T.C.T., Lots 1-10, Block 50, Original Townof Fort Worth, (no record found) situated in the the J.W. Conner Survey, Abstract Number 355 City of Fort Worth, Tarrant County, Texas.

THIS PLAT WAS PREPARED IN JUNE, 2011

DUNAWAY

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

THIS PLAT FILED IN DOCUMENT NO.______________ DATE: __-__-__

JOB NO. B000188.001