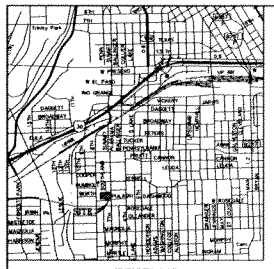
RECEIVED
Development Dept
JUN 13 2012

REVISIONS



VICINITY MAP
(N.T.S.)

Building lines will be per the City of Fort Worth Zoning Ordinance.

The basis of bearings for this survey is the Texas Coordinate System OF 1983, North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network and as monumented on the ground.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 495, Map Numbers 48439C0305 K, Map Revised 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.

Control Monument

5/8" YORS = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC LP" SET

5/8" YORF = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC INC" FOUND

Private Maintenance

The City of Fort Worth shall not be held 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

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 or 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 CLA 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 light, 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"

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 A 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 the connection date to the municipal water and/or wastewater system.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie in, drive approaches, sidewalks and drainage swale 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.

Deed Covenants or Restrictions

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 on the remainder of the subdivision.

Transportation Impact Fees

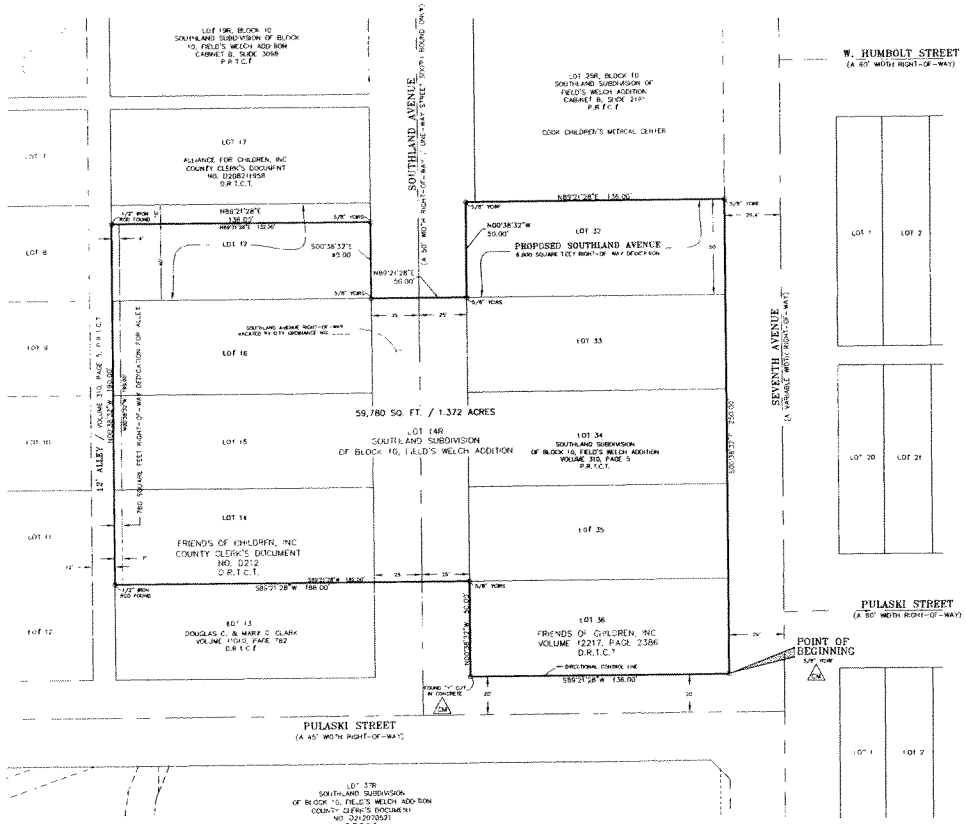
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

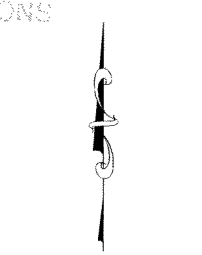
Utility Easements

Any public franchised 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 their respective systems without the necessity at any time of procuring the permission of anyone.

URBAN FORESTRY

Compliance with tree ordinance #17278-10-2006 will be required.





OWNER/DEVELOPER:
Friends of Children, Inc., D/B/A
The Ronald McDonald House
1004 7th Avenue
Fort Worth, Texas 76104
Phone: (817) 820-8931

ENGINEER/SURVEYOR:
Dunaway Associates, L.P.
550 Bailey Avenue, Suite 400
Fort Worth, Texas 76107
Phone: (817) 335-1121

LAND USE TABLE	
Total Gross Acreage	1.542 Acres
Number Residential Lots	1
Number Non-Residential Lots	-
Non-Residential Acreage	-
Residential Acreage	1.372 Acres
Private Park Acreage	-
Public Park Acreage	-
Street Acreage	0.155 Acre
Alley Acreage	0.017 Acre

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October 2009

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR LEGAL PURPOSES

Stephen R. Gropp, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570

Date

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
Lot 14R
Southland Subdivision
of Block 10
Field's Welch Addition

An addition to the City of Fort Worth, Tarrant County, Texas, situated in the Wm. Welch Survey, Abstract No. 1544, being a replat of Lots 14, 15, 16, 32, 33, 34, 35, 36 and portion of Lot 17, Southland Subdivision of Block 10, Field's Welch Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 5, Plat Records, Tarrant County, Texas and that portion of Southland Avenue vacated by City of Fort Worth Ordinance

1 Lot (1.372 Acres)

This plat was prepared in June, 2012

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

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__

FS-009-194