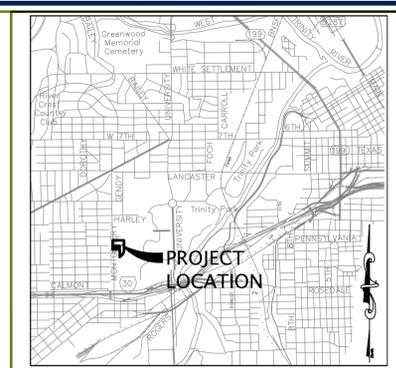


LAND USE TABLE	
Total Gross Acreage	7.563 Ac.
Right-of-Way Dedication	0.3396 Ac.
Net Acreage	7.223 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	7.223 Ac.
Private Park Acreage	0
Public Park Acreage	0



VICINITY MAP
Not To Scale

LEGEND	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT CO., TX.
D.R.T.C.T.	DEED RECORDS, TARRANT CO., TX.
P.R.T.C.T.	PLAT RECORDS, TARRANT CO., TX.
S.F.	SQUARE FEET
(C.M.)	CONTROLLING MONUMENT
SIR	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC. LP"

OWNER:
EVENT FACILITIES FORT WORTH, INC.
505 MAIN STREET, STE 240
FORT WORTH, TX 76102
PH.: 817-717-4260

OWNER:
CITY OF FORT WORTH
1000 THROCKMORTON
FORT WORTH, TX 76102
PH.: 817-392-2255

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P. 550
BAILEY AVENUE - SUITE 400
FORT WORTH, TX 76107
PH.: 817-335-1121
FAX.: 817-335-7437

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 FEBRUARY, 2012.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Alan Moore, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5537

**A
FINAL PLAT
OF LOT 1, BLOCK 5
WILL ROGERS MEMORIAL CENTER
7.563 ACRES**

Situated in the Thomas White Survey, Abstract No. 1656
City of Fort Worth, Tarrant County, Texas
Being a replat of Lot 1, Block 1 Rita Gunn Subdivision



JOB NO. 2010066-03

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

D _____ DATE: ____-____-____

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.

Private Common Areas and Facilities Maintenance
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/cubhouse/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.

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

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.

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 this 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.

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.

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.

Parkway Permit
Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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 this 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.

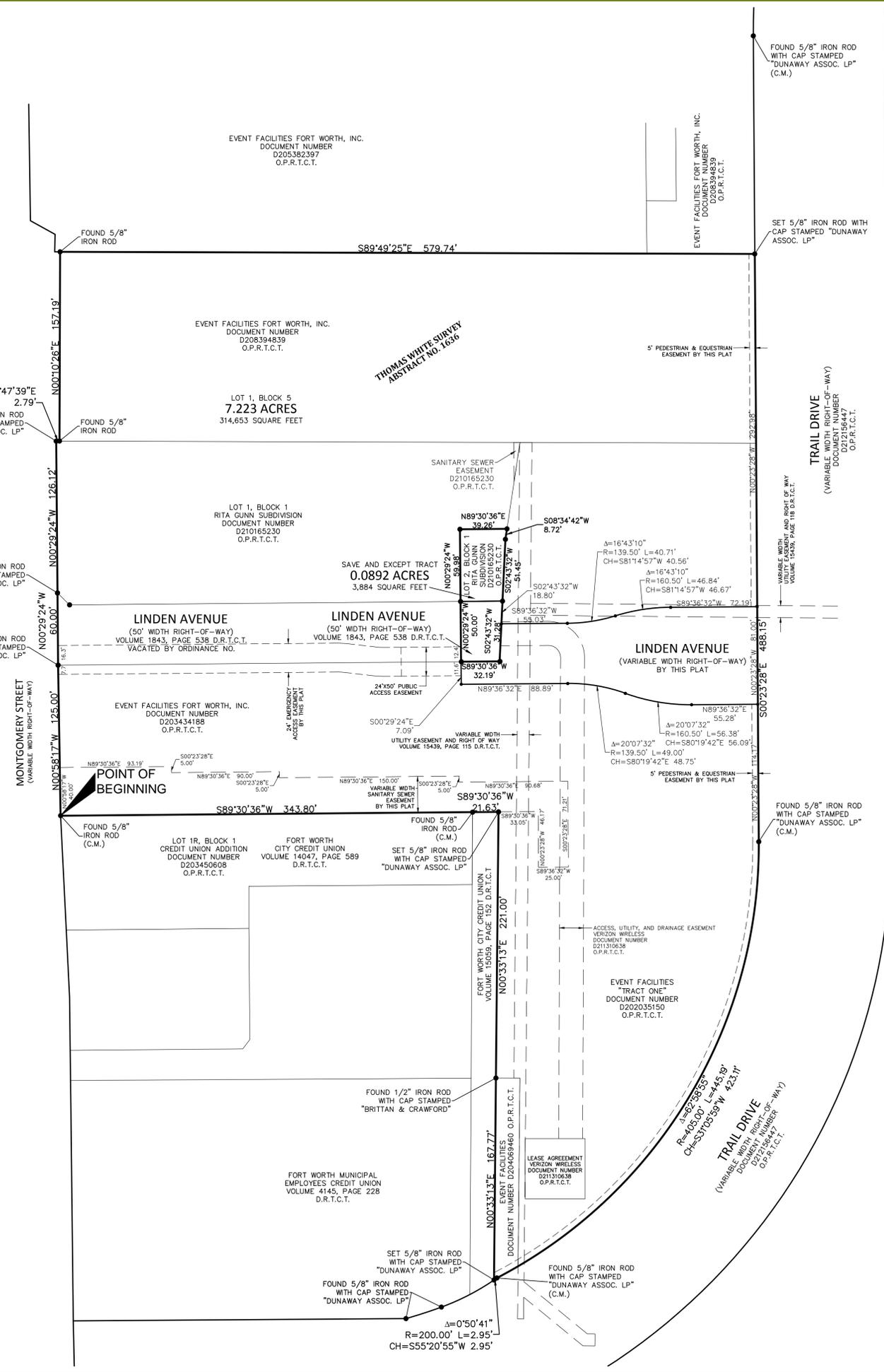
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date : _____

By: _____ Chairman

By: _____ Secretary



FP-012-028