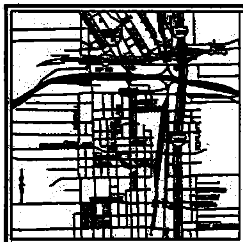
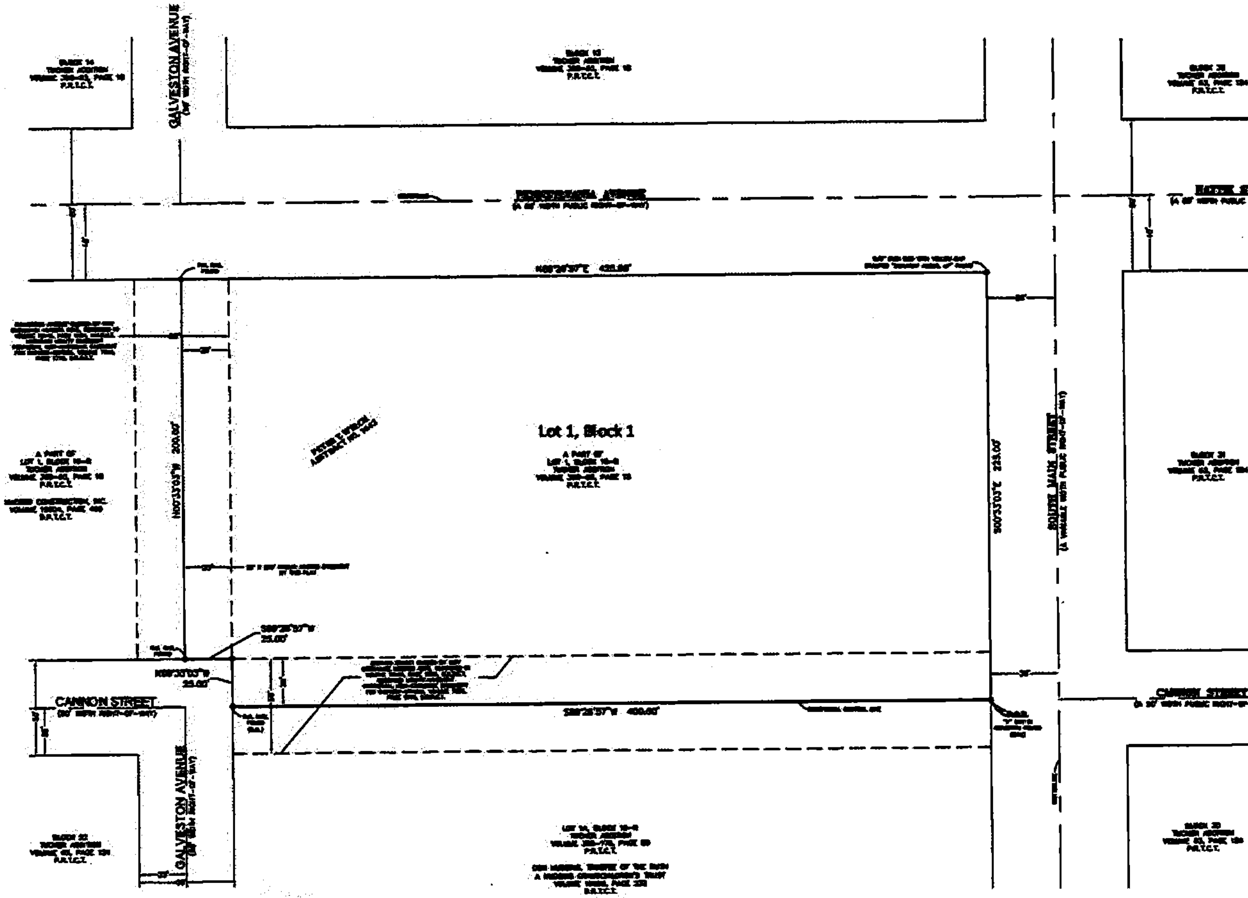


VICINITY MAP
NOT TO SCALE

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

The basis of bearing for this plat is the Texas Coordinate System of NAD 83, North Central Zone 4202, based upon GPS measurements, according to the GPS Reference Network.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 2[illegible] of 495, Map Number 48439C0[illegible]K, Map revised date: September 25, 2009, the subject property is located in Zone "X (unshaded)", defined as areas to be outside the 500 year floodplain. This statement does not reflect any type of flood study by this firm.



Transportation Impact Fees

[illegible]

Deed Covenants or Restrictions

[illegible]

Urban Forestry

[illegible]

Sidewalks

[illegible]

Building Permits

[illegible]

Utility Easements

[illegible]

Site Drainage Study

[illegible]

△ Control Monument

Construction Prohibited Over Easements

[illegible]

Parkway Permit

[illegible]

Water / Wastewater Impact Fees

[illegible]

FS-##-##

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

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 June, 2014.

PRELIMINARY - NOT TO BE RECORDED FOR ANY REASON
Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

OWNER / DEVELOPER:
TSC SOUTH MAIN, LLC
705 A W. MAGNOLIA AVENUE
FORT WORTH, TEXAS 76104
PH.: 817-692-2480
E-MAIL: LydenPeter@att.net
CONTACT: PETER LYDEN

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P. 550
BAILEY AVENUE - SUITE 400
FORT WORTH, TX 76107
PH.: 817-335-1121
E-MAIL: srg@dunaway-assoc.com
CONTACT: STEPHEN GLOSUP

LAND USE TABLE	
Total Gross Acreage	2.181 Ac.
Right-of-Way Dedication	0.000 Ac.
Net Acreage	2.181 Ac.
Number of Residential Lots	1
Number of Non-Residential Lots	0
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

Final Plat Of

HighPoint Addition

Lot 1, Block 1

Situated in the Peter T. Welch Survey, Abstract No. 1643, Tarrant County, Texas, being a replat of a part of Lot 1, Block 19-R, Tucker Addition according to the plat recorded in Volume 388-83, Page 18, Plat Records, Tarrant County, Texas

1 Lot 2.181 Acres

This plat was prepared in August 2014

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION [illegible]

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

D________ DATE: __-__-__