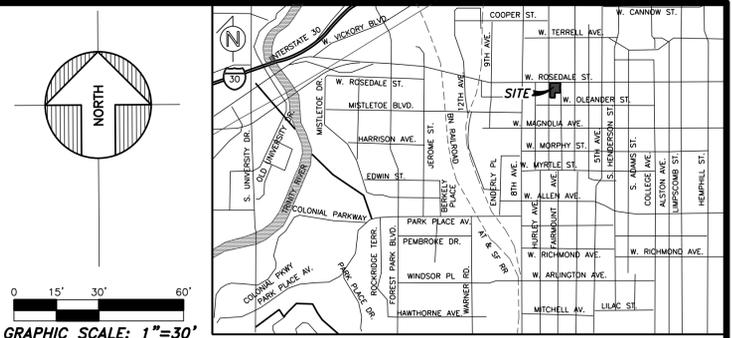


LOT 37R, BLOCK 10
SOUTHLAND SUBDIVISION
OF BLOCK 10
FIELD'S WELCH ADDITION
INST. NO. D212070521, P.R.T.C.T.

BLOCK 6
GRANDVIEW SUBDIVISION
VOL. 63, PG. 29, P.R.T.C.T.



WEST ROSEDALE STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING
LOT 1-R1, BLOCK 1

DEVELOPMENT YIELD			
GROSS SITE AREA (ACREAGE): 1.2232			
TOTAL NUMBER LOTS: 1			
RESIDENTIAL LOTS: NUMBER 1	TOTAL NUMBER DWELLING UNITS: 84		
ACREAGE: SINGLE FAMILY DETACHED 0	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0	MULTIFAMILY 1.2232
NON-RESIDENTIAL LOT: NUMBER 0			
ACREAGE: COMMERCIAL LOTS 0	INDUSTRIAL LOTS 0	OPEN SPACE LOTS 0	RIGHT-OF-WAY 0

HURLEY AVENUE

(CALLED 50' RIGHT-OF-WAY)

SEVENTH AVENUE

(CALLED 60' RIGHT-OF-WAY)

FAIRMOUNT AVENUE

(CALLED 50' RIGHT-OF-WAY)

LOT 1-R1, BLOCK 1 SEIDEL'S SUBDIVISION 1.2232 ACRES

FORT WORTH

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CASE NUMBER: _____

OWNER:
OLEANDER INVESTMENTS, LLC
1501 DRAGON STREET
SUITE 102
DALLAS, TEXAS 75207
PH. (214) 628-7822
EMAIL: JOHN@LANG-PARTNERS.COM

ENGINEER:
CATES-CLARK & ASSOC., LLP
14800 QUORUM DRIVE,
SUITE 200
DALLAS, TEXAS 75254
PH. (972) 385-2272
EMAIL: MCLARK@CATES-CLARK.COM

SURVEYOR:
BLUE SKY SURVEYING &
MAPPING CORPORATION
DAVID PETREE, RPLS NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
EMAIL: DRPTREE@BLUESKYSURVEYING.COM

FINAL PLAT

**LOT 1-R1, BLOCK 1
SEIDEL'S SUBDIVISION**

BEING A REPLAT OF
LOTS 1-R, 4-R AND 13-R, BLOCK 1
SEIDEL'S SUBDIVISION OF BLOCK 12, FIELD'S WELCH ADDITION
VOL. 388-47, PG. 149-150, P.R.T.C.T.
AND
LOTS 6, 7, 12 AND 15, BLOCK 1
E.F. SEIDEL'S SUBDIVISION OF BLOCK 12, FIELD'S WELCH ADDITION
VOL. 106, PG. 26, P.R.T.C.T.
BEING 1.2232 ACRES IN
WILLIAM WELCH SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DOCUMENT NO. _____ DATE: _____

DATE: FEBRUARY 6, 2015

SHEET 1 OF 2

PROPERTY DESCRIPTION

STATE OF TEXAS}
COUNTY OF TARRANT}

LOT 1-R1, BLOCK 1, SEIDELLS SUBDIVISION

WHEREAS, OLEANDER INVESTMENTS, LLC, IS THE SOLE OWNER OF THE PROPERTY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS AND BEING ALL OF LOTS 1-R, 4-R AND 13-R, BLOCK 1 OF SEIDELLS SUBDIVISION OF BLOCK 12, FIELD'S WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-47, PAGE 149-150 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND LOT 6, 7, 12 AND 15, BLOCK 1 OF E.F. SEIDELLS SUBDIVISION OF BLOCK 12, FIELDS WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEEDS TO INSTRUMENT NO. (S) D214204585, D214055956, D214015976 AND D214023218 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND THE 12' ALLEY VACATED BY CITY OF FORT WORTH ORDINANCE NO. _____, AND THE 10' STREET RIGHT-OF-WAY VACATED BY CITY OF FORT WORTH ORDINANCE NO. _____, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN ASPHALT FOR CORNER AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF ROSEDALE STREET AND THE EAST RIGHT-OF-WAY LINE OF SEVENTH AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1R, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS AND RECORDED IN COUNTY CLERK'S NO. D199226698 (VOLUME 13996, PG. 108) OF THE OFFICIAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 44° 46' 17" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID SEVENTH AVENUE AND ALONG THE SOUTHWESTERLY LINE OF SAID STATE OF TEXAS TRACT FOR A DISTANCE OF 19.37 FEET TO A 5/8" IRON ROD FOUND IN ASPHALT FOR CORNER;

THENCE SOUTH 89° 56' 46" EAST ALONG THE SOUTH LINE OF SAID STATE OF TEXAS TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ROSEDALE STREET FOR A DISTANCE OF 86.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF ROSEDALE STREET AND THE WEST LINE OF A 12 FOOT WIDE ALLEY;

THENCE SOUTH 00° 00' 10" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROSEDALE STREET, AND THE SOUTH LINE OF SAID STATE OF TEXAS TRACT AND FOLLOWING ALONG THE WEST LINE OF SAID 12' ALLEY FOR A DISTANCE OF 9.78 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89° 56' 46" EAST DEPARTING THE WEST LINE OF SAID 12' ALLEY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST ROSEDALE STREET AND THE COMMON LINE OF SAID LOT 15, FOR A DISTANCE OF 112.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET AND THE WEST LINE FAIRMOUNT AVENUE (CALLED 50' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID LOT 15;

THENCE SOUTH 00° 00' 10" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET AND ALONG THE WEST LINE OF SAID FAIRMOUNT AVENUE AND THE COMMON EAST LINE OF SAID LOTS 15, 13-R AND 12 FOR A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE NORTH 89° 56' 46" WEST DEPARTING THE WEST LINE OF SAID FAIRMOUNT STREET ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 112.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6 IN THE WEST LINE OF A 12' ALLEY;

THENCE SOUTH 00° 00' 10" WEST DEPARTING THE NORTHEAST CORNER OF SAID LOT 6 ALONG THE COMMON LINE OF SAID LOTS 6, 7 AND 12' ALLEY FOR A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE NORTH 89° 56' 46" WEST DEPARTING THE SOUTHEAST CORNER OF SAID LOT 7 ALONG THE SOUTH LINE OF SAID LOT 7 FOR A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF SAID SEVENTH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 00° 00' 10" EAST DEPARTING THE SOUTHWEST CORNER OF SAID LOT 7 ALONG THE EAST LINE OF SAID SEVENTH STREET AND THE COMMON WEST LINE OF SAID LOTS 7, 6, 4-R AND 1-R FOR A DISTANCE OF 296.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2232 ACRES OR 53,285 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS}
COUNTY OF TARRANT}

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, DOES HEREBY THE HEREIN DESCRIBED PROPERTY AS ----- TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON.

OLEANDER INVESTMENTS, INC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

BY: _____

ITS: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF _____
COUNTY OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS}

I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS}
COUNTY OF DALLAS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

URBAN FORESTRY

COMPLIANCE WITH ORDINANCE NO. 18615 REGARDING URBAN FORESTRY SHALL BE REQUIRED FOR THIS SITE.

UTILITY EASEMENT

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.

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.

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.

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.

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 REFLECT 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.

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 PARKWAY PERMIT.

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.

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."

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.

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

PLAT APPROVAL DATE:

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CASE NUMBER: _____

FINAL PLAT

LOT 1-R1, BLOCK 1
SEIDELLS SUBDIVISION

BEING A REPLAT OF
LOTS 1-R, 4-R AND 13-R, BLOCK 1
SEIDELLS SUBDIVISION OF BLOCK 12, FIELD'S WELCH ADDITION
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BEING 1.2232 ACRES IN
WILLIAM WELCH SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DOCUMENT NO. _____, DATE: _____

OWNER:
OLEANDER INVESTMENTS, LLC
1501 DRAGON STREET
SUITE 102
DALLAS, TEXAS 75207
PH. (214) 628-7822
EMAIL: JOHNBLANG-PARTNERS.COM

ENGINEER:
CATES-CLARK & ASSOC., LLP
14800 QUORUM DRIVE,
SUITE 200
DALLAS, TEXAS 75254
PH. (972) 385-2272
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SURVEYOR:
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DAVID PETREE, RPLS NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PH. (214) 358-4500
EMAIL: DRPETREE@BLUESKYSURVEYING.COM