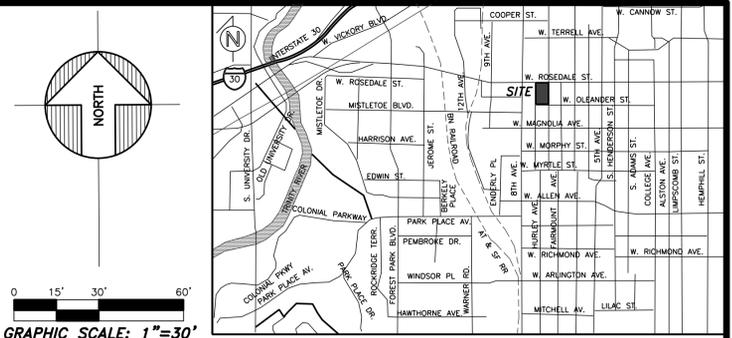


LOT 37R, BLOCK 10
SOUTHLAND SUBDIVISION
OF BLOCK 10
FIELD'S WELCH ADDITION
INST. NO. D212070521, P.R.T.C.T.

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



WEST ROSEDALE STREET

(VARIABLE WIDTH RIGHT-OF-WAY) CENTERLINE

HURLEY AVENUE

(CALLED 50' RIGHT-OF-WAY)
N 00°17'27" W - 350.00'

SEVENTH AVENUE

(CALLED 60' RIGHT-OF-WAY)
S 00°17'27" E - 350.00'

FAIRMOUNT AVENUE

(CALLED 50' RIGHT-OF-WAY)
S 00°00'10" W - 200.00'

N 89°36'56" E - 208.00'

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D214204585,
O.P.R.T.C.T.

LOT 1-R, BLOCK 1
SEIDELLS SUBDIVISION OF BLOCK 12
FIELD'S WELCH ADDITION
VOL. 106, PG. 26, P.R.T.C.T.
OLEANDER INVESTMENTS, LLC
INST. NO. D214023218,
O.P.R.T.C.T.

LOT 1R, BLOCK 1
E.F. SEIDEL'S SUBDIVISION
OF BLOCK 12
FIELD'S WELCH ADDITION
VOL. 106, PG. 26, P.R.T.C.T.
OLEANDER INVESTMENTS, LLC
INST. NO. D214204585,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.
8' PUBLIC RIGHT-OF-WAY
ABANDONED BY ORDINANCE
NO. _____
INST. NO. _____
P.R.T.C.T.

12' PUBLIC RIGHT-OF-WAY
ABANDONED BY ORDINANCE
NO. _____
INST. NO. _____
P.R.T.C.T.

10' PUBLIC RIGHT-OF-WAY
ABANDONED BY ORDINANCE
NO. _____
INST. NO. _____
P.R.T.C.T.

LOT 1-R1, BLOCK 1
SEIDELLS SUBDIVISION
1.2232 ACRES

LOT 2R, BLOCK 1 J.N. BROOKERS SUBDIVISION 1.6713 ACRES

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D214055956,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D214055956
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D214015976,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D211156946,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

OLEANDER INVESTMENTS, LLC
INST. NO. D213314264,
O.P.R.T.C.T.

E.F. SEIDEL'S SUBDIVISION
OF BLOCK 12
FIELD'S WELCH ADDITION
VOL. 106, PG. 26, P.R.T.C.T.

5' U.G. UTILITY EASEMENT
INST. NO. D211156946

OLEANDER STREET

(26' RIGHT-OF-WAY) CENTERLINE

OLEANDER STREET

LOT 1
BLOCK 4
J.N. BROOKERS SUBDIVISION
VOL. 204, PG. 38 DRCT

LOT 16
BLOCK 4
J.N. BROOKERS SUBDIVISION
VOL. 204, PG. 38 DRCT

LOT 9E, BLOCK 2
E.F. SEIDEL'S SUBDIVISION
OF BLOCK 12
FIELD'S WELCH ADDITION
VOL. 106, PG. 26, P.R.T.C.T.

LOT 11, BLOCK 2
LOTS 9R AND 11R, BLOCK 1
E.F. SEIDEL'S SUBDIVISION
INST. NO. D204068764

LOT 2

LOT 15

LOT 9F

LOT 10

LOT 2

LOT 15

LOT 9

LOT 10

LOT 2

LOT 15

LOT 9

LOT 10

LOT 2
STATE OF TEXAS
VOL. 14252, PG. 453

10'x10' LONE STAR GAS
EASEMENT
VOL. 2624, PG. 315

LOT 3R
BLOCK 4
E.F. SEIDEL'S SUBDIVISION
CABINET A, SLIDE 4719,
P.R.T.C.T.

LOT 8R
BLOCK 4
SEIDELLS SUBDIVISION OF BLOCK 12
FIELD WELCH ADDITION
INST. NO. D207434397
P.R.T.C.T.

10'x10' P.O.S.E.
INST. NO. D207434397

5' UTILITY EASEMENT
INST. NO. D207434397

OLEANDER STREET
VACATED BY ORDINANCE NO. 9221
RETAINED AS EASEMENT
FOR EXISTING UTILITIES

PUBLIC OPEN SPACE ESMT
INST. NO. D207434397

LOT 1R1
BLOCK 3
SEIDELLS SUB OF BLOCK 12
FIELD WELCH ADDITION
INST. NO. D207434397
P.R.T.C.T.

DEVELOPMENT YIELD			
GROSS SITE AREA (ACREAGE): 1.6713			
TOTAL NUMBER LOTS: 1			
RESIDENTIAL LOTS: NUMBER 1	TOTAL NUMBER DWELLING UNITS: 244		
ACREAGE: SINGLE FAMILY DETACHED 0	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0	MULTIFAMILY 1.6713
NON-RESIDENTIAL LOT: NUMBER 0			
ACREAGE: COMMERCIAL LOTS 0	INDUSTRIAL LOTS 0	OPEN SPACE LOTS 0	RIGHT-OF-WAY 0

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 200
DALLAS, TEXAS 75254
PH. (214) 628-7822
EMAIL: JOHN@LANG-PARTNERS.COM

ENGINEER:
CATES-CLARK & ASSOC., LLP
14800 QUORUM DRIVE,
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: DRPETREE@BLUESKYSURVEYING.COM

FINAL PLAT

**LOT 2R, BLOCK 1
J.N. BROOKERS SUBDIVISION**

BEING A REPLAT OF LOTS 2 THROUGH 15, BLOCK 1
J.N. BROOKERS SUBDIVISION OF BLOCK 11, FIELDS WELCH ADDITION
VOL. 204, PG. 38, P.R.T.C.T.
BEING 1.6713 ACRES IN
WILLIAM WELCH SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DOCUMENT NO. _____ DATE: _____

PROPERTY DESCRIPTION

STATE OF TEXAS}
COUNTY OF TARRANT}

LOT 2R, BLOCK 1, J.N. BROOKERS 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 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15, BLOCK 1 OF J. N. BROOKERS SUBDIVISION OF BLOCK 11, FIELDS WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204, PAGE 38 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEEDS TO OLEANDER INVESTMENTS, LLC RECORDED UNDER INSTRUMENT NO. (S) D214204585 AND D213314264 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND ALL OF THE 8' ALLEY VACATED BY CITY OF FORT WORTH ORDINANCE NO. _____, AND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF WEST ROSEDALE STREET AND THE EAST RIGHT-OF-WAY LINE OF HURLEY STREET (CALLED 50' RIGHT-OF-WAY) SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89° 36' 56" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HURLEY STREET AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET AND THE COMMON NORTH LINE OF SAID LOTS 2 AND 15, FOR A DISTANCE OF 208.00 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 OF SEVENTH STREET (CALLED 60' RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 00° 17' 27" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET AND FOLLOWING ALONG THE WEST LINE OF SAID SEVENTH STREET ALONG THE COMMON EAST LINE OF SAID LOTS 15, 14, 13, 12, 11, 10 AND 9 FOR A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF OLEANDER STREET AND THE WEST LINE OF SAID SEVENTH STREET, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID LOT 9;

THENCE SOUTH 89° 36' 56" WEST DEPARTING THE WEST LINE OF SAID SEVENTH STREET AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET AND THE SOUTH LINE OF AFORESAID LOTS 9 AND 8, FOR A DISTANCE OF 208.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF EAST RIGHT-OF-WAY LINE OF AFORESAID HURLEY STREET AND THE NORTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 8;

THENCE NORTH 00° 17' 27" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET AND FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID HURLEY STREET AND THE COMMON WEST LINE OF SAID LOTS 8, 7, 6, 5, 4, 3, AND 2, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6713 ACRES OR 72,800 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 2R, BLOCK 1
J.N. BROOKERS SUBDIVISION

BEING A REPLAT OF LOTS 2 THROUGH 15, BLOCK 1
J.N. BROOKERS SUBDIVISION OF BLOCK 11, FIELDS WELCH ADDITION
VOL. 204, PG. 38, P.R.T.C.T.

BEING 1.6713 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
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: DRPETREE@BLUESKYSURVEYING.COM