

BASIS OF BEARING

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202) NAD 83.

NOTE:
Covenants and 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.

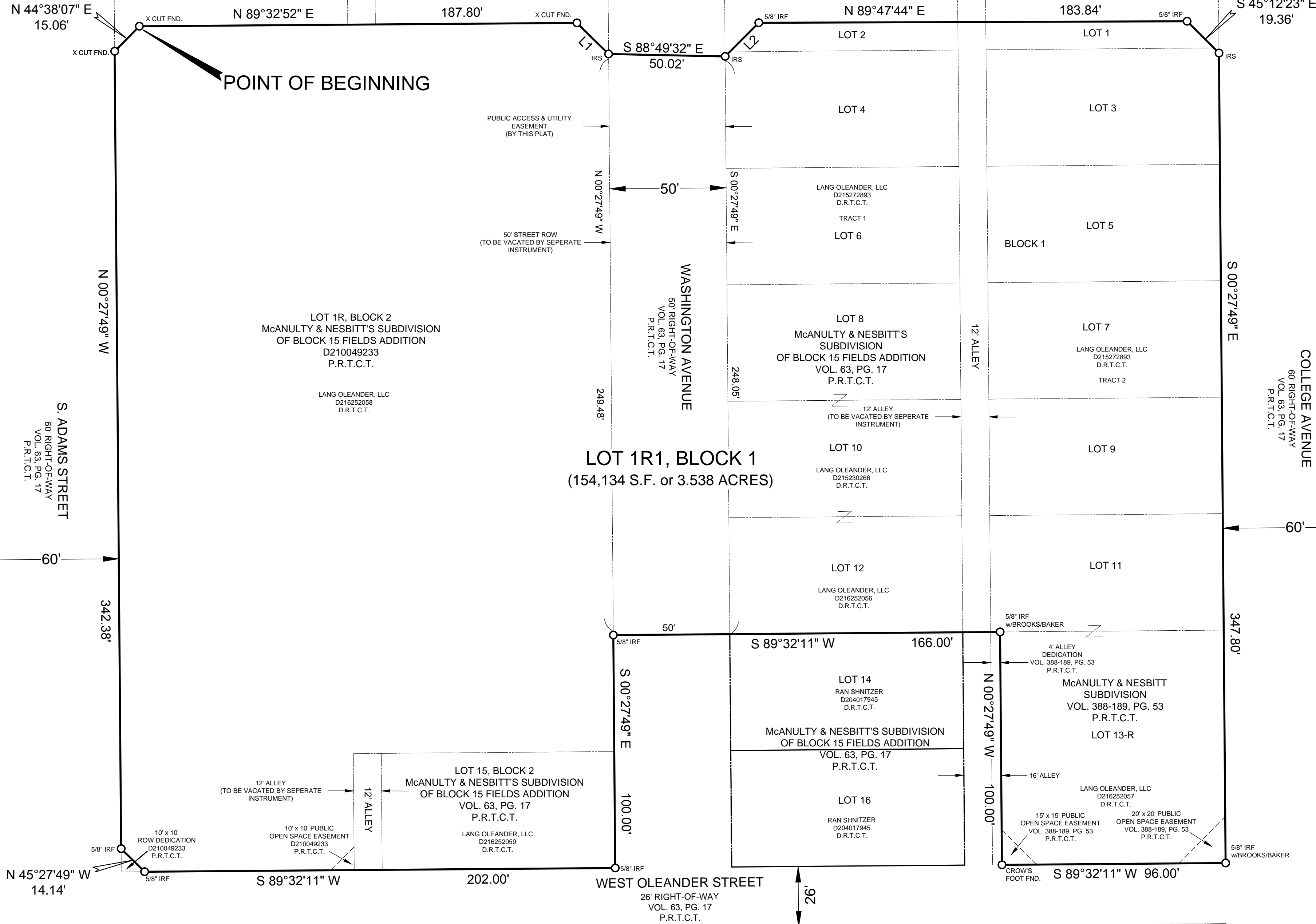
WILLIAM WELCH SURVEY,
ABSTRACT No. 1644

WEST ROSEDALE STREET
VARIABLE WIDTH RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S 45°32'59" E	19.11'
L2	N 44°56'07" E	20.41'



VICINITY MAP
N.T.S.



FINAL PLAT
LOT 1R1, BLOCK 1
McANULTY & NESBITT'S SUBDIVISION
OF BLOCK 15 FIELDS ADDITION
AN ADDITION TO THE CITY OF FT. WORTH
TARRANT COUNTY, TEXAS
3.538 ACRES SITUATED IN THE
THE WILLIAM WELCH SURVEY, ABSTRACT No. 1644

BEING A REPLAT OF LOT 1R, BLOCK 2 OF THE McANULTY & NESBITT'S SUBDIVISION OF BLOCK 15 FIELDS ADDITION, LOT 13R, BLOCK 1 OF THE McANULTY & NESBITT'S SUBDIVISION, A PORTION OF LOTS 1 & 2, ALL OF LOTS 3-12, BLOCK 1 AND ALL OF LOT 15, BLOCK 2 OF THE McANULTY & NESBITT'S SUBDIVISION OF BLOCK 15 FIELDS ADDITION

MARCH 2017

PREPARED BY

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

OWNER
LANG OLEANDER LLC
1501 DRAGON STREET
SUITE 102
DALLAS, TEXAS 75207

IRS=5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"

THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48439C0305K OF TARRANT COUNTY, TEXAS WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.

THIS PLAT FILED UNDER DOCUMENT NO.

DATE

CASE NO.

Project No. R307262.01

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the William Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas and being all of Lot 1R, Block 2 of the McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition, an addition to the City of Fort Worth as recorded in D210049233 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being all of Lot 13-R, Block 1 of the McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition, an addition to the City of Fort Worth as recorded in Volume 388-189, Page 53 (P.R.T.C.T.) and being a portion of Lots 1 and 2 and all of Lots 3 thru 12, Block 1 and all of Lot 15, Block 2 of the McAnulty & Nesbitt's Subdivision of Block 15 Fields Addition, an addition to the City of Fort Worth as recorded in Volume 63, Page 17 (P.R.T.C.T.) and being all of an Alley and Street Vacation as recorded in D00000000000 of the Deed Records, Tarrant County, Texas (D.R.T.C.T.) and being more particularly described as follows;

BEGINNING at an X cut found at the northeast corner of a corner clip as described in instrument to the State of Texas as recorded in Volume 13807, Page 38 (D.R.T.C.T.), said point being on the south right-of-way line of West Rosedale Street (a variable width right-of-way);

THENCE, along the south right-of-way line of said West Rosedale Street, the following;

North 89 degrees 32 minutes 52 seconds East, a distance of 187.80 feet to an X cut found at the northwest corner of a corner clip as described in instrument to the State of Texas as recorded in Volume 13807, Page 39 (D.R.T.C.T.);

South 45 degrees 32 minutes 59 seconds East, a distance of 19.11 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" at the southeast corner of said corner clip;

South 88 degrees 49 minutes 32 seconds East, a distance of 50.02 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" at the southwest corner of a corner clip as described in instrument to the State of Texas as recorded in D203321727 (D.R.T.C.T.);

North 44 degrees 56 minutes 07 seconds East, a distance of 20.41 feet to a 5/8 inch iron rod found at the northeast corner of said corner clip;

North 89 degrees 47 minutes 44 seconds East, a distance of 183.84 feet to a 5/8 inch iron rod found at the northwest corner of a corner clip as described in instrument to the State of Texas as recorded in D202078117 (D.R.T.C.T.);

THENCE, along the southwest line of said State of Texas tract, South 45 degrees 12 minutes 23 seconds East, a distance of 19.36 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" on the west right-of-way line of College Avenue (a 60' right-of-way) as recorded in Volume 63, Page 17 (P.R.T.C.T.);

THENCE, along the west right-of-way line of said College Avenue, South 00 degrees 27 minutes 49 seconds East, a distance of 347.80 feet to a 5/8 inch iron rod found with cap stamped "Brooks/Baker", said point being on the north right-of-way line of West Oleander Street (a 26' right-of-way) as recorded in Volume 63, Page 17 (P.R.T.C.T.);

THENCE, along the north right-of-way line of said West Oleander Street, South 89 degrees 32 minutes 11 seconds West, a distance of 96.00 feet to a Crow's Foot found in the east right-of-way line of a 4' Alley dedication as recorded in Volume 388-189, Page 53 (P.R.T.C.T.);

THENCE, departing the north right-of-way line of said West Oleander Street, North 00 degrees 27 minutes 49 seconds West, a distance of 100.00 feet along the east right of way line of said Alley to a 5/8 inch iron rod found with cap stamped "Brooks/Baker";

THENCE, departing the east right-of-way line of said Alley, South 89 degrees 32 minutes 11 seconds West, a distance of 166.00 feet to a 5/8 inch iron found on the west right-of-way line of Washington Avenue (a 50' right-of-way as recorded in Volume 63, Page 17 (P.R.T.C.T.);

THENCE, along the west right-of-way line of said Washington Avenue, South 00 degrees 27 minutes 49 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod found on the north right-of-way line of the aforementioned West Oleander Street;

THENCE, along the north right-of-way line of said West Oleander Street, South 89 degrees 32 minutes 11 seconds West, a distance of 202.00 feet to a 5/8 inch iron rod found at the southeast corner of a 10' by 10' right-of-way dedication as recorded in D210049233 (P.R.T.C.T.);

THENCE, along the northeast line of said right-of-way dedication, North 45 degrees 27 minutes 49 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod found on the east right-of-way line of South Adams Street (a 60' right-of-way as recorded in Volume 63, Page 17 (P.R.T.C.T.);

THENCE, along the east right-of-way line of said South Adams Street, North 00 degrees 27 minutes 49 seconds West, a distance of 342.38 feet to an X cut found at the southwest corner of corner clip of the aforementioned State of Texas tract (Vol. 13807, Pg. 38);

THENCE, along the southeast line of said State of Texas tract, North 44 degrees 38 minutes 07 seconds East, a distance of 15.06 feet to the POINT OF BEGINNING and CONTAINING 3.538 Acres or 154,134 Square feet of land, more or less.

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 2 of said ordinance, and is due on the date a building permit is issued.

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 current impact fee ordinance. 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.

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 easement 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, maintain, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

P.R.V.'s required - Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary 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.

PRIVATE COMMON AREAS AND FACILITIES

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 no 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/clubhouse/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.

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".

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 & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, _____ on behalf of LANG OLEANDER LLC the owner of the herein above described real property and do hereby adopt this plat as LOT 1R1, BLOCK 1, McANULTY & NESBITT'S SUBDIVISION OF BLOCK 15 FIELDS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and we do hereby dedicate to the public use forever the right-of-way and easements shown hereon.

WITNESS MY HAND THIS _____ day of _____, 2017.

By: _____

NOTARY PUBLIC

State of Texas

This instrument was acknowledged before me on this the _____ day of _____, 2017 by _____, of _____, a Texas limited liability company.

Notary Public

SURVEYORS STATEMENT

This is to certify that I, Mitchell S. Pillar, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my supervision.

For Huitt-Zollars, Inc

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

Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Phone 214.871.3311, extension 10022
Fax 214.871.0757

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Plat Approval Date: _____	
By : _____	Chairman
By : _____	Secretary

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MARCH 2017

OWNER
LANG OLEANDER LLC
1501 DRAGON STREET
SUITE 102
DALLAS, TEXAS 75207

PREPARED BY

HUITT-ZOLLARS
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SHEET 2 OF 2