



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
XTO ENERGY INC.
600 E. EXCHANGE STREET
FORT WORTH, TEXAS 76108
CONTACT: David Lablanc
PHONE: 817-378-5378

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
1501 MERRIMAC CIRCLE
SUITE 100
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
CONTACT: ALAN MOORE

GENERAL NOTES

- According to the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 405 of 595, Map Number 48439C0405 J, map revised August 23, 2000, indicates the property is located in Zone "X" (unshaded), defined as areas determined to be outside the 500-year floodplain. This statement does not reflect any type of flood study by this firm.
- The basis of bearings for this survey is the Texas State Plane System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
- All property corners are 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc. LP" set unless otherwise noted.
- Building construction distance limitation to an oil or gas well bore Pursuant to the Fort Worth City Code, not necessary to the operation of an oil or gas well shall be constructed within 200 feet (or distance granted by Council variance) from any existing oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

BENCHMARKS—All Benchmarks are City of Fort Worth

BENCHMARKS—

- 91233—On the north curb line of West Broadway and approximate center line projection of 14th Avenue in the center of a 10' inlet.
Elevation.....543.99'
- 91234—On the southeast corner of 15th Avenue and Wenneca in a 10' inlet 1' off the face of curb.
Elevation.....542.88'

LEGEND

PORTION OF EASEMENT DEDICATED	
PORTION OF EASEMENT VACATED	
DEED RECORDS, TARRANT CO., TX.	D.R.T.C.T.
PLAT RECORDS, TARRANT CO., TX.	P.R.T.C.T.
CONTROLLING MONUMENT	(C.M.)

LAND USE TABLE	
Total Gross Acreage	4.024 Ac.
Right-of-Way Dedication	0.0150
Net Acreage	4.009
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	4.024 Ac.
Private Park Acreage	0
Public Park Acreage	0

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

Alan Moore
Alan Moore
Registered Professional Land Surveyor
Texas Registration No. 5537

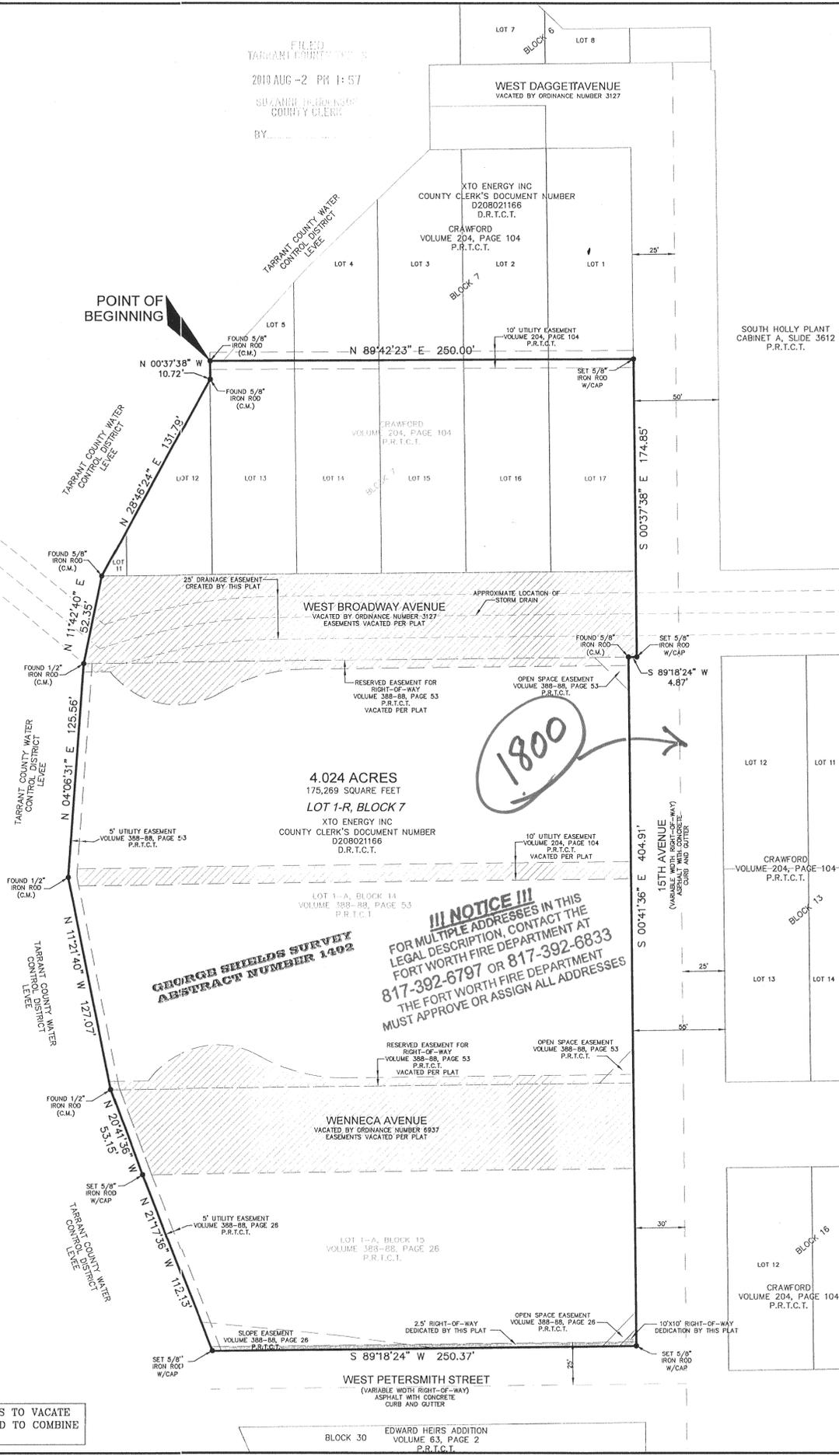
7-22-10
Date



THE PURPOSE OF THIS REPLAT IS TO VACATE THE EASEMENTS (AS SHOWN), AND TO COMBINE LOT LINES.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

FILED
TARRANT COUNTY CLERK'S OFFICE
2010 AUG -2 PM 1:57
SUGARLAND, TEXAS
COUNTY CLERK
BY _____



III NOTICE III
FOR MULTIPLE ADDRESSES IN THIS LEGAL DESCRIPTION, CONTACT THE FORT WORTH FIRE DEPARTMENT AT 817-392-6797 OR 817-392-6833. THE FORT WORTH FIRE DEPARTMENT MUST APPROVE OR ASSIGN ALL ADDRESSES

GEORGE SHIELDS SURVEY
ABSTRACT NUMBER 1402

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 parkway permit.	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 effect as of the date of the 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.	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.
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.	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 floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
SEWER EASEMENTS Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.	FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
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 of any time of procuring the permission of anyone.	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 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/ clubhouse/exercise/buildings and facilities.
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.	URBAN FORESTRY Compliance with tree ordinance #18615-05-2009 will be required.
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.	DRAINAGE SPECIAL NEEDS Storm Drain Easements widths 20' for 54" and 25' for 60" existing storm drain pipe will need to be Tved before and after Gas Well Construction.



CASE NUMBER — FS-009-193

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: 8/2/2010

By: *Robert Edmunds, Jr.*
By: *Alan Moore*

A FINAL PLAT OF
Lot 1-R, Block 7
Crawford Addition
Being a replat of
Lots 13-17, Block 7, and part of Lots 11-12, Block 7,
Crawford Addition, Volume 204, Page 104 Plat Records,
Tarrant County, Texas, Lot 1-A, Block 14, Crawford
Addition, Volume 388-88, Page 53 Plat Records, Tarrant
County, Texas Lot 1-A, Block 15, Crawford Addition, Volume
388-88, Page 26 Plat Records, Tarrant County, Texas and
part of West Broadway Avenue
Sited in the George Shields Survey, Abstract Number
1402
Tarrant County, Texas
4.024 acres - 1 Lot

THIS PLAT WAS PREPARED IN NOVEMBER, 2009

THIS PLAT FILED IN DOCUMENT NO. D210185703 DATE: 08-02-2010

DUNAWAY JOB NO. 2008229-21