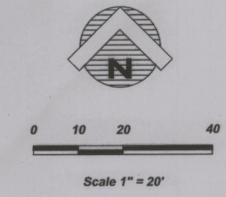
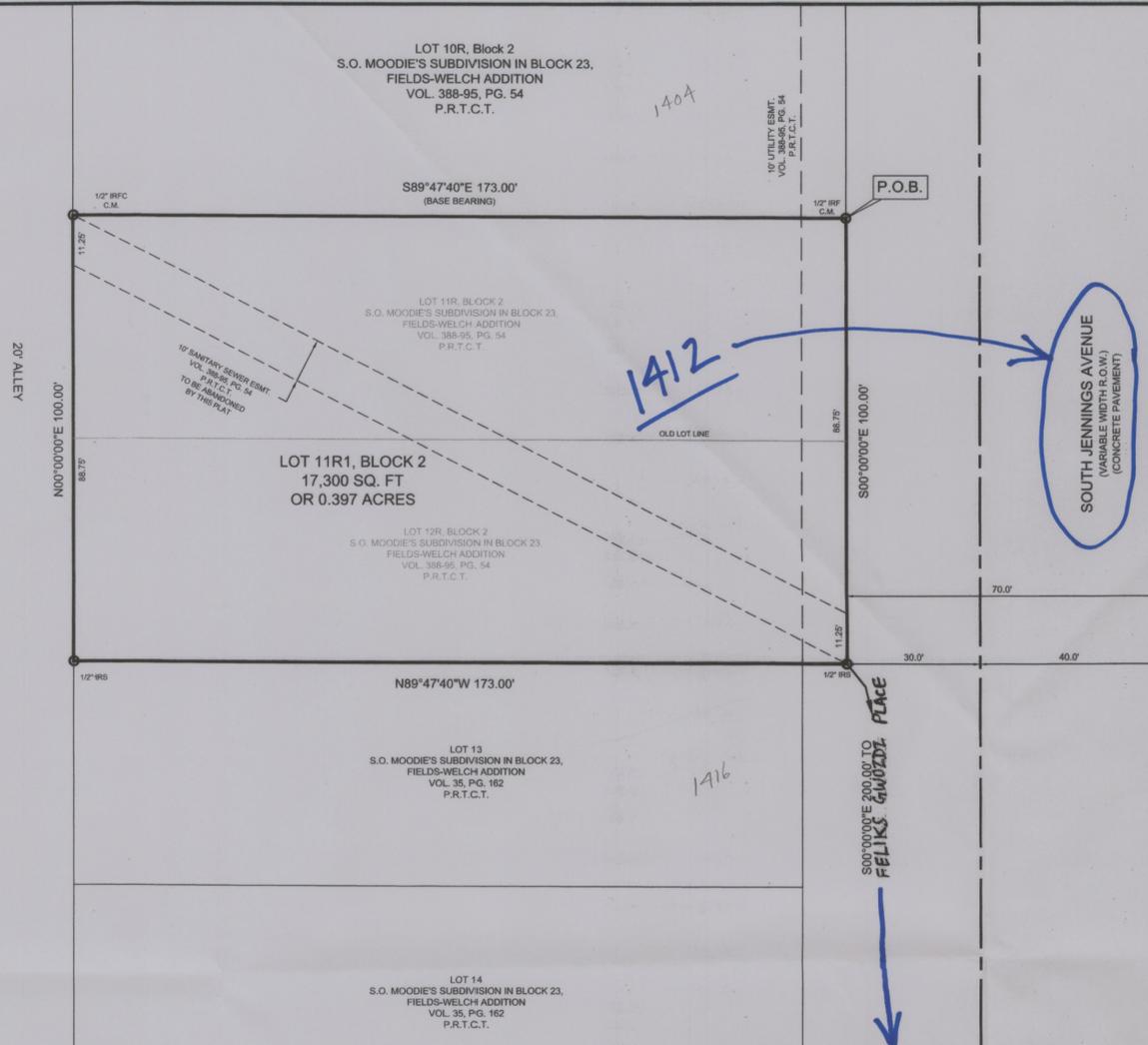


LOT 22R
S.O. MOODIE'S SUBDIVISION IN BLOCK 23,
FIELDS-WELCH ADDITION
VOL. 388-87, PG. 55
P.R.T.C.T.

LOT 21
S.O. MOODIE'S SUBDIVISION IN BLOCK 23,
FIELDS-WELCH ADDITION
VOL. 35, PG. 162
P.R.T.C.T.

LOT 20
S.O. MOODIE'S SUBDIVISION IN BLOCK 23,
FIELDS-WELCH ADDITION
VOL. 35, PG. 162
P.R.T.C.T.



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS The Dalal Group, LLC is the sole owners of a 0.397 acre tract of land, situated in ABSTRACT NO. 1644 in the City of Ft. Worth, Tarrant County, Texas and a all of that certain tract of land conveyed to The Dalal Group, LLC by deed as recorded in Document No. D212083305, Official Public Records, Tarrant County Texas, all of Lot 11-R and 12-R, Block 2, S.O. Moodie's Subdivision in Block 23, Fields-Welch Addition, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-95, Page 54, Plat Records, Tarrant County, Texas, and being particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 10-R, Block 2, S.O. Moodie's Subdivision in Block 23, Fields-Welch Addition, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-95, Page 54, Plat Records, Tarrant County, Texas, same point being the northeast corner of said Lot 11-R and being in the westerly line of South Jennings Avenue (a variable width right-of-way);

THENCE South 00 degrees 00 minutes 00 seconds East, along the westerly line said South Jennings Avenue, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot 12-R;

THENCE North 89 degrees 47 minutes 40 seconds West, departing the west line of said South Jennings Avenue and along the south line of said Lot 12-R, a distance of 173.00 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of Lot 13, Block 2, S.O. Moodie's Subdivision in Block 23, W. Welch Addition, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 35, Page 162, Plat Records, Tarrant County, Texas, same point being the southwest corner of said Lot 12-R, said point also being in the east line of 20 foot Alley, S.O. Moodie's Subdivision in Block 23, Fields-Welch Addition, an addition to the City of Fort Worth according to the plat thereof recorded in Volume 388-95, Page 54, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 00 minutes 00 seconds East, along the common line of said 20 foot alley and said Lot 11-R and 12-R, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of said Lot 11-R, same point being the southwest corner of said Lot 10-R;

THENCE South 89 degrees 47 minutes 40 seconds East, along the common line of said Lot 10-R and Lot 11-R, a distance of 173.00 to the POINT OF BEGINNING and containing 17,300 square feet or 0.397 acres of computed land.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The Dalal Group, LLC does hereby adopt this plat of LOT 11R1, BLOCK 2, S.O. MOODIE'S SUBDIVISION OF BLOCK 23 FIELDS-WELCH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth, Texas.

Witness my hand this 29 day of May, 2014.

The Dalal Group, LLC
By: *Sameer Dalal*
Owner for The Dalal Group, LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Sameer Dalal for The Dalal Group, LLC known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 29 day of May, 2014.

Angela Estrada
Notary Public in and for the State of Texas
My Commission Expires: 8-21-15



NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. Basis of Bearing - All bearing are based on North line of Lot 11-R, Block 2, S. O. Moodie's Subdivision in Block 23, Fields Welch Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-95, Page 54, Plat Records, Tarrant County Texas.
4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0305K.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, William P. Price, a Registered Professional Land Surveyor for the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

William P. Price
William P. Price
R.P.L.S. NO. 3047

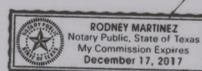


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William P. Price known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 29th day of May, 2014.

Rodney Martinez
Notary Public in and for the State of Texas
My Commission Expires: 12-7-17



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.

PARKWAY MAINTENANCE NOTE:
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open soaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

ENGINEER:
DIVERSE ENGINEERING CONCEPT INC.
TEXAS REGISTRATION NUMBER: F-14429
6754 TRILOBITE TRAIL, FORT WORTH, TEXAS 76137
CONTACT PERSON: SEPEHR PARNIAN
PHONE: 214-727-5261

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 the 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 easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easement 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

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.

OWNER:
THE DALAL GROUP, LLC
SAMEER DALAL
1413 W. ROSEDALE #101
FORT WORTH, TEXAS 76104
817.915.7685

SIDEWALKS:
Sidewalks are required adjacent to both sides of public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

BUILDING PERMIT:
No building permit 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 and paving improvements; and approval is obtained from the City of Fort Worth.

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 PLAT NOTE:
Compliance with Tree Ordinance #17228-10-2006 will be required.

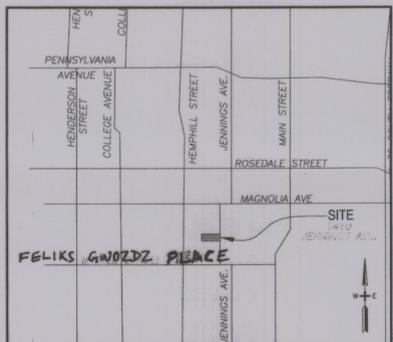
Covenants or Restrictions are Un-altered:
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivisions, nor does it amend or remove any deed covenants or restrictions.

P.R.V.:
P.R.V.'s will be required if water pressure exceeds 80 P.S.I

FS12-139

FINAL PLAT
LOT 11R1, BLOCK 2
S.O. MOODIE'S SUBDIVISION OF BLOCK 23
FIELDS-WELCH ADDITION
BEING A REPLAT
OF
LOT 11-R AND LOT 12-R, BLOCK 2
S.O. MOODIE'S SUBDIVISION OF BLOCK 23
FIELDS-WELCH ADDITION
VOLUME 388-95, PAGE 54
PLAT RECORDS, TARRANT COUNTY TEXAS
SITUATED IN
WILLIAM McCOWAN SURVEY, ABSTRACT NO. 1644
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PLAT NO. FS-012-139

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
SIX (6) MONTHS AFTER DATE OF APPROVAL.
PLAT APPROVED DATE: 6/13/2014
BY: *[Signature]*
BY: *[Signature]*
SECRETARY



VICINITY MAP
NTS
MAPSCO, 77-J

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NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT
400 SOUTH INDUSTRIAL BLVD., STE 219
EULESS, TEXAS 76040
(817) 354-1445
(817) 354-1451 FAX

JOB NO.: 12-058 FP
DATE: OCTOBER 1, 2012
SCALE: 1" = 20'
DRAWN BY: R.M.

