

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone as established by GPS observation.

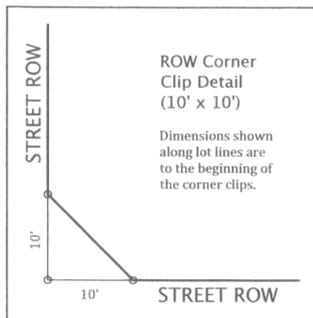
5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set for all property corners, points of curvature and points of tangency unless otherwise shown hereon.

Compliance with the City of Fort Worth Tree Preservation Ordinance #18615-05-2009 is not required.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 190 of 495, Map Number 48439C0190 K, Map Effective Date: September 25, 2009, the subject 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.

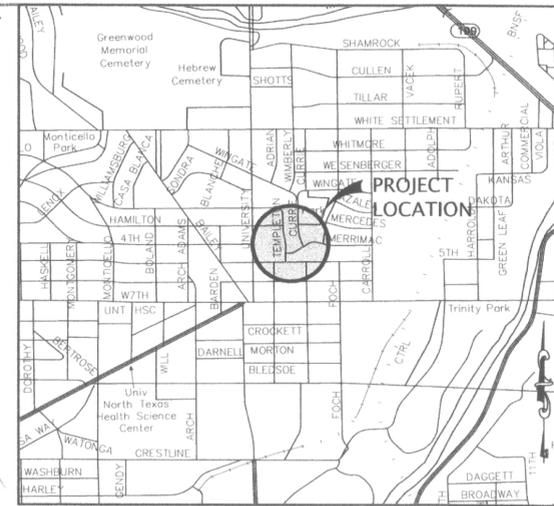
(C.M.) Control Monument

LAND USE TABLE	
Total Gross Acreage	0.4142 Ac.
Right-of-Way Dedication	0.0000 Ac.
Net Acreage	0.4142 Ac.
Number of Residential Lots	4
Number of Non-Residential Lots	0
Non-Residential Acreage	0.4142 Ac.
Private Park Acreage	0
Public Park Acreage	0



This will be developed as single-family attached townhomes

Templeton Drive
(50' Right of Way)



VICINITY MAP
Not To Scale

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE - SUITE
400 FORT WORTH, TX 76107
PH.: 817-335-1121
FAX.: 817-335-7437

OWNER:
LINWOOD PARK
REDEVELOPMENT LTD.
P.O. BOX 742346
DALLAS, TX 75374-2346

DEVELOPER:
HD TEXAS HOMES, LLC
2929 WEST 5TH ST., SUITE A
FORT WORTH, TX 76107
PH: 817-737-0101

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.

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

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 at any time of procuring the permission of anyone.

Private Common Areas and Facilities Maintenance
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.

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.

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.

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 this 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.

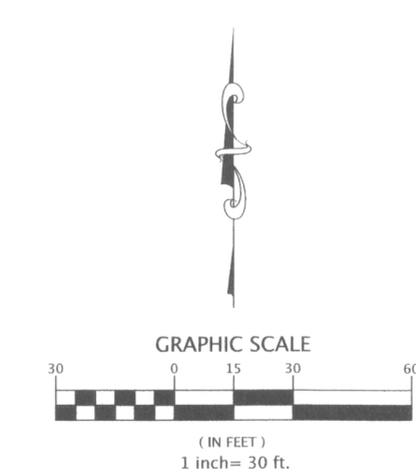
Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk policy per "City Development Design Standards".

P.R.V. Required
Private P.R.V.'s will be required if 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 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.

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.

Residential Driveway Access Limitation
Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:
a. Rear entry access shall be provided from an abutting side or rear alley or
b. A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.



CASE NUMBER - FS-13-186

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: 1/17/2014

By: *Charles R. Ruff* Chairman

By: *Dana Bussell* Secretary



FS13-186
Final Plat Of
Lot 2R3R1, 2R3R2, 3R1 and 3R2, Block 14
Linwood Addition
situated in the William Bussell Survey, Abstract No. 151 and being a replat of Lots 2R3 and 3R, Block 14, Linwood Addition as recorded in D213278581 Plat Records of Tarrant County, Texas

4 Lots 0.4142 Acres

This plat was prepared in December 2013

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

PROPERTY DESCRIPTION:

BEING a 0.4142 acre tract of land situated in the William Bussell Survey, Abstract No. 151, Fort Worth, Tarrant County, Texas, said tract being all of Lots 2R3 and 3R, Block 14, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Document Number D213278581, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 0.4142 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (herein referred to as "with cap") for the northwest corner of said Lot 2R3, and the northeast corner of Lot 2R2, Block 14, of said Linwood Addition, said point being on the south right-of-way line of Merrimac Street (50 foot width), and also being on a non-tangent circular curve to the left, having a radius of 500.00 feet and whose chord bears North 67 degrees 59 minutes 23 seconds East, a distance of 105.85 feet;

THENCE Northeasterly, along the common north lines of said Lots 2R3 and 3R and the south right-of-way line of said Merrimac Street, through a central angle of 12 degrees 09 minutes 10 seconds, and an arc length of 106.05 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 3R and the northwest corner of Lot 4, Block 14, of Linwood Addition, an addition to the City of Fort Worth, as recorded in Volume 388-1B, Page 181, P.R.T.C.T.;

THENCE South 24 degrees 08 minutes 12 seconds East, departing the south right-of-way line of said Merrimac Street along the common east line of said Lot 3R and the west line of said Lot 4, a distance of 181.97 feet to a 5/8-inch iron rod with cap set for the southeast corner of said Lot 3R and the southwest corner of said Lot 4, said point being on the north right-of-way line of West 5th Street (50 foot width);

THENCE North 89 degrees 57 minutes 12 seconds West, along the common south line of said Lots 2R3 and 3R and the north right-of-way line of said West 5th Street, a distance of 136.50 feet to a 5/8-inch iron rod with cap set for the common southwest corner of said Lot 2R3 and the southeast corner of said Lot 2R2;

THENCE North 15 degrees 56 minutes 02 seconds West, along the common west line of said Lot 2R3 and the east line of said Lot 2R2, a distance of 131.32 feet to the POINT OF BEGINNING and containing 0.4142 acres (or 18,042 square feet) of land, more or less.

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October, 2013.

Alan Moore
Alan Moore, R.P.L.S.
Registered Professional Land Surveyor Texas
Registration No. 5537

10/13
Date



STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, LINWOOD PARK REDEVELOPMENT, LTD. does hereby adopt this plat to be known as:

LOT 2R3R1, 2R3R2, 3R1 AND 3R2, BLOCK 14
LINWOOD ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements and right-of-way shown hereon.

WITNESS UNDER MY HAND THIS THE 15th DAY OF January, 2014

LINWOOD PARK REDEVELOPMENT, LTD. representative:

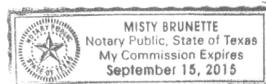
By: *Michael Dike*

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared *Michael Dike*, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 15th day of January, 2014.

Misty Brunette
Notary Public, Tarrant County, Texas



FS13-186

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Job Number: B000914.003

D214011207 DATE: 1-17-14

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