

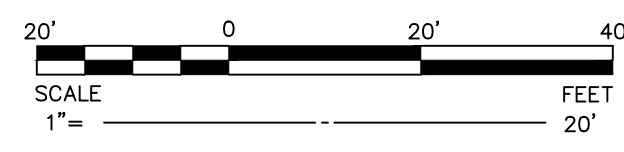
VICINITY MAP
NOT TO SCALE

SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEVE GLOSUP
SRG@DUNAWAYASSOCIATES.COM

OWNER/DEVELOPER

COOK CHILDREN'S MEDICAL CENTER
801 7TH AVENUE
FORT WORTH, TEXAS 76104
(882) 885-4000 (PHONE)
CONTACT: MR. SPENCER SEALS
SPENCER.SEALS@COOKCHILDRENS.ORG



METES AND BOUNDS

BEING a 0.9361 acre parcel of land situated in the William Welch Survey, Abstract No. 1644, Tarrant County, Texas, being all of Lots 1, 2, 3, 4, 5, and 6, Southland Subdivision of Block 10, Field's Welch Addition, an addition to the City of Fort Worth, as recorded in Volume 310, Page 5, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and all of a 12 foot alley vacated by City of Fort Worth Ordinance No. XXXXXXXX, as recorded in County Clerk's Document No. DXXXXXXX, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being all of two tracts of land described as "Tract I" and "Tract II" in deed to Cook Children's Health Care System, County Clerk's Document No. D216147890, D.R.T.C.T., and also being all of a tract of land described in deed to Cook Children's Health Care System, as recorded in County Clerk's Document No. D219018589, D.R.T.C.T., said 0.9361 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for the southwest remainder corner of said Lot 6, being the intersection of the north line of a 6.67 foot wide alley as dedicated by Southland Subdivision of Block 10, Field's Welch Addition with the east right-of-way line of 8th Avenue (variable width), as described in right-of-way dedication deeds to the City of Fort Worth as recorded in Volume 4224, Page 23, D.R.T.C.T., Volume 4299, Page 299, D.R.T.C.T., and Volume 4284, Page 551, D.R.T.C.T., said point being locatable by NAD83 Grid Coordinate N=6,952,161.47, E=2,324,069.42;

THENCE North 00 degrees 13 minutes 22 seconds East, along the common east right-of-way line of said 8th Avenue and the west remainder lines of said Lots 6 and 5, a distance of 100.01 feet to a found 60D nail in asphalt pavement for the common northwest remainder corner of said Lot 5 and the southwest remainder corner of said Lot 4;

THENCE North 00 degrees 23 minutes 38 seconds West, along the common east right-of-way line of said 8th Avenue and the west remainder lines of said Lots 4, 3, 2, and 1, a distance of 195.66 feet to a found 5/8-inch iron rod with cap for the northwest remainder corner of said Lot 1 at the intersection of said east right-of-way line with the south right-of-way line of W. Terrell Avenue (variable width), as described in right-of-way dedication deeds to the City of Fort Worth as recorded in Volume 6365, Page 127, D.R.T.C.T., and Volume 6378, Page 852, D.R.T.C.T.;

THENCE North 89 degrees 21 minutes 28 seconds East, along the common south right-of-way line of said W. Terrell Avenue and the north remainder line of said Lot 1, passing at a distance of 125.09 feet a found 5/8-inch iron rod with cap for the northeast remainder corner of said Lot 1 and the northwest corner of said 12 foot alley vacation, and continuing along the common north line of said 12 foot alley vacation and said south right-of-way line, in all a total distance of 137.09 feet to a found 5/8-inch iron rod with cap for the northeast corner of said 12 foot alley vacation, said point being the northwest remainder corner of Lot 24, of said Southland Subdivision of Block 10, Field's Welch Addition;

THENCE South 00 degrees 38 minutes 32 seconds East, departing the south right-of-way line of said W. Terrell Avenue along the common east line of said 12 foot alley vacation and the west lines of Lots 24, 23, and 22, of said Southland Subdivision of Block 10, Field's Welch Addition, and the west line of Lot 19R, Block 10, Southland Subdivision, an addition to the City of Fort Worth, as recorded in Cabinet B, Slide 3098, P.R.T.C.T., a distance of 295.66 feet to a found 1/2-inch iron rod for the common southeast corner of said 12 foot wide alley vacation and the southwest corner of said Lot 19R, said point being on the north line of said 6.67 foot wide alley;

THENCE South 89 degrees 21 minutes 28 seconds West, along the common south line of said 12 foot wide alley vacation and the north line of said 6.67 foot wide alley, passing at a distance of 12.00 feet a found 5/8-inch iron rod with cap for the common southwest corner of said 12 foot wide alley vacation and the southeast corner of said Lot 6, and continuing along the common south line of said Lot 6 and the north line of said 6.67 foot wide alley, in all a total distance of 139.45 feet to the POINT OF BEGINNING and containing 0.9361 acres (or 40,776 square feet) of land, more or less.

I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of June, 2019.

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.

Steve Glosup
Texas Registered Professional Land Surveyor Number 5570

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.

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.999880014 was used for this project.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel 305 of 430, Map Number 48439C03051, Map Revised Date: March 21, 2019, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.

C.C.D. No. = County Clerk's Document Number
D.R.T.C.T. = Deed Records of Tarrant County, Texas
P.R.T.C.T. = Plat Records of Tarrant County, Texas

CASE NUMBER - FS-19-XXX



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: _____

By: _____ CHAIRMAN
By: _____ SECRETARY

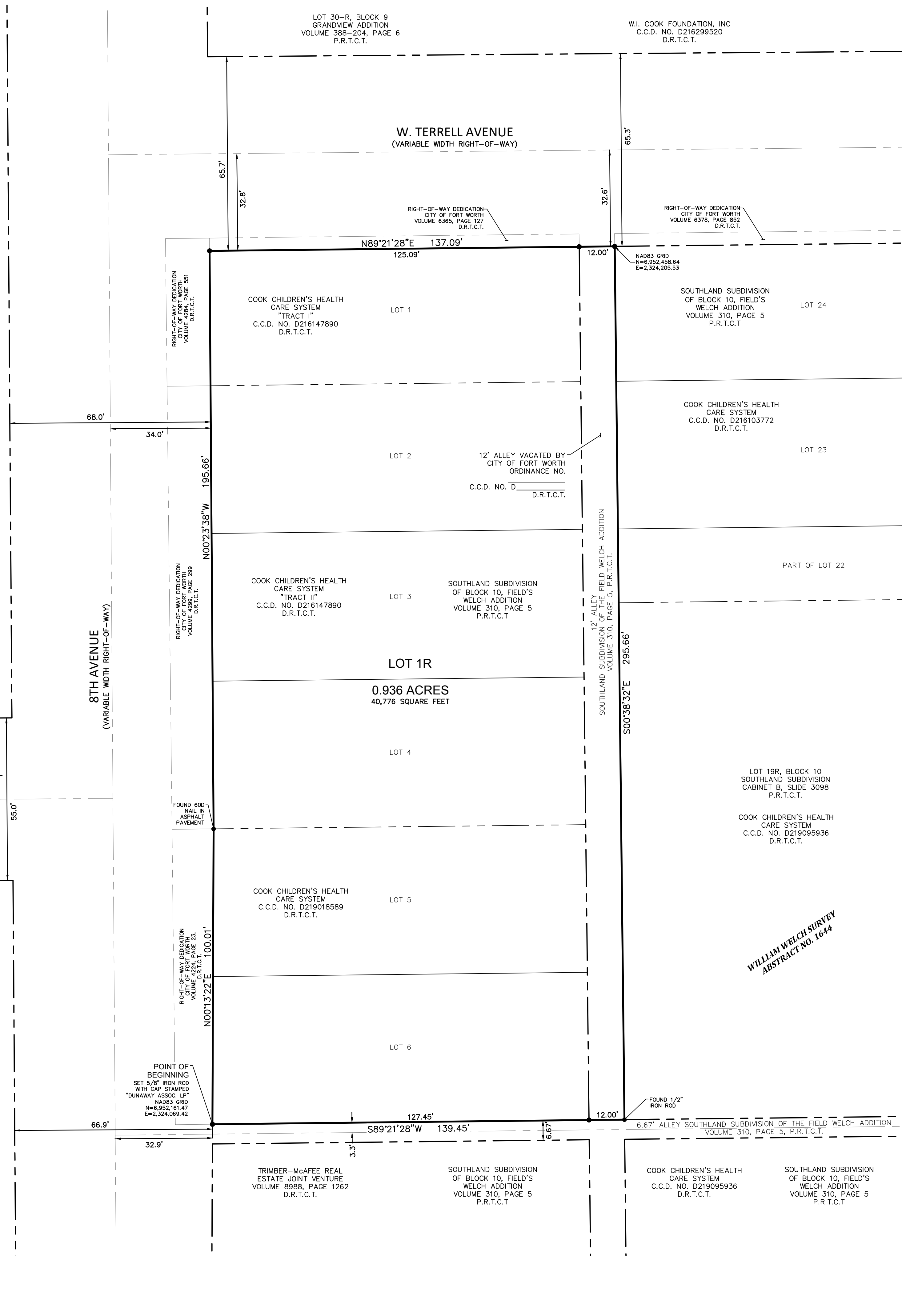
LAND USE TABLE

Total Gross Acreage	0.936 Acres
Right-of-Way Dedication	0
Net Acreage	0.936 Acres
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0.936 Acres
Private Park Acreage	0
Public Park Acreage	0

W. HUMBOLT STREET
(55' WIDTH RIGHT-OF-WAY)
27.5'

8TH AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

W. TERRELL AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)



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 recordation 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 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

SIDEWALKS

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

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.

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.

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.

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Cook Children's Health Care System, does hereby adopt this plat to be known as:

LOT 1R
SOUTHLAND SUBDIVISION OF BLOCK 10, FIELD'S WELCH 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 herein.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2019

Cook Children's Health Care System

Printed Name: _____

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, _____, 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 ____ day of _____, 2019.

Notary Public, Tarrant County, Texas

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.

**FINAL PLAT
OF
LOT 1R, SOUTHLAND SUBDIVISION
OF BLOCK 10, FIELD'S WELCH ADDITION**

Being a Replat of Lots 1, 2, 3, 4, 5, and 6, Southland Subdivision of Block 10 Field's Welch Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 5, Plat Records of Tarrant County, Texas, and an alley vacation by City of Fort Worth Ordinance No. _____

as recorded in Document No. D _____, Deed Records of Tarrant County, Texas.

1 Lot - 0.936 Acres

THIS PLAT WAS CREATED IN JUNE, 2019



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

FIRM REGISTRATION 10098100

THIS PLAT FILED IN DOCUMENT NUMBER _____ DATE: ____ - ____ - ____

JOB NUMBER: 8004530.005