

OWNER/DEVELOPER

CITY OF FORT WORTH
200 TEXAS ST.
FORT WORTH, TEXAS 76102
(817) 392-2255 (PHONE)
CONTACT: DANA BURGHDOFF
(ASSISTANT CITY MANAGER)

ENGINEER

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: QUINTEN PLUMER
EMAIL: QPlumer@dunaway.com

SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

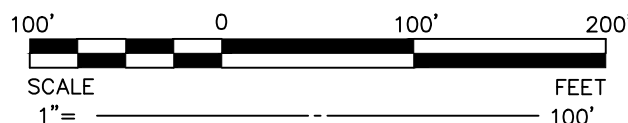
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

C.R.T.C.T. = CONDOMINIUM RECORDS, TARRANT COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION BY THIS PLAT

RIGHT-OF-WAY VACATION BY THIS PLAT



Notes:

Building lines will be per the City of Fort Worth Zoning Ordinances.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Numbers 48439C0190L and 48439C0305L, Map revised date: March 21, 2019, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon.

Utility easements created by City of Fort Worth Ordinance No. 5486, recorded in Volume 4155, Page 386, Deed Records, Tarrant County, Texas and City of Fort Worth Ordinance No. 6317 that are shown hereon are vacated by this plat.

TRAFFIC IMPACT STUDY

No Building Permits shall be issued for any lot in this Subdivision until an appropriate Traffic Impact Study or other acceptable provisions are submitted and approved by the City of Fort Worth for the development's traffic impacts to the existing roadway system.

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.

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.

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.

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".

SITE DRAINAGE STUDY

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

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.

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.

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 1 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.

Line Table			
Line Number	Bearing	Distance	
L1	S39°08'02"E	134.63'	
L2	S12°09'38"W	39.63'	
L3	S30°26'04"E	129.48'	
L4	N30°26'04"W	53.62'	

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	8°41'05"	541.00	82.00	S34°47'29"E 81.93'
C2	10°54'52"	271.67	51.75	N24°58'38"W 51.67'
C3	2°34'55"	244.00	11.00	N48°09'47"W 11.00'

LAND USE TABLE	
Total Gross Acreage	19.576 Ac.
Right-of-Way Dedication	0.794 Ac.
Net Acreage	18.782 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	2
Non-Residential Acreage	18.782 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS-24-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

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do 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 March, 2023.

Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

Date

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.



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

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SHEET 1 OF 2

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__

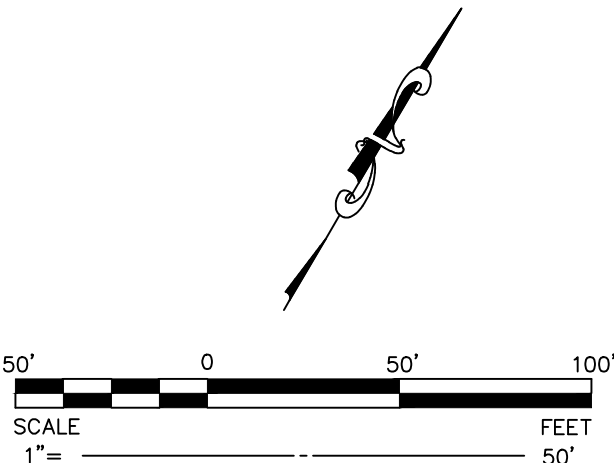
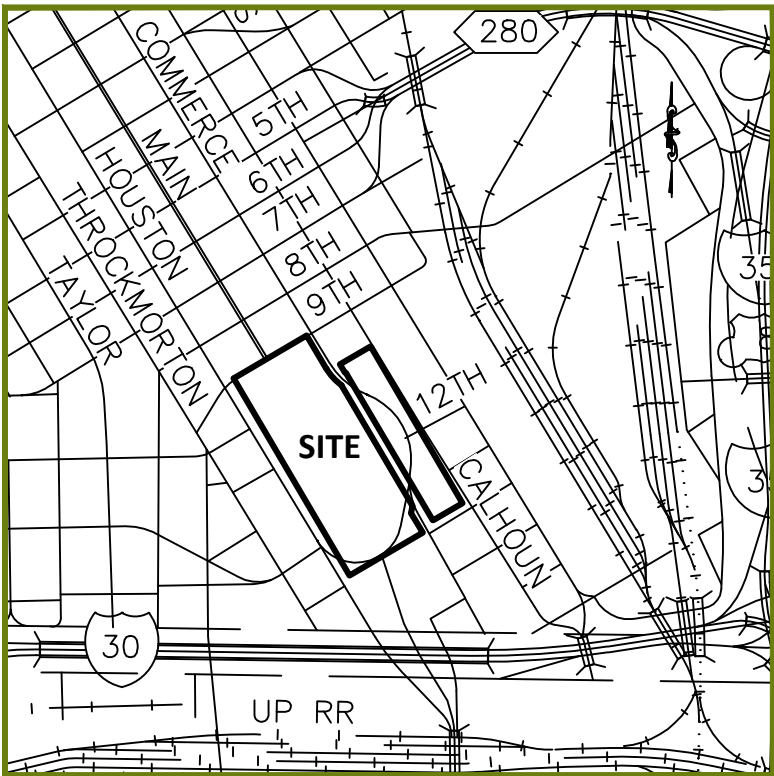
Final Plat
of

FORT WORTH CONVENTION CENTER ADDITION LOTS 1R, AND 6R1, BLOCK 1 AND A PART OF COMMERCE STREET

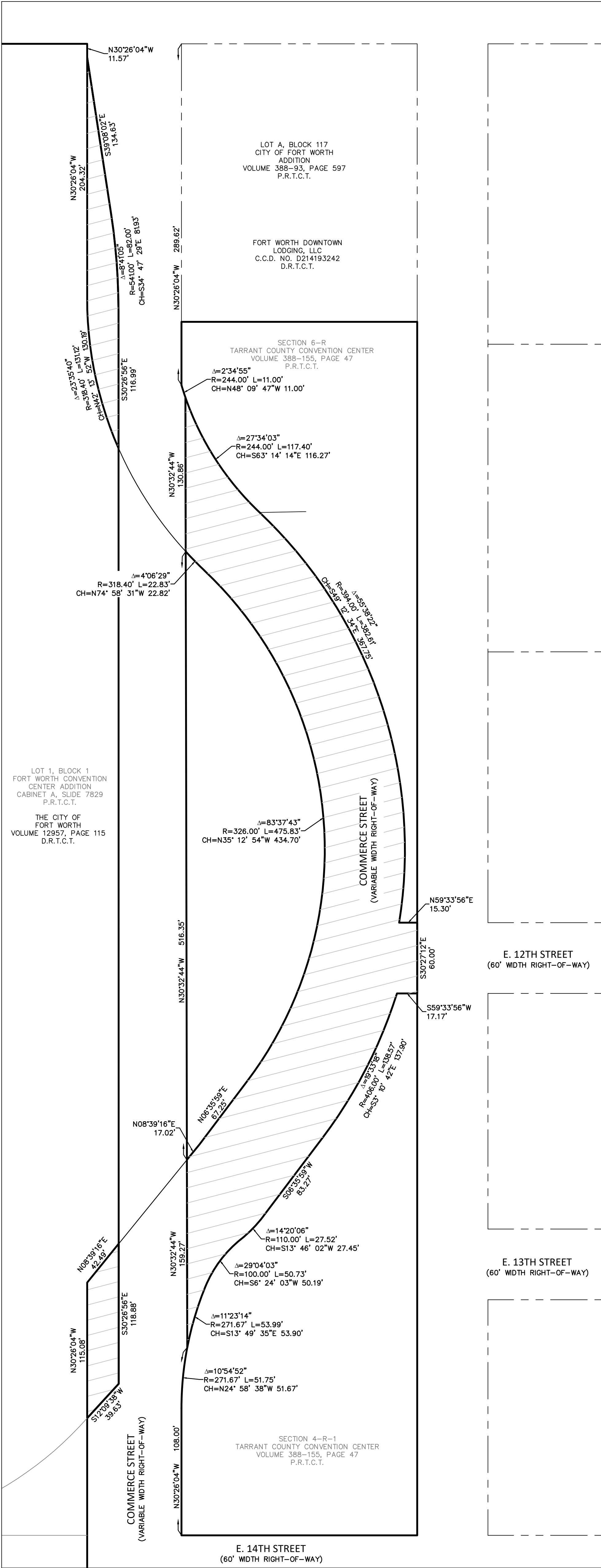
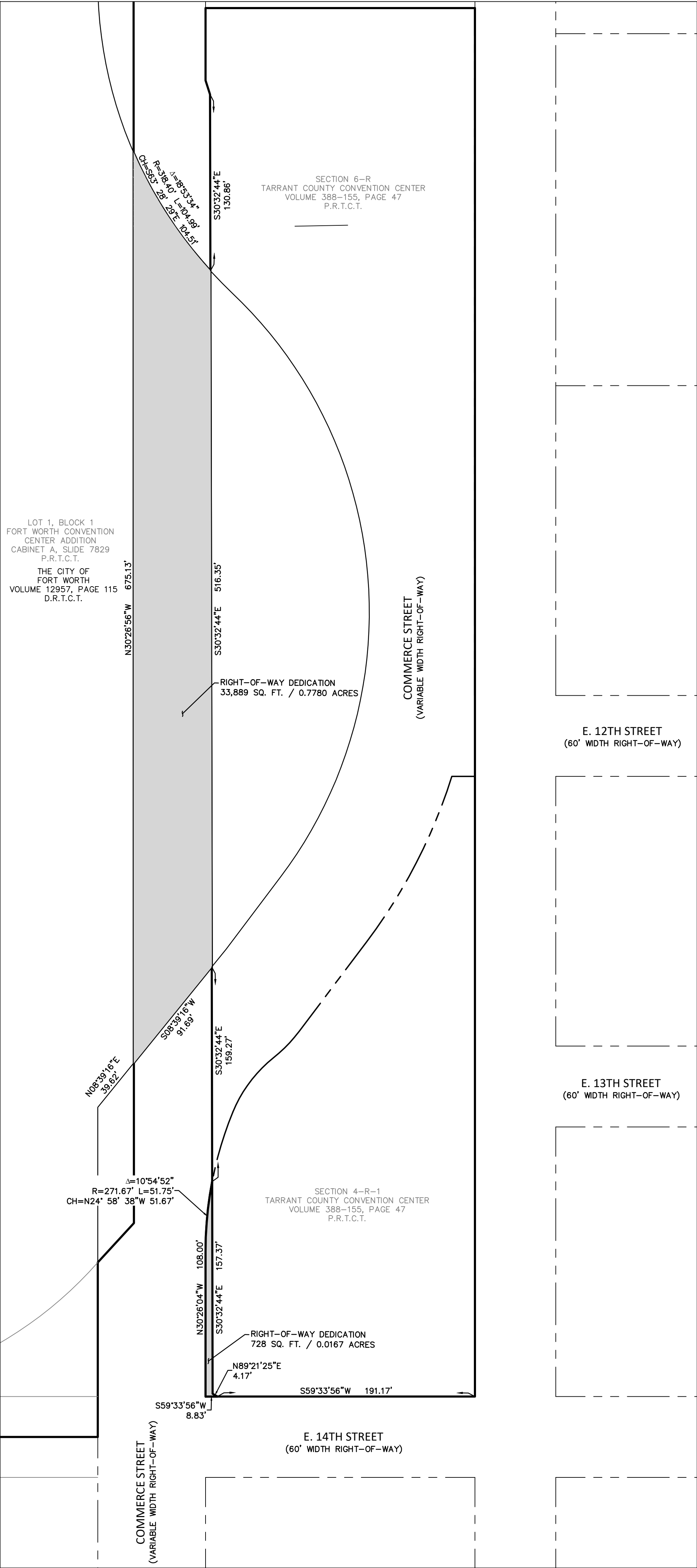
Situated in the M. Baugh Survey, Abstract No. 106 and the J. Childress Survey, Abstract No. 250, being a Re-Plat of all of Lot 1, Block 1, Fort Worth Convention Center Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, all of Sections 2 and 3, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-40, Page 100, Plat Records, Tarrant County, Texas, all of Sections 4-R-1 and 6-R, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-155, Page 47, Plat Records, Tarrant County, Texas, all of those vacated portions of 13th Street and Houston Street vacated by City of Fort Worth Ordinance No. 14721 and all of those vacated portions of Commerce Street vacated by City of Fort Worth Ordinance No. _____

2 Lots 19.576 Acres

This plat was prepared in August, 2024
REFERENCE CASE PP-016-008



RIGHT-OF-WAY
VACATION DETAIL



Final Plat
of
FORT WORTH CONVENTION
CENTER ADDITION
LOTS 1R, AND 6R1, BLOCK 1 AND
A PART OF COMMERCE STREET

Situated in the M. Baugh Survey, Abstract No. 106 and the J. Childress Survey, Abstract No. 250, being a Re-Plat of all of Lot 1, Block 1, Fort Worth Convention Center Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 7829, Plat Records, Tarrant County, Texas, all of Sections 2 and 3, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-40, Page 100, Plat Records, Tarrant County, Texas, all of Sections 4-R-1 and 6-R, Tarrant County Convention Center, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-155, Page 47, Plat Records, Tarrant County, Texas, all of those vacated portions of 13th Street and Houston Street vacated by City of Fort Worth Ordinance No. 14721 and all of those vacated portions of Commerce Street vacated by City of Fort Worth Ordinance No. _____

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TEXAS REGISTERED SURVEYING FIRM NO. 10098100