VICINITY MAP NOT TO SCALE FORT WORTH, TEXAS 76102 (817) 392-2255 (PHONE) CONTACT: DANA BURGHDOFF (ASSISTANT CITY MANAGER)

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

6317 that are shown hereon are vacated by this plat.

The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central

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

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

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.

Zone 4202, based upon measurements, according to the GPS Reference Network.

plain. This statement does not reflect any type of flood study by this firm.

**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

BLOCK 114

ORIGINAL TOWN

OF FORT, WORTH

M. BAUGH SURVEY

ABSTRACT NO. 106

I. CHILDRESS SURVEY

ABSTRACT NO. 250

UTILITY EASEMENT VOLUME 4155, PAGE 386 D.R.T.C.T.

ORDINANCE NO. 5486 VACATED BY THIS PLAT

20' EASEMENT

THE CITY OF

FORT WORTH

D.R.T.C.T.

VOLUME 12957, PAGE 115

LOT 1, BLOCK 1

FORT WORTH CONVENTION

CENTER ADDITION

CABINET A, SLIDE 7829

LOT 1R, BLOCK 1

FORT WORTH CONVENTION CENTER ADDITION

650,155 SQ. FT. / 14.926 ACRES

VOLUME 388-40, PAGE 100 P.R.T.C.T.

VACATED BY THIS PLAT

POINT OF

MAG NAIL WITH SHINER STAMPED

"DUNAWAY

NO P

VOLUME 388-40.

PAGE 100

15' SANITARY SEWER EASEMENT VOLUME 388-69, PAGE 25 P.R.T.C.T.

P.R.T.C.T L-X-CUT SET IN

**BEGINNING** 

W. 9TH

(60' WIDTH RIGHT-OF-WAY)

LOT 5R1, BLOCK A-7

C.C.D. NO. D216024763

LOT 5R3, BLOCK A-7

DAGGETT'S ADDITION

C.C.D. NO. D216260994

P.R.T.C.T.

THE EDISON 332 BUILDING

VOLUME 26, PAGE 18 C.R.T.C.T.

W. 11TH

(60' WIDTH RIGHT-OF-WAY)

LOT 1, SECTION 7R

FORT WORTH CONVENTION

CENTER ADDITION

CABINET A, SLIDE 11331

LOT 1, SECTION 8R

W. 14TH

(60' WIDTH RIGHT-OF-WAY)

LOT 3R1, BLOCK A-2-R

DAGGETT'S ADDITION

C.C.D. NO. D212119939

FORT WORTH CONVENTION CENTER ADDITION CABINET A, SLIDE 11331 P.R.T.C.T.

P.R.T.C.T.

DAGGETT'S ADDITION

P.R.T.C.T.

BLOCK 115

ORIGINAL TOWN

OF FORT WORTH

S30°26'04"E

11.57'

SEE DETAIL ON SHEET-

VACATION

116.99

2 FOR RIGHT-OF-WAY

TEXAS ELECTRIC SERVICE COMPANY

TEXAS ELECTRIC SERVICE COMPANY \( \subseteq \text{LINE 2} \)

VOLUME 4369, PAGE 469 D.R.T.C.T.

VOLUME 4369, PAGE 469 D.R.T.C.T.

SEE DETAIL ON SHEET-2 FOR RIGHT-OF-WAY

DELIVERY COMPANY L.L.C. EASEMENT BY THIS PLAT

SEE DETAIL ON SHEET 2 FOR RIGHT-OF-WAY

VACATION

SECTION 3

PAGE 100

P.R.T.C.T.

VOLUME 388-40

C.C.D. NO. D\_

TEXAS ELECTRIC SERVICE COMPANY-LINE 3

VOLUME 4155, PAGE 386 D.R.T.C.T.

VACATED BY THIS PLAT

S59**°**33'56"W

LFOURTEENTH STREET

THE DOWNTOWN GARDEN CENTER

VOLUME 388-69, PAGE 25 P.R.T.C.T.

(60' WIDTH RIGHT-OF-WAY) VACATED BY CITY OF FORT WORTH ORDINANCE NO. 6520

VOLUME 4369, PAGE 469

480.00'-

DEDICATION

VOLUME 4369, PAGE 469 D.R.T.C.T.

9TH STREET

(60' WIDTH RIGHT-OF-WAY)

N59°33'56"E 480.00'

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

LOT 1R, BLOCK 116

ORIGINÁL TOWN OF

FORT WORTH

CABINET B, SLIDE 3421

P.R.T.C.T.

LOT A, BLOCK 117

CITY OF FORT WORTH

VOLUME 388-93, PAGE 597

P.R.T.C.T.

FORT WORTH DOWNTOWN

LODGING, LLC C.C.D. NO. D214193242

D.R.T.C.T.

N59°33'56"E 200.00'

N59°33'56"E 174.84'

THE CITY OF

FORT WORTH

VOLUME 12957,

PAGE 115

<u>D.R</u>.T.C.T.

EASEMENT BY THIS PLAT

X-CUT SET IN

STRE GHT-0

MERCE WIDTH RIC

VOLUME 388-59, PAGE 14 P.R.T.C.T.

LOT 6-R1,

BLOCK 1

202,568 SQ. FT.

4.650 ACRES

TARRANT COUNTY

THE CITY OF

FORT WORTH VOLUME 12957, PAGE 115

D.R.T.C.T.

-SEE DETAIL ON SHEET 2 FOR RIGHT-OF-WAY

S59\*33'56"W

200.00

LOT 1-R, BLOCK D-2

DAGGETT'S ADDITION

CABINET B. SLIDE 1544

P.R.T.C.T.

DEDICATION

-X-COF SET IN

COMMERCE STREE (VARIABLE WIDTH RIGHT-OF

CONVENTION CENTER

UTILITY EASEMENT VOLUME 4155, PAGE 386 D.R.T.C.T.
ORDINANCE NO. 5486

VACATED BY THIS PLAT

S30**.**26′56′

E. 9TH STREET

(60' WIDTH RIGHT-OF-WAY)

ORIGINAL TOWN OF FORT

WORTH

(NO RECORDING INFORMATION)

SECTION 6-R

TARRANT COUNTY

CONVENTION CENTER

VOLUME 388-155, PAGE 47

P.R.T.C.T.

-SEE DETAIL ON SHEET

VACATION

STREET HT-OF-WA

2 FOR RIGHT-OF-WAY

BLOCK E-5

DAGGETT'S ADDITION

(UNRECORDED PLAT)

E. 12TH

(60' WIDTH RIGHT-OF-WAY)

BLOCK E-4

DAGGETT'S ADDITION (UNRECORDED PLAT)

E. 13TH

(60' WIDTH RIGHT-OF-WAY)

DAGGETT'S ADDITION (UNRECORDED PLAT)

E. 14TH

(60' WIDTH RIGHT-OF-WAY)

-60' UTILITY EASEMENT

ORDINANCE NO. 6317

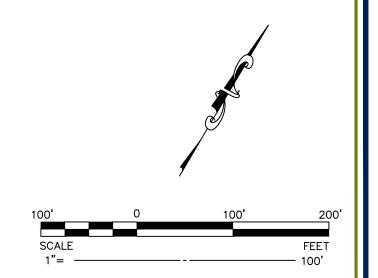
BEGINNING

BLOCK E-6

DAGGETT'S ADDITION

(UNRECORDED PLAT)

RIGHT-OF-WAY VACATION 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 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.

### <u>SIDEWALKS</u>

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.

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 increase and earnest them. 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

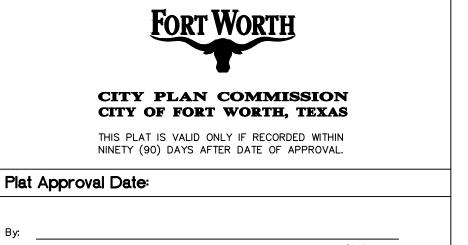
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or

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 TAB	LE
Total Gross Acreage Right—of—Way Dedication Net Acreage Number of Residential Lots Number Non—Residential Lots Non—Residential Acreage Private Park Acreage Public Park Acreage	19.576 Ac. 0.794 Ac. 18.782 Ac. 0 2 18.782 Ac. 0

FS-24-XXX



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

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. Reaistered Professional Land Surveyor sra@dunawav.com Texas Registration No. 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.

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

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D\_\_\_\_\_ DATE: \_\_-\_\_

Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SHEET 1 OF 2

RIGHT-OF-WAY VACATION DETAIL \_N30**°**26'04"W \_ 11.57' LOT A, BLOCK 117 CITY OF FORT WORTH ADDITION VOLUME 388-93, PAGE 597 FORT WORTH DOWNTOWN LODGING, LLC C.C.D. NO. D214193242 D.R.T.C.T. SECTION 6-R TARRANT COUNTY CONVENTION CENTER

VOLUME 388-155, PAGE 47

P.R.T.C.T. ∆=2°34′55" -R=244.00' L=11.00' CH=N48' 09' 47"W 11.00' ∆=27°34'03" ~R=244.00' L=117.40' CH=S63° 14' 14"E 116.27' ∆=4°06'29" R=318.40' L=22.83'-CH=N74° 58' 31"W 22.82' LOT 1, BLOCK 1
FORT WORTH CONVENTION
CENTER ADDITION CABINET A, SLIDE 7829 P.R.T.C.T. COMMERCE STREET RIABLE WIDTH RIGHT-OF-THE CITY OF ∆=83°37'43" FORT WORTH R=326.00' L=475.83' VOLUME 12957, PAGE 115 D.R.T.C.T. CH=N35° 12' 54"W 434.70' \_N59**'**33'56"E \_15.30**'** E. 12TH STREET (60' WIDTH RIGHT-OF-WAY) \_S59**°**33'56"W 17.17' N08\*39'16"E\_ 17.02 R=110.00' L=27.52' CH=S13° 46' 02"W 27.45' E. 13TH STREET ∆=29°04'03" ∼R=100.00' L=50.73' (60' WIDTH RIGHT-OF-WAY) CH=S6° 24' 03"W 50.19' ~R=271.67' L=53.99' CH=S13° 49' 35"E 53.90' ∆=10°54'52" —R=271.67' L=51.75' CH=N24° 58' 38"W 51.67' SECTION 4-R-1
TARRANT COUNTY CONVENTION CENTER
VOLUME 388-155, PAGE 47

> Final Plat of

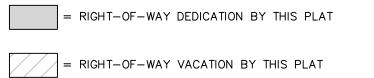
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2 Lots 19.576 Acres

This plat was prepared in August, 2024

REFERENCE CASE PP-016-008





E. 14TH STREET (60' WIDTH RIGHT-OF-WAY)