

VICINITY MAP NOT TO SCALE COOK CHILDREN'S HEALTH CARE SYSTEM 801 SEVENTH AVENUE FT. WORTH, TEXAS 76104 (817) 682-885-7145 (PHONE) CONTACT: Spencer Seals EMAIL: spencer.seals@cookchildrens.org

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

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

Line Table		
Line Number	Bearing	Distance
L1	N00°16'38"W	0.50'
L2	N89'43'22"E	2.57'
L3	N44°41'48"E	5.56'
L4	N00°16'38"W	2.57'
L5	N89'43'22"E	0.50'
L6	N58°20'30"E	1.92'
L7	S89°49'39"W	13.22
L8	N89°43'26"E	6.34'

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

General Notes:

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

- 2. 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.
- 3. According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 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.
- 4. All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1, 3 & 4 BLOCK 8, EDWARDS HEIRS ADDITION AND LOT 2R, BLOCK 8, EDWARDS HEIRS ADDITION AND A 20' ALLEY VACATED BY CITY ORDINANCE NO. __ INTO LOT 1R, BLOCK & EDWARDS HEIRS ADDITION.

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.

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

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

the City of Fort Worth.

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.

PRIVATE MAINTENANCE

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

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

TRANSPORTATION IMPACT FEES

the same.

The City of Fort Worth has an ordinance implementing the assessment and ollection 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.

SIDEWALKS AND STREET LIGHTS Sidewalks and street lights are required for all public and private streets per "City of Fort Worth

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.

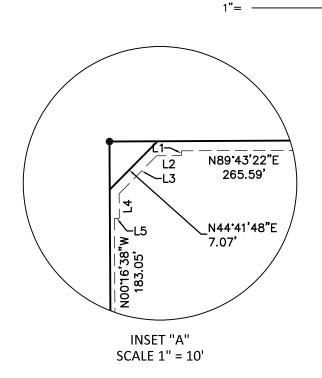
WATER / WASTEWATER IMPACT FEES

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 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.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

LOT 3, BLOCK 9 LOT B, BLOCK 9 EDWARD HEIRS ADDITION EDWARD HEIRS ADDITION EDWARD HEIRS ADDITION VOLUME 63, PAGE 2 VOLUME 388-17, PAGE 283 VOLUME 63, PAGE 2 P.R.T.C.T. PENNSYLVANIA AVENUE (50' WIDTH RIGHT-OF-WAY) VOLUME 63, PAGE 2 P.R.T.C.T. INSET "A" /5' X 5' RIGHT-OF-WAY 5' X 5' RIGHT-OF-WAY 7 DEDICATION 12.5 SQUARE FEET BY THIS PLAT FOUND 5/8" IRON ROD WITH \
ORANGE CAP STAMPED FEET BY THIS PLAT "BROOKS SURVEYING N89°43'26"E 300.00 N89'43'26"E N89°43'22"E 290.00' 265.59 25.29'ᆜ REMAINDER LOT 1, BLOCK 8 N4518'12"W EDWARDS HEIRS ADDITION VOLUME 63, PAGE 2 P.R.T.C.T. TRACT 5 LOT 4, BLOCK 3 LOT 4 COOK CHILDREN'S HEALTH EDWARD HEIRS ADDITION VOLUME 63, PAGE 2 C.C.D. NO. D216039106 FOUND 1/2" IRON ROD
WITH YELLOW CAP STAMPED TRACT 1 TRACT 7 COOK CHILDREN'S HEALTH COOK CHILDREN'S HEALTH "GRANT RPLS 4151" CARE SYSTEM CARE SYSTEM C.C.D. NO. D216039106 C.C.D. NO. D216039106 7.5' UTILITY EASEMENT CABINET B, SLIDE 3081 P.R.T.C.T. N89'47'02"E ----25.0'-VACATED BY THIS PLAT LOT 1R, BLOCK 8R **EDWARDS HEIRS** | Щ ≱́а _N00°19'50"W ADDITION AVENU RIGHT-OF-1.375 ACRES (BY THIS PLAT) 59,899 SQUARE FEET LOT 3 LOT 2R, BLOCK 8 EDWARDS HEIRS ADDITION BLOCK 8 CABINET B, SLIDE 3081 EDWARDS HEIRS ADDITION C.C.D. NO. D206020032 LOT 3, BLOCK 3 VOLUME 63, PAGE 2 VARIABLE WIDTH PEDESTRIAN EDWARD HEIRS ADDITION P.R.T.C.T. ACCESS EASEMENT (BY THIS PLAT) TRACT 3 VOLUME 63, PAGE 2 COOK CHILDREN'S HEALTH TRACT 4 CARE SYSTEM COOK CHILDREN'S HEALTH C.C.D. NO. D216039106 CARE SYSTEM TRACT 2 D.R.T.C.T. C.C.D. NO. D216039106 COOK CHILDREN'S HEALTH CARE SYSTEM ┌7.5' UTILITY EASEMENT VARIABLE WIDTH PEDESTRIAN C.C.D. NO. D216039106 ABINET B, SLIDE 3081 N45°18'12"W ACCESS EASEMENT D.R.T.C.T. (BY THIS PLAT) VACATED BY THIS PLAT N89'33'20"E 224.07' N45°29'44"W 5' X 5' RIGHT-OF-WAY DEDICATION 12.5 SQUARE FEET BY THIS PLAT S89°43'26"W N00°26'40"W **12.70**′ SOUTH 13.30'-___12.64**'** 285.00 S89**°**43'26"W POINT OF 290.00 S44'43'26"W BEGINNING S87°53'10"W - 4.74' FOUND MONUMENT PRUITT STREET VOLUME 63, PAGE 2 POINT OF 5' X 5' RIGHT-OF-WAY T DEDICATION 12.5 SQUARE FEET BY THIS PLAT P.R.T.C.T. BEGINNING 5' X 5' RIGHT-OF-WAY FOUND 5/8 FOUND MONUMENT N89°43'26"E 140.00 N89'43'26"E 130.00' S45'18'12"E N44'41'48"E -25.0'--- TRACT 8 COOK CHILDREN'S HEALTH CARE SYSTEM C.C.D. NO. D216039106 CERTIFICATION: LOT 1 LOT 1R, BLOCK 7 **EDWARDS HEIRS** ADDITION LOT A, BLOCK 4-R EDWARDS HEIRS ADDITION CABINET B, SLIDE 1958 0.641 ACRES 27,962 SQUARE FEET LOT 3-R, BLOCK 7 BLOCK 7 EDWARDS HEIRS ADDITION EDWARDS HEIRS ADDITION CABINET A, SLIDE 2090 P.R.T.C.T. VOLUME 63, PAGE 2 P.R.T.C.T. DEED LINE LOT 2 COOK CHILDREN'S HEALTH CARE SYSTEM C.C.D. NO. D216039105 D.R.T.C.T. S44'41'48"W S89'43'26"W 135.00' S89°43'26"W 140.00' 5' X 5' RIGHT-OF-WAY DEDICATION 12.5 SQUARE FEET BY THIS PLAT W. CANNON STREET (50' WIDTH RIGHT-OF-WAY) VOLUME 63, PAGE 2 BLOCK 5 BLOCK 6 EDWARDS HEIRS ADDITION EDWARDS HEIRS ADDITION VOLUME 63, PAGE 2 VOLUME 63, PAGE 2



FS-24-229



CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

Chairman

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

Secretary LAND USE TABLE

2.017 Ac. Total Gross Acreage Right-of-Way Dedication 75 SQ. FT. 2.016 Ac. Net Acreage Number of Residential Lots Number Non-Residential Lots 2.016 Ac. Non-Residential Acreage Private Park Acreage Public Park Acreage

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 June, 2024.

PRELIMINARY

Stephen R. Glosup, RPLS Registered Professional Land Surveyor srg@dunaway.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

EDWARDS HEIRS ADDITION LOT 1R, BLOCK 8R AND LOT 1R, BLOCK 7

Situated in the George Shield Survey, Abstract No. 1402, being a Re-Plat of all of Lots 3 and 4 and the remainder of Lot 1, Block 8, and all of Lots 1 and 2, Block 7, Edwards Heirs Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County, Texas, all of Lot 2R, Block 8, Edwards Heirs Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 3081, Plat Records, Tarrant County, Texas and a 20' Alley vacated by City of Forth Worth Ordinance No. _____.

2 Lots

2.016 Acres

This plat was prepared in July, 2024

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