

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the StarNET RTK Network and is also referenced to City of Fort Worth Monuments #8775 and #8840, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RINGLEY & ASSOC. - RPLS 4701", unless otherwise noted.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 46439C0305L (effective date March 21, 2019) published by the Federal Emergency Management Administration for Tarrant County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

SUBDIVISION NOTE:

Selling a portion of any lot in this addition by metes & bounds in a violation of State Law and City Ordinance and is subject to penalties imposed by law.

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.

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.

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'.

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.

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

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 I 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.

GENERAL NOTES:

Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

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 arising out of or from performance of the obligations of said owners set forth in this paragraph.

This plat identifies a potential preliminary need for a storm water storage facility known as a detention pond that may or may not be required. The approximate storage is 1.73 ac-ft for Lot A-1-R. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to determine if the site development requires detention and provide for the final detention volume mitigation if required during the site development. If detention is required, the final detailed analysis detention volume and required easement may be more or less than indicated in the Drainage Study. If required, the detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Drainage Study in support of Grading Permit is submitted.

A Drainage Study 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 Drainage Study is submitted) must be submitted to and approved by the City of Fort Worth prior to 1.0 acre or more of land disturbance of Lot A-1-R, Block T.

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.

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.

OWNER'S VESTING DEEDS: LOT 1-R-1, BLOCK T

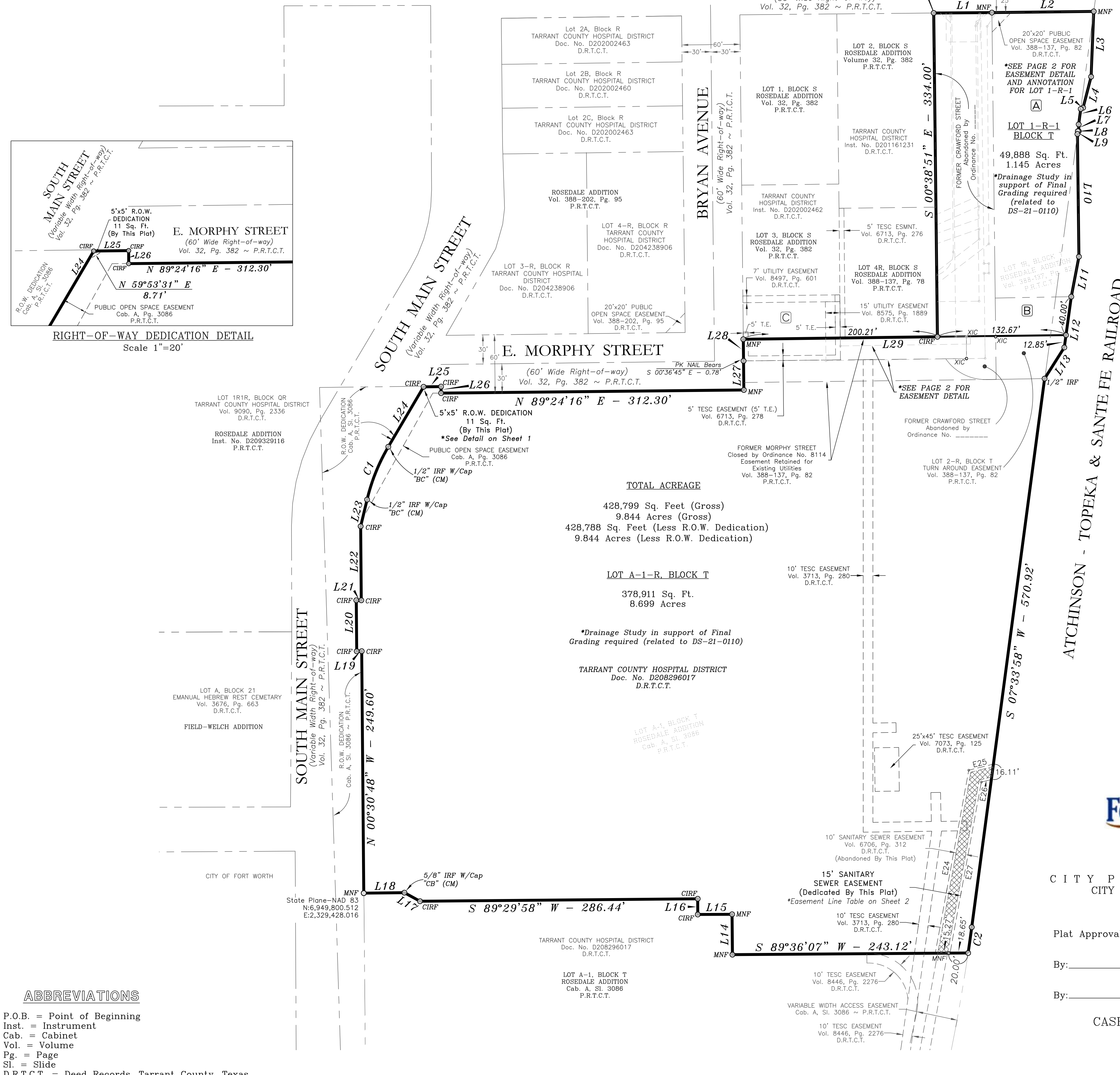
A. TARRANT COUNTY HOSPITAL DISTRICT - Inst. No. D199185277 ~ D.R.T.C.T.

B. TARRANT COUNTY HOSPITAL DISTRICT - Doc. No. D208296017 ~ D.R.T.C.T.

ADJOINER DEEDS:

C. TARRANT COUNTY HOSPITAL DISTRICT (Tract 2) - Inst. No. D208296017 ~ D.R.T.C.T.

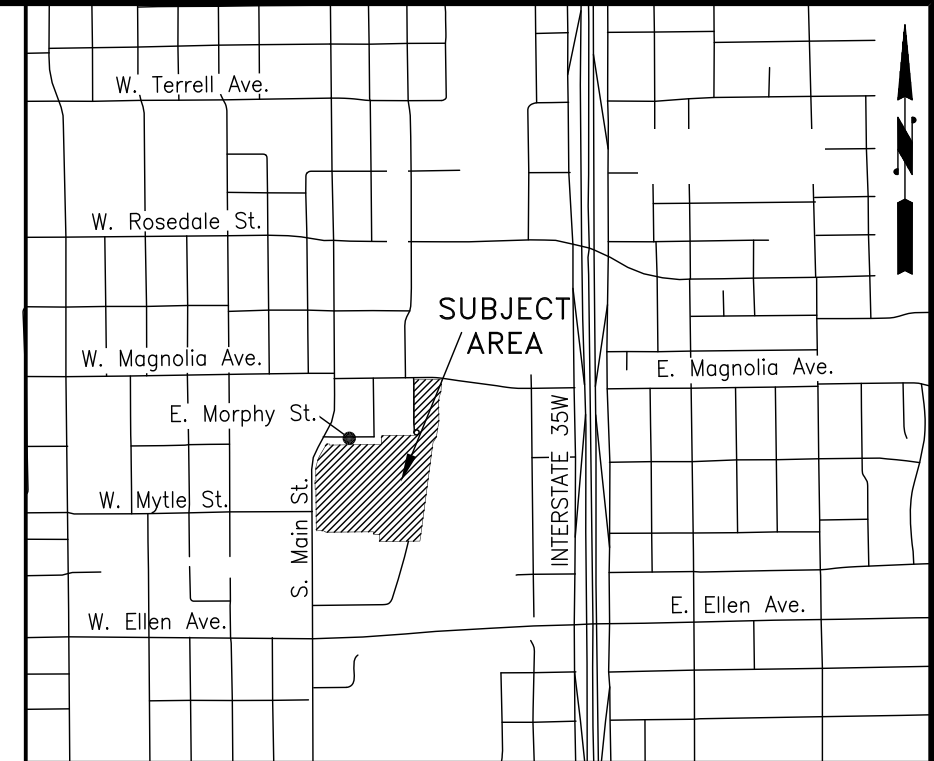
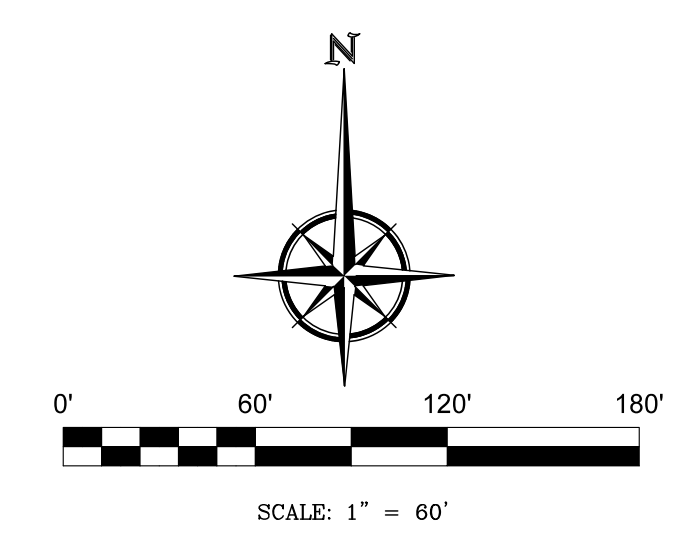
LOT 3A, BLOCK S, ROSEDALE ADDITION - Vol. 388-137, Pg. 82 ~ P.R.T.C.T.



ABBREVIATIONS

- P.O.B. = Point of Beginning
- Inst. = Instrument
- Cab. = Cabinet
- Vol. = Volume
- Pg. = Page
- Sl. = Slide
- D.R.T.C.T. = Deed Records, Tarrant County, Texas
- P.R.T.C.T. = Plat Records, Tarrant County, Texas
- IRF = (size) Iron Rod Found
- CM = Controlling Monument
- CIRF = 1/2" Iron Rod Found with red plastic cap, stamped "RPLS 4701"
- MNF = Mag Nail Found with steel washer, stamped "RPLS 4701"
- XIC = "X" In Concrete Found
- BC = Brittain Crawford
- CB = Carter Burgess
- Sep. Inst. = Separate Instrument
- P.O.S.E. = Public Open Space Easement (Dedicated By This Plat)

DOCUMENT NO. _____ DATE _____



BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°04'04"	198.00'	58.98'	N 21°53'09" E	58.76'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°35'11" E	60.00'
L2	N 89°20'14" E	105.05'
L3	S 02°18'00" W	67.40'
L4	S 14°29'00" W	33.00'
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L6	S 07°35'00" W	16.00'
L7	S 00°42'00" E	7.00'
L8	S 07°35'00" W	16.00'
L9	N 89°34'28" E	1.00'
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L13	S 32°15'48" W	38.03'
L14	N 00°32'39" W	41.61'
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L19	S 89°30'44" W	5.15'
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L21	N 89°30'44" E	5.15'
L22	N 00°29'15" W	76.33'
L23	N 13°34'15" E	28.28'
L24	N 30°27'31" E	71.76'
L25	N 89°19'31" E	18.01'
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L27	N 00°34'44" W	30.00'
L28	N 00°36'45" W	22.32'
L29	N 89°15'58" E	332.88'



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

CASE NO. **FS-22-083**

OWNER

TARRANT COUNTY HOSPITAL DISTRICT
1500 S. Main Street
Fort Worth, TX 76104-4917
Phone: 817-702-9998

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Lawrence H. Ringley, President
701 S. Tennessee Street
McKinney, Texas 75069
Phone: 972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	03/08/2022	1"=60'	2021-008	2021-008-PP-LB1.DWG	1 of 3

AREA NOTE:
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SUBDIVISION NOTE:
Selling a portion of any Lot in this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to penalties imposed by law.

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.

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In the event the building(s) is (are) removed, the ROW corner clip dedication shown shall be observed in accordance with City standards prior to reconstruction.

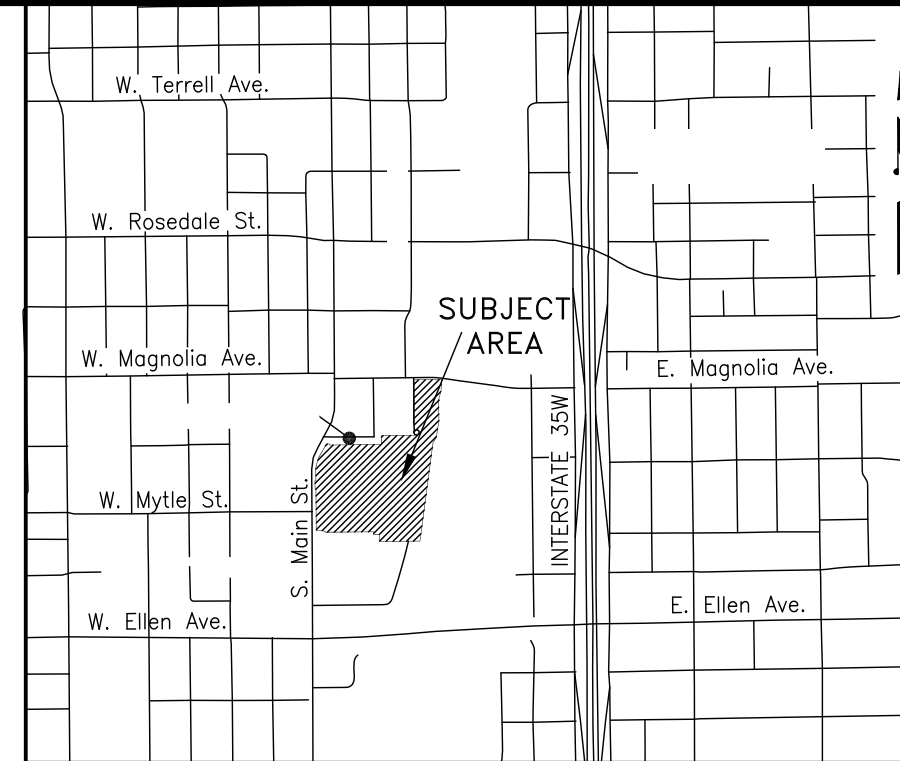
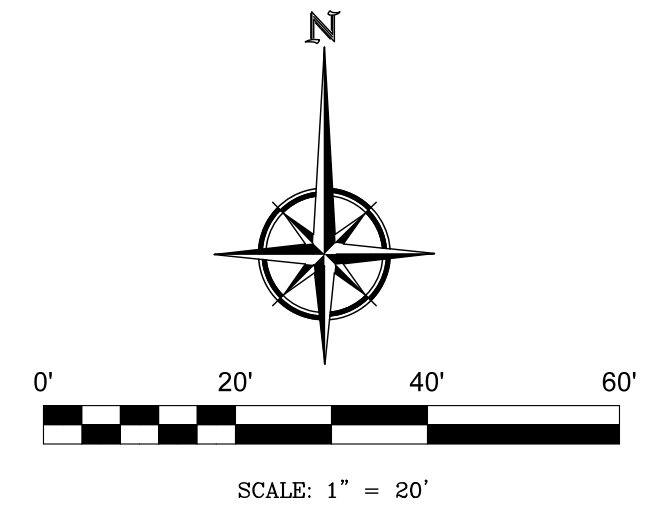
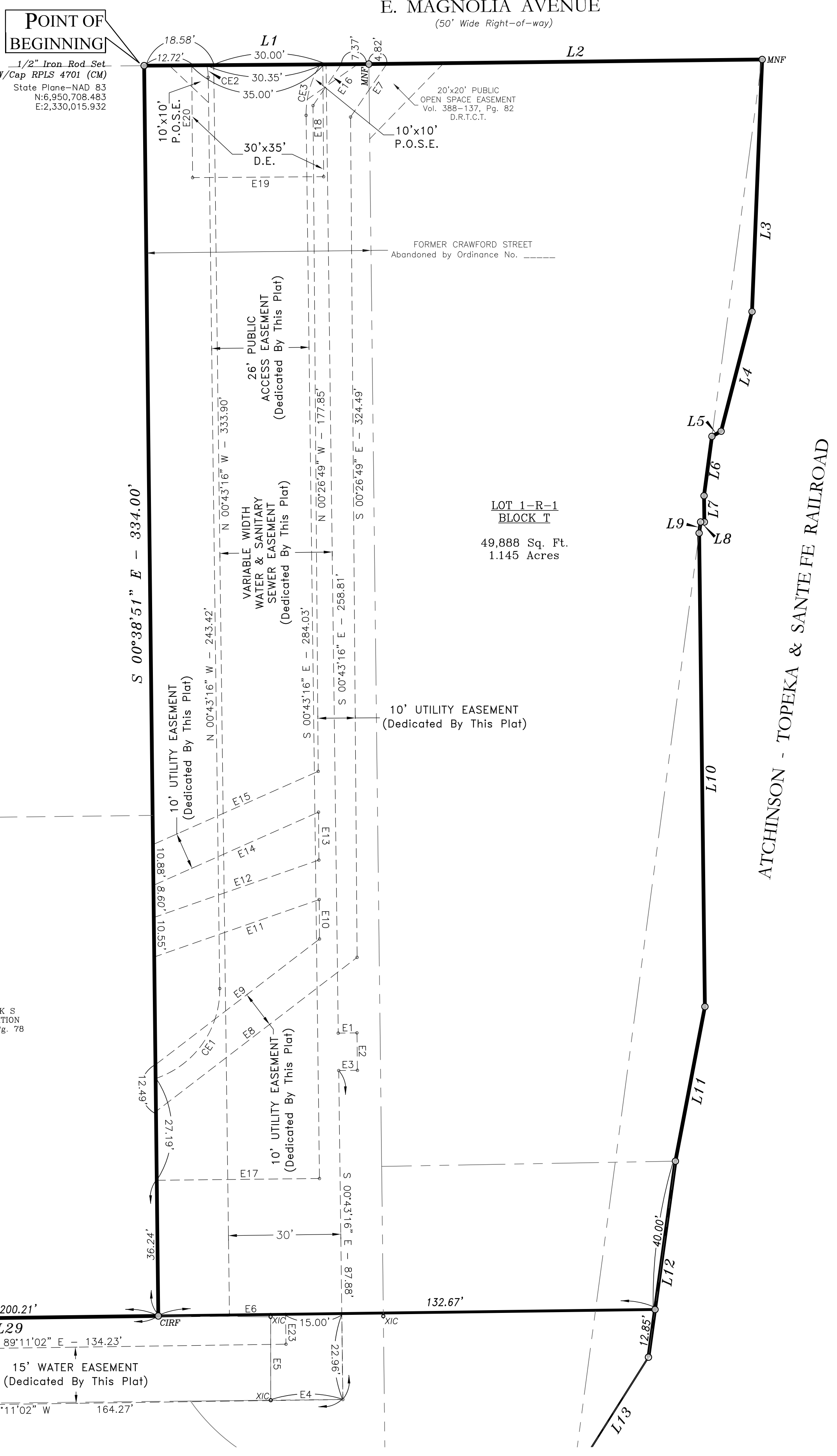
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EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CE1	72'22"04"	25.00'	31.58'	N 35'27"46" E	29.52'
CE2	12'28"19"	15.00'	3.27'	N 06'57"26" W	3.26'
CE3	32'50"12"	25.00'	14.33'	S 15'41"50" W	14.13'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°35'11" E	60.00'
L2	N 89°20'14" E	105.05'
L3	S 02°18'00" W	67.40'
L4	S 14°29'00" W	33.00'
L5	S 02°18'00" W	67.40'
L6	S 07°35'00" W	2.81'
L7	S 07°35'00" W	16.00'
L8	S 07°35'00" W	2.81'
L9	S 07°35'00" W	16.00'
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L27	N 00°34'44" W	30.00'
L28	N 00°36'45" W	22.32'
L29	N 89°15'38" E	332.88'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 89°16'44" E	5.00'
E2	S 00°43'16" E	10.00'
E3	S 89°16'44" W	5.00'
E4	S 00°43'16" E	87.88'
E5	S 89°27'49" W	19.26'
E6	N 00°05'33" W	22.90'
E7	S 34°19'43" W	17.19'
E8	S 52°32'04" W	67.67'
E9	N 52°32'04" E	55.20'
E10	N 00°26'49" W	10.53'
E11	S 70°48'09" W	46.65'
E12	N 70°48'09" E	46.69'
E13	N 00°26'49" W	12.80'
E14	S 66°05'21" W	48.23'
E15	N 66°05'21" E	48.28'
E16	N 34°19'43" E	13.36'
E17	S 89°22'36" W	43.46'
E18	S 00°24'49" E	30.00'
E19	S 89°35'11" W	35.00'
E20	N 00°24'49" W	30.00'
E21	N 00°34'09" W	25.19'
E22	S 00°34'09" E	8.16'
E23	N 00°43'16" W	7.98'
E24	N 10°22'08" E	191.97'
E25	N 76°11'08" E	26.20'
E26	S 76°11'08" W	10.62'
E27	S 10°22'08" W	179.41'



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

CASE NO. FS-22-083

OWNER
TARRANT COUNTY HOSPITAL DISTRICT
1500 S. Main Street
Fort Worth, TX 76104-4917
Phone: 817-702-9998

SURVEYOR
RINGLEY & ASSOCIATES, INC.
Lawrence H. Ringley, President
701 S. Tennessee Street
McKinney, Texas 75069
Phone: 972-542-1266
LHR@ringley.com

FINAL PLAT
LOT 1-R-1 and LOT A-1-R, BLOCK T
ROSEDALE ADDITION
9.844 ACRES
being a replat of
LOTS 3A & 4R, BLOCK S and
LOTS 1-R, 2-R & A-1, BLOCK T
Rosedale Addition, recorded in Volume 32, Page 382,
Volume 388-137, Page 78, Volume 388-137, Page 82 and
Cabinet A, Slide 3086,
Plat Records, Tarrant County, Texas
situated in the
Franklin Richards Survey, Abstract No. 1297
City of Fort Worth, Tarrant County, Texas

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	03/08/2022	1"=20'	2021-008	2021-008-PP-LBT.DWG	2 of 3

DOCUMENT NO. _____ DATE _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TARRANT COUNTY HOSPITAL DISTRICT is the owner of those certain tracts of land, situated in the City of Fort Worth, in the Franklin Richards Survey, Abstract No. 1297 of Tarrant County, Texas and being: the remaining portion of a 60' wide right-of-way of Crawford Street, originally dedicated between Blocks S and T of Rosedale Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof, recorded in Volume 32, Page 382, Plat Records, Tarrant County, Texas (P.R.T.C.T.); all of Lot 1-R and Lot 2-R, Block T of ROSEDALE ADDITION, an addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 388-137, Page 82, P.R.T.C.T. and as described in a Special Warranty Deed to Tarrant County Hospital District, recorded in Instrument No. D208296017, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Instrument No. D199185277, D.R.T.C.T.; all of Lot A-1, Block T of ROSEDALE ADDITION, an addition to the City of Fort Worth, according to the plat thereof, recorded in Cabinet A, Slide 3086, P.R.T.C.T. and as described in a Special Warranty Deed to Tarrant County Hospital District, recorded in Instrument No. D208296017, D.R.T.C.T.; part of Lot 3A, Block S of Rosedale Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof, recorded in Volume 388-137, Page 82, P.R.T.C.T. and as described in a Special Warranty Deed to Tarrant County Hospital District, recorded in Instrument No. D208296017, D.R.T.C.T. and part of Lot 4-R, Block S of ROSEDALE ADDITION, an addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 388-137, Page 78, P.R.T.C.T. and as described in a Special Warranty Deed to Tarrant County Hospital District, recorded in Instrument No. D201161231, D.R.T.C.T. and the consolidation of the above described tracts of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "capped iron rod"), found at the intersection of the south right-of-way line of E. Magnolia Avenue (50' wide right-of-way) and the west right-of-way line of Crawford Street (60' wide right-of-way) for the northeast corner of Lot 2, Block S of the above described Rosedale Addition recorded in Volume 32, Page 382, P.R.T.C.T.;

THENCE: North 89 deg. 35 min. 11 sec. East, across said Crawford Street with the projected south line of said E. Magnolia Avenue, a distance of 60.00 feet to a mag nail with a steel washer, stamped "RPLS 4701" (hereinafter referred to as "mag nail"), found at the intersection of the south right-of-way line of E. Magnolia Avenue and the east right-of-way line of said Crawford Street for the northwest corner of the above described Lot 1R, Block T;

THENCE: North 89 deg. 20 min. 14 sec. East, along the south line of said E. Magnolia Avenue and the north line of said Block T, a distance of 105.05 feet to a mag nail found for the northeast corner of said Lot 1-R, Block T, on the west right-of-way line of the Atchison Topeka & Santa Fe Railroad (a variable width right-of-way);

THENCE: Along the easterly line of said Lot 1-R, Block T as per the plat recorded in Volume 388-137, Page 82 as follows:

- South 02 deg. 18 min. 00 sec. West, a distance of 67.40 feet to a point for corner
South 14 deg. 29 min. 00 sec. West, a distance of 33.00 feet to a point for corner;
South 60 deg. 36 min. 00 sec. West, a distance of 2.81 feet to a point for corner on the west right-of-way line of said Atchison Topeka & Santa Fe Railroad;

THENCE: South 07 deg. 35 min. 00 sec. West, along the west right-of-way line of said railroad, a distance of 16.00 feet to a point for corner;

THENCE: South 00 deg. 42 min. 00 sec. East, a distance of 7.00 feet to a point for corner;

THENCE: South 89 deg. 34 min. 28 sec. West, a distance of 1.00 feet to a point for corner on the west right-of-way line of said Atchison Topeka & Santa Fe Railroad;

THENCE: South 07 deg. 35 min. 00 sec. West, along the west right-of-way line of said railroad a distance of 3.00 feet to a point for corner;

THENCE: South 00 deg. 42 min. 00 sec. East, a distance of 126.50 feet to a point for corner;

THENCE: South 10 deg. 48 min. 00 sec. West, a distance of 42.02 feet to a point for the southeast corner of said Lot 1-R and the northeast corner of Lot 2-R, Block T;

THENCE: South 07 deg. 50 min. 14 sec. West, along the east line of said Lot 2-R, Block T, a distance of 52.86 feet to a point for corner;

THENCE: South 32 deg. 15 min. 48 sec. West, continuing along the east line of said Lot 2-R, Block T, a distance of 38.03 feet to a 1/2 inch iron rod found on the west right-of-way line of said Atchison Topeka & Santa Fe Railroad for the southeast corner of said Lot 2-R, Block T and same being the most easterly northeast corner of said Lot A-1, Block T;

THENCE: South 07 deg. 33 min. 58 sec. West, along the common line of said railroad and said Lot A-1, Block T, a distance of 570.92 feet to a point for corner at the beginning of a curve to the right, having a radius of 2,003.09 feet, a central angle of 0 deg. 46 min. 09 sec. and a chord that bears South 07 deg. 57 min. 36 sec. West - 26.89 feet;

THENCE: Continuing along said common line and said curve to the right, an arc distance of 26.89 feet to a point for the southeast corner of said Lot A-1, Block T and same being the northeast corner of Lot A-2, Block T of said ROSEDALE ADDITION and a mag nail found for reference, bears South 89 deg. 36 min. 07 sec. West - 20.00 feet;

THENCE: Departing from said Atchison Topeka & Santa Fe Railroad, along the common line of said Lots A-1 and A-2, Block T as follows:

- South 89 deg. 36 min. 07 sec. West, a distance of 243.12 feet to a mag nail found;
North 00 deg. 32 min. 39 sec. West, a distance of 41.61 feet to a capped iron rod found;
South 89 deg. 43 min. 18 sec. West, a distance of 35.36 feet to a capped iron rod found;
North 00 deg. 16 min. 42 sec. West, a distance of 16.17 feet to a capped iron rod found;
South 89 deg. 29 min. 58 sec. West, a distance of 286.44 feet to a capped iron rod found;
North 61 deg. 16 min. 32 sec. West, a distance of 18.34 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "Carter Burgess", found for corner;

THENCE: South 89 deg. 22 min. 00 sec. West, continuing along said common line, a distance of 41.94 feet to a mag nail found on the east right-of-way line of South Main Street (variable width right-of-way at this point) for the southwest corner of said Lot A-1 and the northwest corner of said Lot A-2, Block T;

THENCE: Along the common line of said Lot A-1, Block T and said South Main Street as follows:

- North 00 deg. 29 min. 15 sec. West, a distance of 249.60 feet to a capped iron rod found;
South 89 deg. 30 min. 44 sec. West, a distance of 5.15 feet to a capped iron rod found;
North 00 deg. 29 min. 16 sec. West, a distance of 52.55 feet to a capped iron rod found;
North 89 deg. 30 min. 44 sec. East, a distance of 5.15 feet to a capped iron rod found;
North 00 deg. 29 min. 15 sec. West, a distance of 76.33 feet to a capped iron rod found;
North 13 deg. 34 min. 15 sec. East, a distance of 28.28 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "Brittain & Crawford", found for corner at the beginning of a non-tangent curve to the right, having a radius of 198.00 feet, a central angle of 17 deg. 04 min. 04 sec. and a chord that bears North 21 deg. 53 min. 09 sec. East - 58.76 feet;

THENCE: Continuing along the common line of said Lot A-1, Block T and South Main Street and with said curve to the right, an arc length of 58.98 feet to a 1/2 inch iron rod, topped with a yellow cap, stamped "Brittain & Crawford", found for corner at the end of said curve;

THENCE: North 30 deg. 27 min. 31 sec. East, continuing along the common line of said Lot A-1, Block T and South Main Street a distance of 71.76 feet to a capped iron rod found for the most westerly northwest corner of said Lot A-1, Block T;

THENCE: North 89 deg. 19 min. 31 sec. East, continuing along the common line of said Lot A-1, Block T and South Main Street a distance of 18.01 feet to a capped iron rod found;

THENCE: South 00 deg. 24 min. 59 sec. East, a distance of 6.71 feet to a capped iron rod found on the south right-of-way line of Morphy Street (60' wide right-of-way);

THENCE: North 89 deg. 24 min. 16 sec. East, along the common line of said Lot A-1, Block T and said Morphy Street, a distance of 312.30 feet to a capped iron rod found for corner at the intersection of the south right-of-way line of said Morphy Street and the east right-of-way line of Bryan Avenue (60' wide right-of-way);

THENCE: North 00 deg. 34 min. 44 sec. West, along the common line of said Lot A-1, Block T and said Bryan Avenue, a distance of 30.00 feet to a mag nail found for the southwest corner of the above described Lot 3A, Block S of ROSEDALE ADDITION;

THENCE: North 00 deg. 36 min. 45 sec. West, along the east right-of-way line of said Bryan Avenue and the west line of said Lot 3A, Block S, a distance of 22.32 feet to a mag nail found for corner on the original north right-of-way line of said Morphy Street, closed by City of Fort Worth Ordinance No. 8114;

THENCE: North 89 deg. 15 min. 38 sec. East, departing from said Bryan Avenue, over and across Lots 3A and 4R, Block S and with the north line of said abandoned Morphy Street, a distance of 200.21 feet to a capped iron rod found for an inside ell corner of said Lot 4R, Block S, on the west right-of-way line of the above described Crawford Street;

THENCE: North 00 deg. 38 min. 51 sec. West, continuing along the west right-of-way line of Crawford Street and the east line of said Lot 4R, Block S, at a distance of 134.00 feet, passing the northeast corner of said Lot 4R, Block S and the southeast corner of Lot 2, Block S of the above described Rosedale Addition recorded in Volume 32, Page 382, P.R.T.C.T. and continuing along the west right-of-way line of Crawford Street and east line of said Lot 2, Block S for a total distance of 334.00 feet to the POINT OF BEGINNING and containing 428,799 square feet or 9.844 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TARRANT COUNTY HOSPITAL DISTRICT, being the sole owner of the above described tract of land, acting by and through those undersigned, its duly authorized agents, do hereby adopt the herein above described property as ROSEDALE ADDITION, LOTS 1-R-1 and A-1-R, BLOCK T, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND IN TARRANT COUNTY, Texas,

this the _____ day of _____, 2022.

Signature
Printed Name
Position
Tarrant County Hospital District

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, LAWRENCE H. RINGLEY, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

DATED this the _____ day of _____, 2022.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2022.

Notary Public, State of Texas



CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

CASE NO. FS-22-083

OWNER

TARRANT COUNTY HOSPITAL DISTRICT
1500 S. Main Street
Fort Worth, TX 76104-4917
Phone: 817-702-9998

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Lawrence H. Ringley, President
701 S. Tennessee Street
McKinney, Texas 75069
Phone: 972-542-1266
LHR@Ringley.com

FINAL PLAT

LOT 1-R-1 and LOT A-1-R, BLOCK T
ROSEDALE ADDITION
9.844 ACRES
being a replat of
LOTS 3A & 4R, BLOCK S and
LOTS 1-R, 2-R & A-1, BLOCK T
Rosedale Addition, recorded in Volume 32, Page 382,
Volume 388-137, Page 78, Volume 388-137, Page 82 and
Cabinet A, Slide 3086,
Plat Records, Tarrant County, Texas
situated in the
Franklin Richards Survey, Abstract No. 1297
City of Fort Worth, Tarrant County, Texas



Table with 6 columns: Drawn by, Date, Scale, Job, Title, Sheet. Row 1: Mark Hood, 03/08/2022, N.T.S., 2021-008, 2021-008-PP-LIBT.DWG, 3 of 3

DOCUMENT NO. _____ DATE _____