

VICINITY MAP
NOT TO SCALE

SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817) 335-1121
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

ENGINEER:

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
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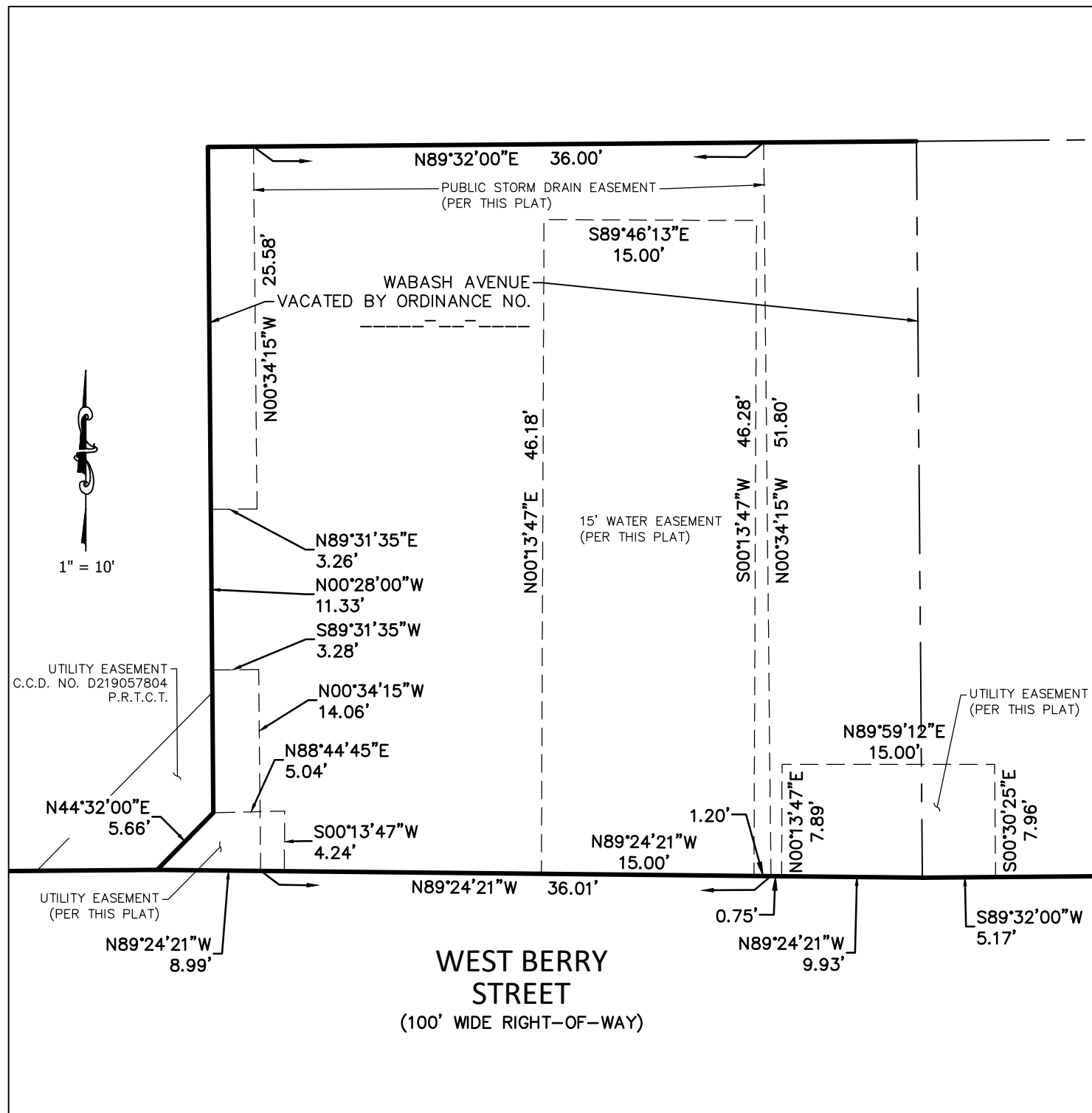
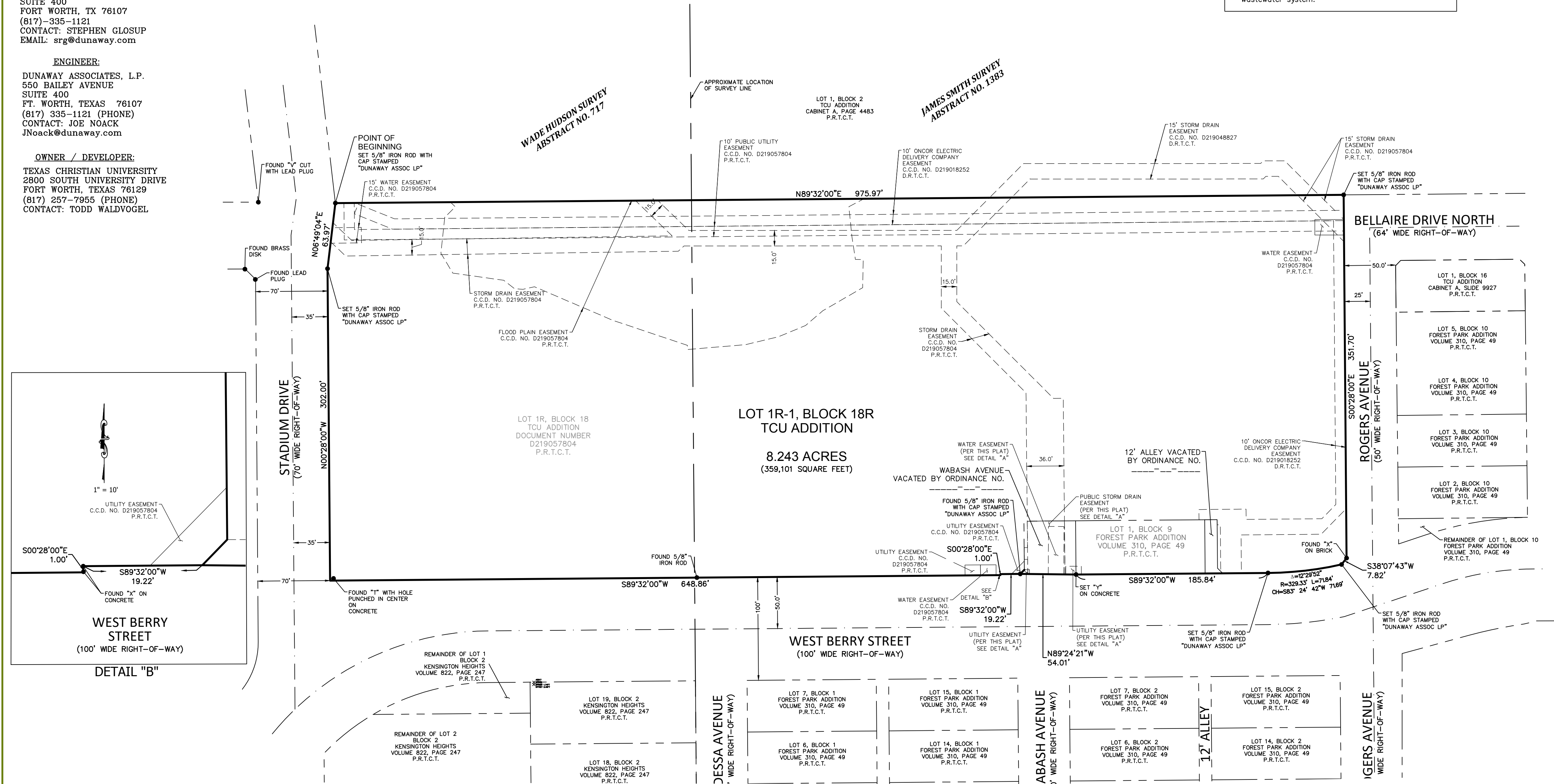
OWNER / DEVELOPER:

TEXAS CHRISTIAN UNIVERSITY
2800 SOUTH UNIVERSITY DRIVE
FORT WORTH, TEXAS 76129
(817) 257-7955 (PHONE)
CONTACT: TODD WALDVOGEL

NOTES:

- The basis of bearings shown hereon is the Texas State Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network. Distances and areas as shown hereon are surface values. A combined scale factor of 0.999880014 was used for this project.
- Building lines will be per the City of Fort Worth Zoning Ordinance.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and incorporated Areas, Panel Number 48439C305 K, Map Revised Date: September 25, 2009, the subject property is located in Zone "X" defined as areas determined to be outside of the 0.2% annual chance flood. This statement does not reflect any type of flood study by this firm.
- Portions of the streets and alleys that affect this plat were originally created Forest Park Addition, recorded in Volume 310, Page 49, Plat Records of Tarrant County, Texas have been vacated by City of Fort Worth Ordinance Numbers , and no utility easements have been retained by the City or other entities, within those vacated , and no rights-of-way, due all utilities have been relocated or privatized at the time of this plat recording.

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



DETAIL A

**FINAL PLAT
OF
LOT 1R-1, BLOCK 18R
TCU ADDITION**

Being a Replat of all of Lot 1R, Block 18R, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in County Clerks Document Number. D219057804, Plat Records of Tarrant County, Texas, and all of Lot 1, Block 9, Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49, Plat Records of Tarrant County, Texas,

1 Lot - 8.243 Acres

THIS PLAT WAS PREPARED IN OCTOBER, 2023



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

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 October, 2023.

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

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.

LAND USE TABLE	
Total Gross Acreage	8.243 Acres
Right-of-Way Dedication	0 Acres
Net Acreage	8.243 Acres
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	8.243 Acres
Private Park Acreage	0
Public Park Acreage	0



**CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS**

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

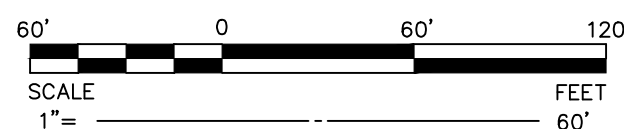
Plat Approval Date:

By:

CHAIRMAN

By:

SECRETARY



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

PROPERTY DESCRIPTION

Being a 8.243 acre tract of land situated in the Wade Hudson Survey, Abstract Number 717 and the James Smith Survey, Abstract Number 1383, City of Fort Worth, Tarrant County, Texas, and being all of Lot 1R, Block 18R, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D219057804, Plat Records of Tarrant County, Texas, all of Lot 1, Block 9, Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49, Plat Records of Tarrant County, Texas, a portion of Wabash Avenue as shown on Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49, Plat Records of Tarrant County, Texas, vacated by Ordinance Number ____ - ____ and a portion of an alley as shown on Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49, Plat Records of Tarrant County, Texas, vacated by Ordinance Number ____ - ____; said 8.243 acre tract of land being more particularly described as follows;

BEGINNING at a set 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" on the east right-of-way line of Stadium Drive (70' wide) and for the southwest corner of Block 2, said TCU Addition, as recorded in Cabinet A, Slide 4483, Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 32 minutes 00 seconds East, along the common north line of said Lot 1R, Block 18R and the south line of said Block 2, a distance of 975.97 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc LP";

THENCE South 00 degrees 28 minutes 00 seconds East, departing said common line and with the west right-of-way line of Rogers Avenue (50' wide) and the east line of said Lot 1R, Block 18R a distance of 351.70 feet to an "X" found in brick at the intersection of the west right-of-way line of said Rogers Avenue and the north right-of-way line of West Berry Street (100' wide) being the most easterly southeast corner of said Lot 1R, Block 18R;

THENCE with the common line of the north right-of-way line of said West Berry Street and the south line of said Lot 1R, Block 18R, the following:

South 38 degrees 07 minutes 43 seconds West, a distance of 7.82 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" at the beginning of a curve to the right having a radius of 329.33 feet;

Southwesterly along said curve through a central angle of 12 degrees 29 minutes 52 seconds, a distance of 71.84 feet with a chord bearing of South 83 degrees 24 minutes 42 seconds West and a chord distance of 71.69 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc LP" at the end of said curve;

South 89 degrees 32 minutes 00 seconds West, a distance of 185.84 feet to a set "Y" in concrete;
continued.....



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continued...

North 89 degrees 24 minutes 21 seconds West, a distance of 54.01 feet to a found "X" in concrete;

South 89 degrees 32 minutes 00 seconds West, a distance of 19.22 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc";

South 00 degrees 28 minutes 00 seconds East, a distance of 1.00 feet to a set 5/8 inch iron rod with cap stamped "Dunaway Assoc";

South 89 degrees 32 minutes 00 seconds West, a distance of 648.86 feet to an "X" found in concrete in the east right-of-way line of said Stadium Drive for the southwest corner of said Lot 1R, Block 18R;

THENCE North 00 degrees 28 minutes 00 seconds West, departing the north right-of-way line of said West Berry Street and with the common line of said Stadium Drive and the west line of said Lot 1R, Block 18R, a distance of 302.00 feet to a found 5/8 inch iron rod with cap stamped "Dunaway Assoc LP";

THENCE North 06 degrees 49 minutes 04 seconds East, a distance of 63.97 feet to the POINT OF BEGINNING and containing a calculated area of 359,101 square feet or 8.243 acres of land.



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DEDICATION OF PLAT

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Texas Christian University, does hereby adopt this plat to be known as:

LOT 1R-1, BLOCK 18R
TCU 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 hereon.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2023

Texas Christian University

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 _____, 2023.

Notary Public, Tarrant County, Texas



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