

P.O.C.

amend or remove any deed covenants or restrictions.

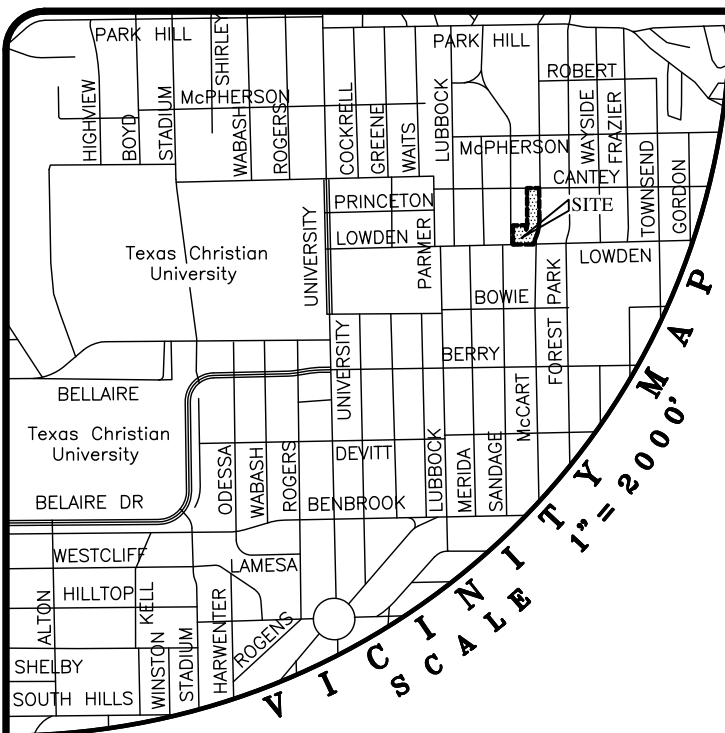
Development Yield	
Gross Site Area	<u>0.326 Ac.</u> / Total Number Lots <u> </u>
Total Residential Lots	<u> </u> / Acreage <u> </u>
Single Family Detached	<u> </u> / Single Family Attached <u> </u>
Two Family Lots	<u> </u> / Multifamily Lots <u> </u>
Total Dwelling Units	<u> </u>
Total Non-Residential Lots	<u> </u> / Acreage <u>0.00 Ac.</u>
Commercial Lots	<u>0 / 0.00 Ac.</u> Industrial Lots <u>0 / 0 Ac.</u>
Open Space Lots	<u>0 / </u> Right-of-Way <u>0 / </u>

OWNER:
Texas Christian University
2800 South University Drive
Fort Worth, Texas 76109
(817) 257-7000

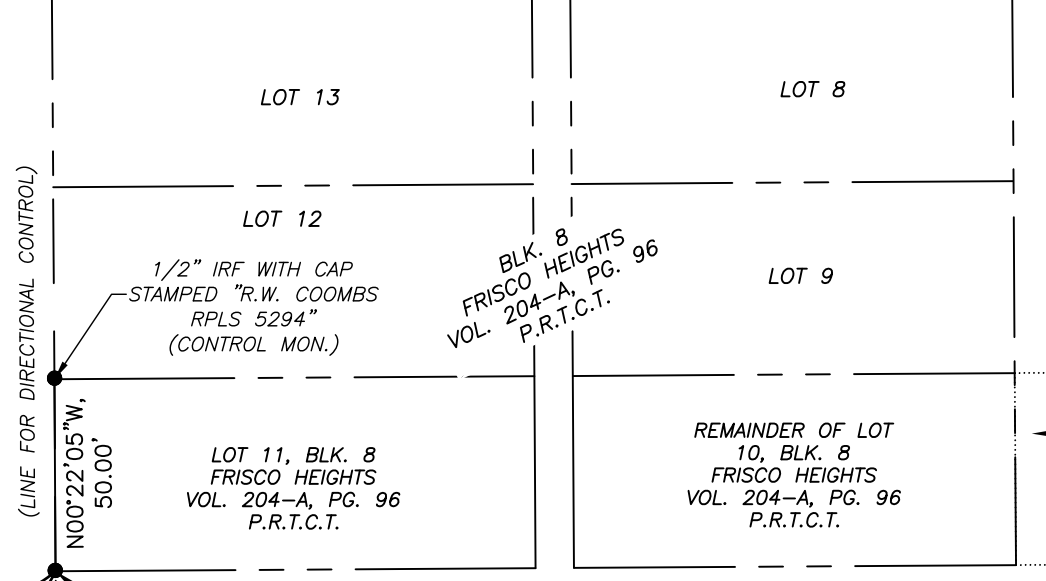
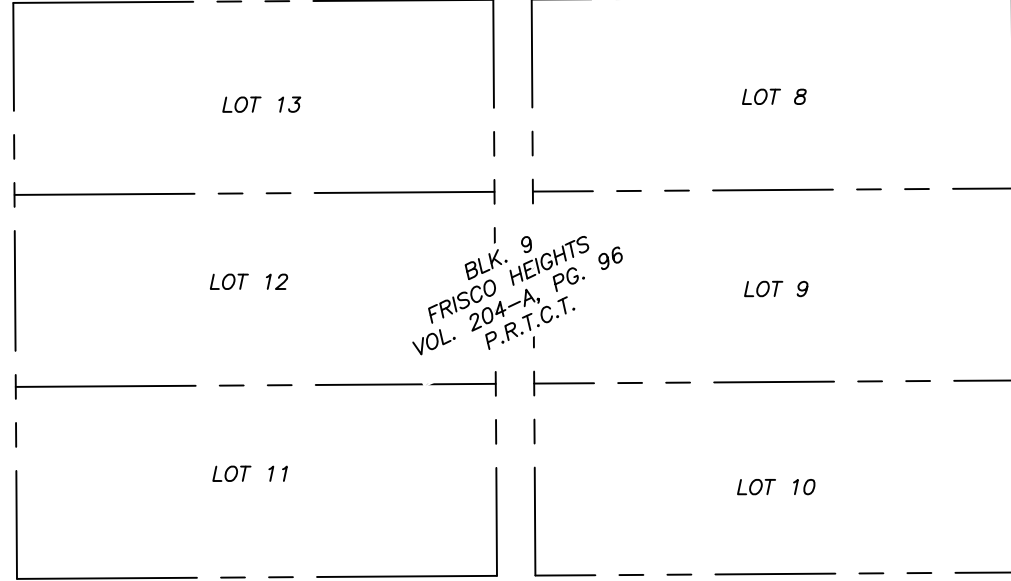
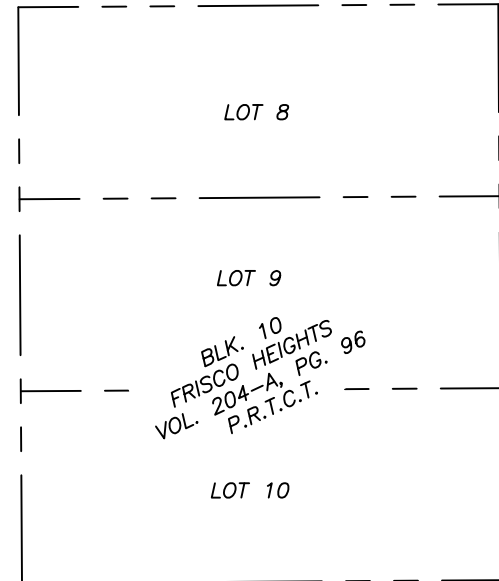
My Commission expires _____

Date: Oct. 21, 2024

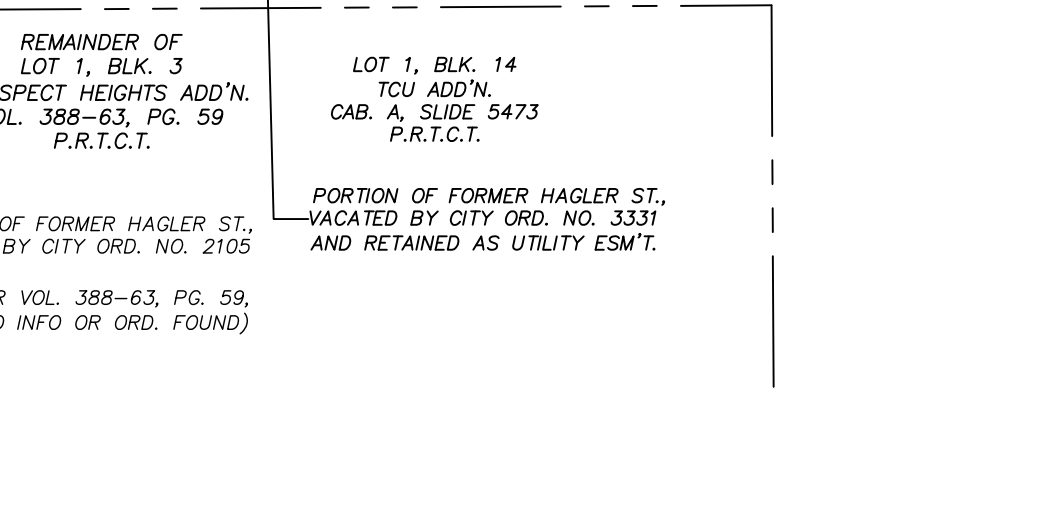
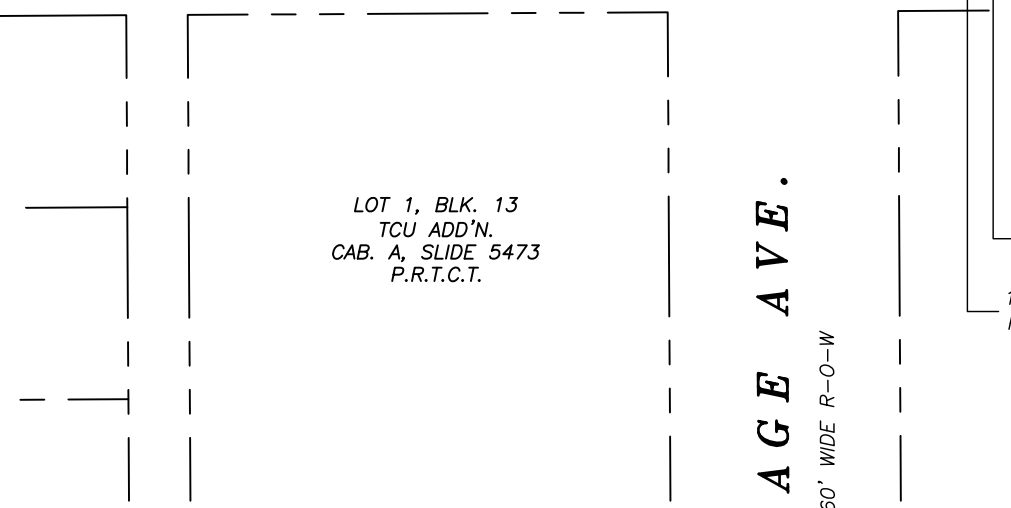
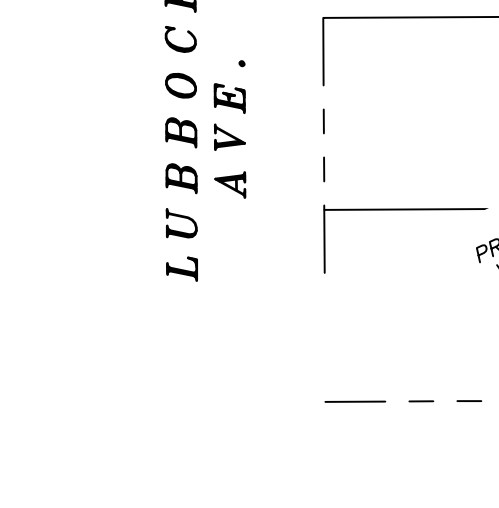
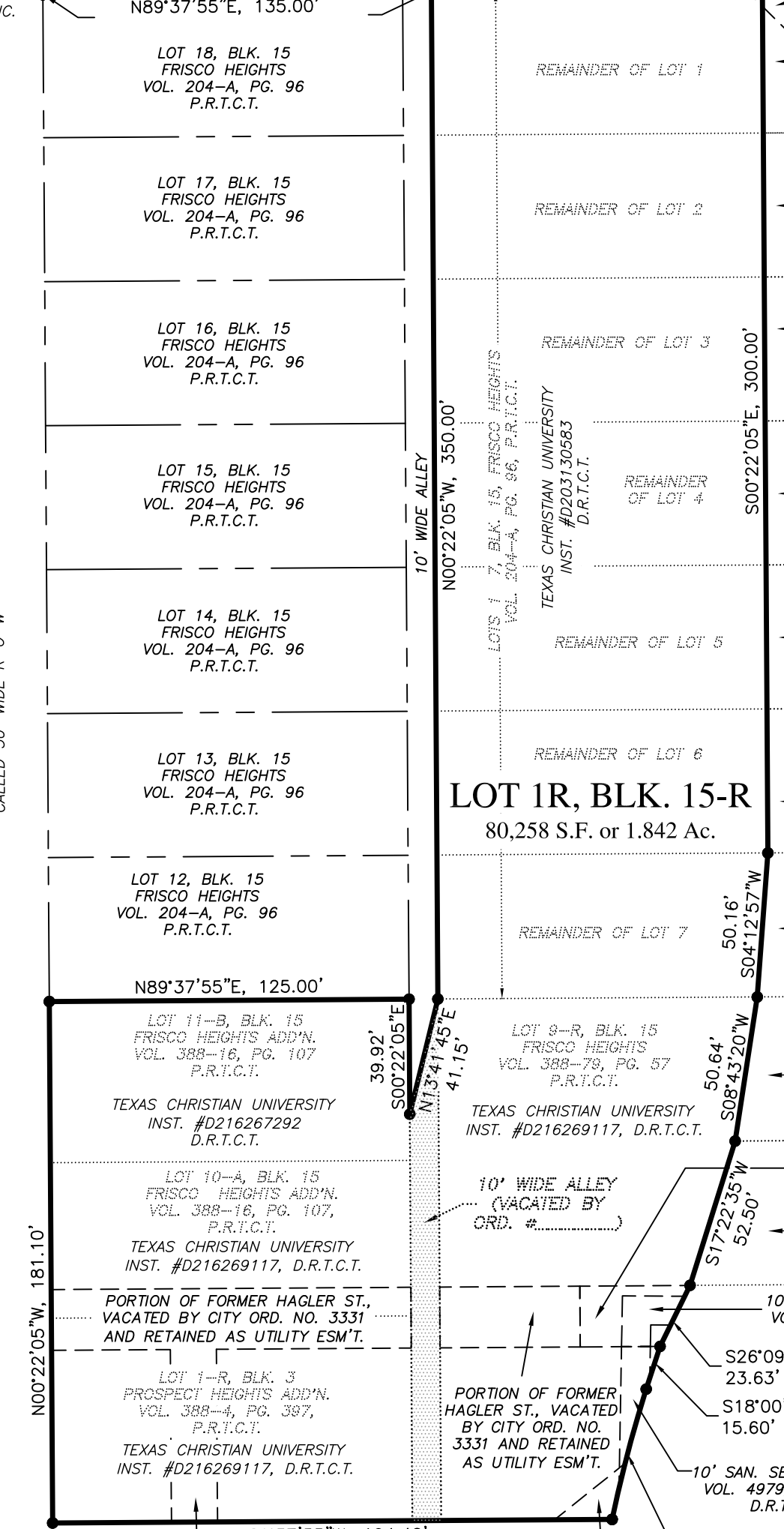
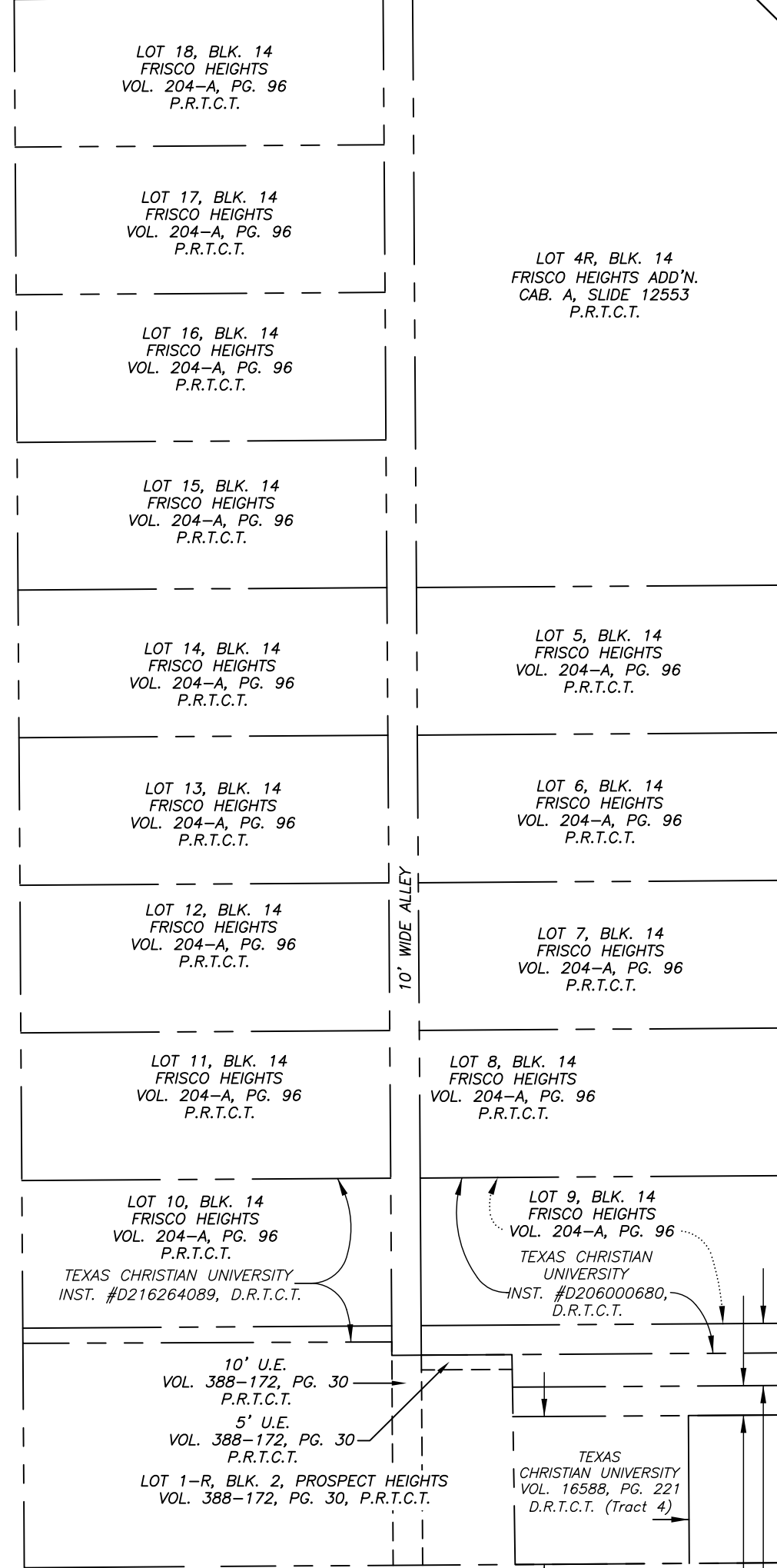
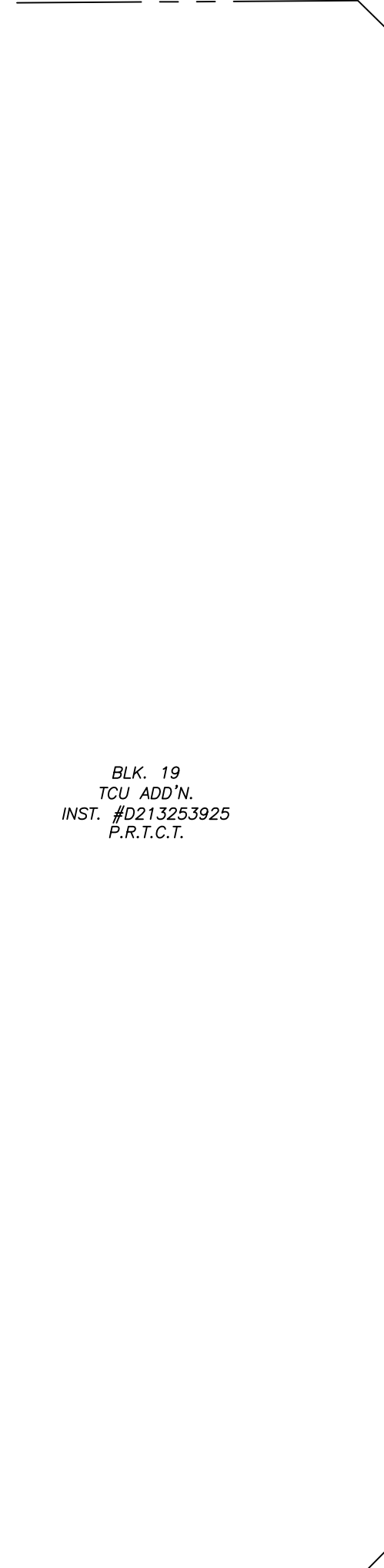
This plat recorded in Document Number _____, Date: _____. FS-24-_____



- 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.
- Construction Prohibited Over Easements**
- No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- 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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat, and any public utility, including the City of Fort Worth, shall have the right at all times of 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.
- 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".
- 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 arising out of or from performance of the obligations of said owners set forth in this paragraph.
- 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.
- Parkway Permit**
- Parkway improvements such as curb & gutter, pavement finish, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- 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.
- 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.
- P.R.V. Required - Private P.R.V.s** will be required, water pressure exceeds 80 P.S.I.
- Covenants or Restrictions are Un-altered**
- This Replat does not vacate the previous "Plan of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.



W. CANTEY STREET
60' WIDE R-O-W



SURVEYOR'S CERTIFICATION

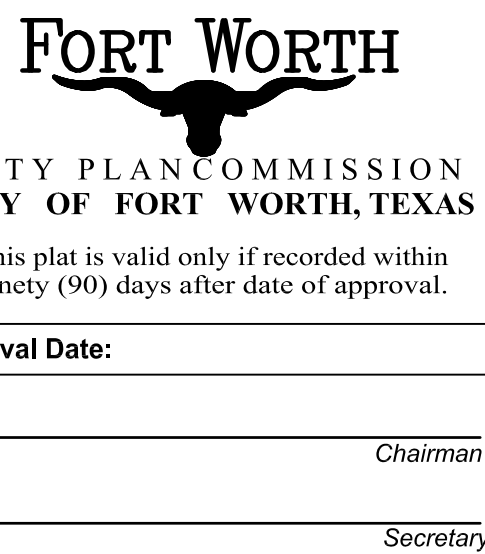
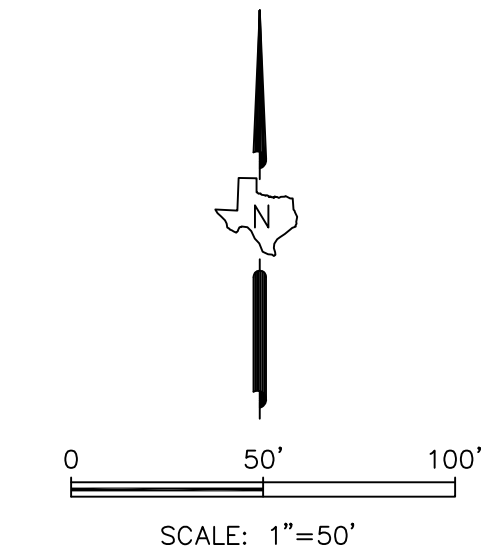
I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

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 - RELEASE DATE OCT. 21, 2024

Theron W. Sims, R.P.L.S., No. 5887
Surveyed on the ground April __, 2024

NOTES:

- 1) The surveyor has made no investigation or independent search for easements or encumbrances.
- 2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0305L for Tarrant County, Texas, and depicted from Community Map and Panel No. 480596 0305 L, City of Fort Worth, Texas, Map Revised March 21, 2019.
- 3) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP". (Unless otherwise noted).



Development Yield	
Gross Site Area	1.842 Ac. / Total Number Lots 1
Total Residential Lots	0 / Acreage 0
Single Family Detached	0 / Single Family Attached 0
Two Family Lots	0 / Multifamily Lots 0
Total Dwelling Units	0
Total Non-Residential Lots	0 / Acreage 0.00 Ac.
Commercial Lots	0 / 0.00 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots	0 / Right-of-Way 0 / 0

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Texas Christian University, is the owner of 1.842 acres of land containing the remainder of Lots 1 thru 7, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being conveyed to Texas Christian University, according to the deed filed in Instrument #D203130653, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also containing all of Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, P.R.T.C.T., and being conveyed to Texas Christian University, according to the deed filed in Instrument #D216269117, D.R.T.C.T., also containing all of Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., all of Lots 10-A and 11-B, Block 15, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., and being conveyed to Texas Christian University, according to the deeds filed in Instrument Nos. #D216269117 and #D216267292, D.R.T.C.T., also containing all of the 10' wide alley between said Block 9-R, Frisco Heights, said Block 3, Prospect Heights Addition, and said Block 15, Prospect Heights Addition, vacated by City Ordinance No. _____, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the southwest corner of Lot 11, Block 8, of said Frisco Heights (Vol. 204-A, Pg. 96), also being the intersection of the east R-O-W line of Sandage Avenue (called 50' in width), with the north R-O-W line of said Sandage Avenue, from which a 1.2 inch iron with cap stamped "R.W. Coombs RPLS 5294", found at the northwest corner of said Lot 11, also being the southwest corner of Lot 12, of said Block 8, Frisco Heights, and being in the east R-O-W line of said Sandage Avenue, bears N 00°22'05" W, a distance of 50.00 feet;

THENCE S 00°22'05" E, passing over and across said W. Canthey Street, a distance of 60.00 feet to an "X" cut found in concrete at the northwest corner of Lot 18, of said Block 15, Frisco Heights, also being the intersection of the east R-O-W line of said Sandage Avenue, with the south R-O-W line of said W. Canthey Street;

THENCE N 89°37'55" E, along the south R-O-W line of said W. Canthey Street, and along the north line of said Lot 18, Block 15, Frisco Heights, also passing over and across the north end of a 10' wide alley, a distance of 135.00 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), also being the northwest corner of said Lot 1, Block 15, Frisco Heights, also being the intersection of the east line of said alley, with the south R-O-W line of W. Canthey Street, and also being the northwest corner of said Texas Christian University tract (Vol. 16590, Pg. 3) for the POINT OF BEGINNING of the hereinafter described tract of land;

THENCE N 89°37'55" E, continuing along the south R-O-W line of said W. Canthey Street, and along the north line of said Lot 1, Block 15, Frisco Heights, also passing along the north line of said Texas Christian University tract (Vol. 16590, Pg. 3), a distance of 115.00 feet to a 5/8 inch iron rod set in the north line of said Lot 1, also being the northwest corner of a tract of land conveyed to the City of Fort Worth, as filed in Volume 3656, Page 203, D.R.T.C.T., also being the northeast corner of said Texas Christian University tract (Vol. 16590, Pg. 3), and being the intersection of the south R-O-W line of said W. Canthey Street, with the west R-O-W line of McCart Avenue (variable width);

THENCE S 00°22'05" E, passing over and across said Lots 1 thru 6, Block 15, Frisco Heights, and along the west R-O-W line of said McCart Avenue, and along the east line of said Texas Christian University tract (Vol. 16590, Pg. 3), also passing along the west line of a tract of land conveyed to the City of Fort Worth, as filed in said Volume 3656, Page 233, Volume 3598, Page 151, and Volume 3805, Page 429, D.R.T.C.T., a distance of 300.00 feet to a 5/8 inch iron rod set in the south line of said Lot 6, also being in the north line of Lot 7, Block 15, Frisco Heights;

THENCE S 04°12'57" W, continuing along the east line of said Texas Christian University tract (Vol. 16590, Pg. 3), passing over and across said Lot 7, Block 15, Frisco Heights, and continuing along the west R-O-W line of said McCart Avenue, also passing along the west line of a tract of land conveyed to the City of Fort Worth, (no deed found), a distance of 50.16 feet to a 5/8 inch iron rod set in the south line of said Lot 7, Block 15, Frisco Heights, also being the southeast corner of said Texas Christian University tract (Vol. 16590, Pg. 3), and being in the north line of said Lot 9-R, Block 15, Frisco Heights;

THENCE Along the east line of said Lot 9-R, Block 15, Frisco Heights, and along the west R-O-W line of said McCart Avenue, the following courses and distances;

S 08°43'20" W, passing along the west line of tract of land conveyed to the City of Fort Worth, as filed in said Volume 3805, Page 429, D.R.T.C.T., a distance of 50.64 feet to a 5/8 inch iron rod set;

S 17°22'38" W, passing along the west line of tract of land conveyed to the City of Fort Worth, as filed in said Volume 3583, Page 313, D.R.T.C.T., a distance of 52.50 feet to a 5/8 inch iron rod set;

S 26°09'14" W, a distance of 23.63 feet to a 5/8 inch iron rod set;

S 18°00'55" W, a distance of 15.60 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 470.00 feet, and whose long chord bears S 14°39'25" W, a distance of 46.75 feet;

Along said curve in a southwesterly direction, through a central angle of 05°42'06", an arc length of 46.77 feet to a 5/8 inch iron rod set at the end of said curve, also being the southeast corner of said Lot 9-R, Block 15, Frisco Heights, and being the intersection of the west R-O-W line of said McCart Avenue, with the north R-O-W line of W. Lowden Street (60' in width);

THENCE S 89°37'55" W, along the north R-O-W line of said W. Lowden Street, and along the south line of said Lot 9-R, Block 15, Frisco Heights, passing along the south end of said 10' wide vacant alley, and along the south line of said Lot 1-R, Block 3, Prospect Heights Addition, and continuing along the north R-O-W line of said W. Lowden Street, in all, a distance of 194.40 feet to a 5/8 inch iron rod set at the southwest corner of said 1-R, Block 3, Prospect Heights Addition, also being the intersection of the north R-O-W line of said W. Lowden Street, with the east R-O-W line of Sandage Avenue (called 50' in width);

THENCE N 00°22'05" W, along the west line of said 1-R, Block 3, Prospect Heights Addition, the west line of said Lots 10-A and 11-B, Block 15, Frisco Heights Addition, and along the east R-O-W line of said Sandage Avenue, a distance of 181.10 feet to a 5/8 inch iron rod set at the northwest corner of said 11-B, Block 15, Frisco Heights Addition, also being the southwest corner of Lot 12, Block 15, Frisco Heights, and being in the south line of said Lot 1-R, Block 3, Prospect Heights Addition, also being the intersection of the north R-O-W line of said W. Lowden Street, with the east R-O-W line of Sandage Avenue (called 50' in width);

THENCE N 89°37'55" E, along the north line of said Lot 11-B, Block 15, Frisco Heights Addition, and along the south line of said Lot 12, Block 15, Frisco Heights, a distance of 125.00 feet to a 5/8 inch iron rod set at the northeast corner of said Lot 11-B, Block 15, Frisco Heights Addition, also being the southwest corner of said Lot 12, Block 15, Frisco Heights, and being in the west line of said 10' alley;

THENCE S 00°22'05" E, along the east line of said Lot 11-B, Block 15, Frisco Heights Addition, and along the west line of said 10' alley, a distance of 39.92 feet to a 5/8 inch iron rod set at the northwest corner of said alley vacation;

THENCE N 13°41'45" E, along the north line of said alley vacation, a distance of 41.15 feet to a 5/8 inch iron rod set at the northeast corner of said alley vacation, also being the northwest corner of said 9-R, Block 15, Frisco Heights and the southwest corner of Lot 7, Block 15, Frisco Heights;

THENCE N 00°22'15" W, along the east line of said 10' alley, passing along the west line of said Lots 1 thru 7, Frisco Heights, a distance of 350.00 feet to the POINT OF BEGINNING and containing 80,258 square feet or 1.842 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Texas Christian University, does hereby adopt this plat as:

LOT 1R, BLOCK 15-R
FRISCO HEIGHTS

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the ____ day of ____, 2024.

Texas Christian University

By: _____
William "Bill" J. Nunez
Vice Chancellor for Finance and Administration

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared William "Bill" J. Nunez, of Texas Christian University, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the ____ day of ____, 2024.

Notary Public in and for the State of Texas

My Commission expires _____

FINAL PLAT OF

LOT 1R, BLOCK 15-R
FRISCO HEIGHTS

An addition to the City of Fort Worth, Tarrant County, Texas, being a replat of the remainder of Lots 1 thru 7, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 204-A, Page 96, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lot 9-R, Block 15, Frisco Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-79, Page 57, P.R.T.C.T., all of Lot 1-R, Block 3, Prospect Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-4, Page 397, P.R.T.C.T., all of Lots 10-A and 11-B, Block 15, Frisco Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-16, Page 107, P.R.T.C.T., and all of the 10' wide alley between said Block 9-R, Frisco Heights, said Block 3, Prospect Heights Addition, and said Block 15, Prospect Heights Addition, vacated by City Ordinance No. _____, and containing 1.842 acres of land total.

Date: Oct. 21, 2024

This plat recorded in Document Number _____, Date: _____, FS-24-_____

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS99) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000120000 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.