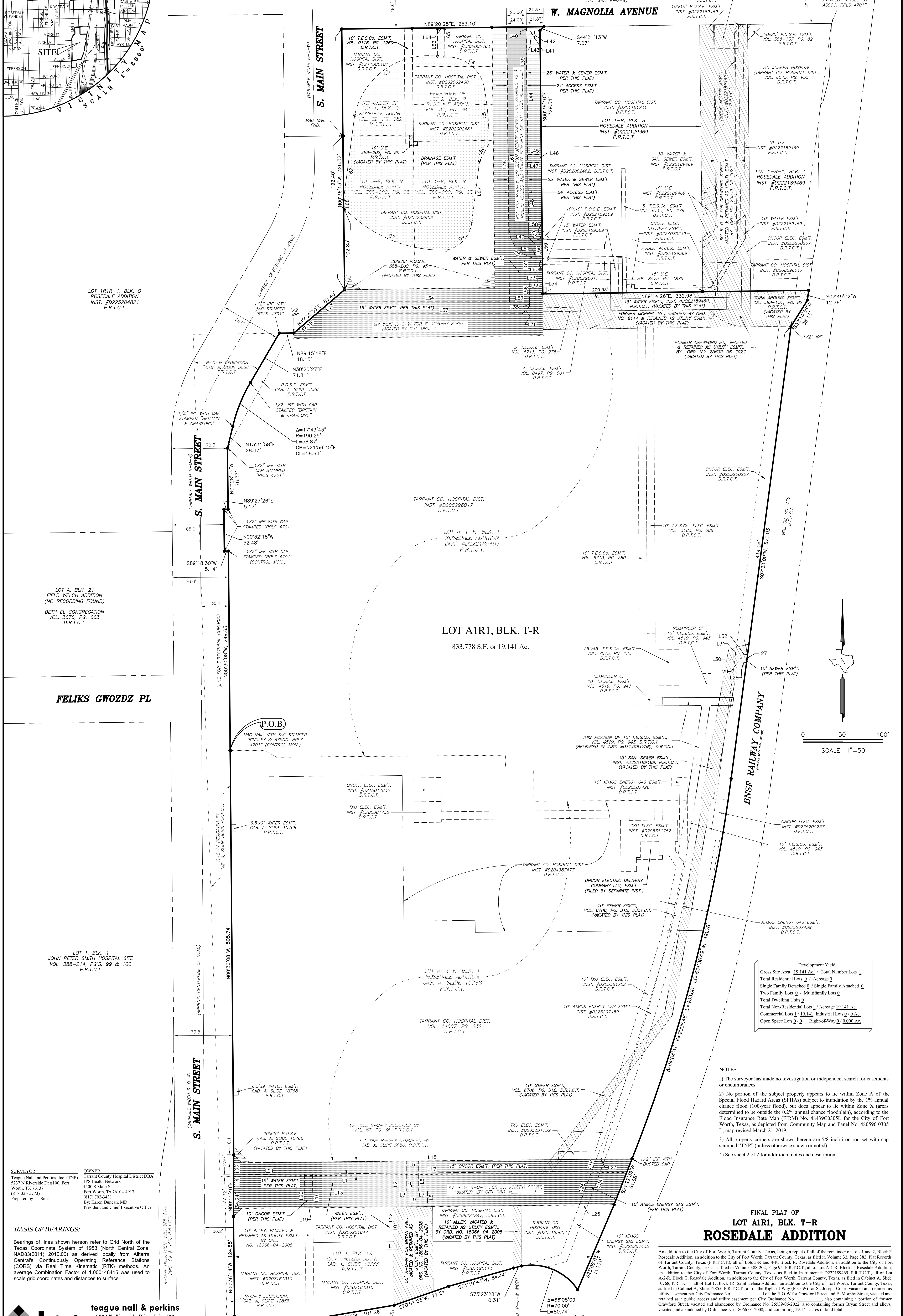


W. MAGNOLIA AVENUE

REMAINDER OF LOT 3, BLK. N ROSDALE ADD'N VOL. 32 PG. 382, P.R.T.C.T.
 LOT 2, BLK. J-A, ROSDALE ADDITION CAB. A, SLIDE 7318, P.R.T.C.T.
 (50' WIDE R-O-W)
W. MAGNOLIA AVENUE
 30'x33' DRAIN. ESM'T. INST. #0222189469 P.R.T.C.T.
 10'x10' P.O.S.E. ESM'T. INST. #0222189469 P.R.T.C.T.
 MAG NAIL WITH TAG STAMPED 'TRINGLEY & ASSOC. RPLS 4701'



LOT A1R1, BLK. T-R
 833,778 S.F. or 19.141 Ac.

FELIKS GWODZ PL

LOT 1, BLK. 1 JOHN PETER SMITH HOSPITAL SITE VOL. 388-214, P.O.S. 99 & 100 P.R.T.C.T.

SURVEYOR: Teague Nall and Perkins, Inc. (TNP) 5337 N. Riverside Dr #100, Fort Worth, TX 76137 (817-336-5773) Prepared by: T. Sims

OWNER: Tarrant County Hospital District DBA JPS Health Network 1500 S Main St. Fort Worth, TX 76104-4917 (817) 702-3431 By: Karen Duncan, MD President and Chief Executive Officer

BASIS OF BEARINGS:
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

teague nall & perkins
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.332.7756 fx
 www.tnpsc.com / TBPPLS Registration No. 100116-00

Development Yield	
Gross Site Area	19.141 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 1 / Acreage 19.141 Ac.	
Commercial Lots 1 / 19.141 Industrial Lots 0 / 0 Ac.	
Open Space Lots 0 / Right-of-Way 0 / 0.000 Ac.	

- NOTES:**
- The surveyor has made no investigation or independent search for easements or encroachments.
 - 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. 4849C0305L for the City of Fort Worth, Tarrant County, Texas, as depicted from Community Map and Panel No. 480596 0305 L, map revised March 21, 2019.
 - All property corners are shown hereon as 5/8 inch iron rod set with cap stamped "TNP" (unless otherwise shown or noted).
 - See sheet 2 of 2 for additional notes and description.

FINAL PLAT OF LOT A1R1, BLK. T-R ROSDALE ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, being a replat of all of the remainder of Lots 1 and 2, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 382, Page 382, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lots 3-R and 4-R, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-202, Page 95, P.R.T.C.T., all of Lot A-1-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument # D222189469, P.R.T.C.T., all of Lot A-2-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 10768, P.R.T.C.T., all of Lot 1-R, Block T, Saint Helena Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12855, P.R.T.C.T., all of the Right-of-Way (R-O-W) for St. Joseph Street, vacated and retained as utility easement per City Ordinance No. 18066-04-2008, also containing a portion of former Crawford Street, vacated and abandoned by Ordinance No. 2533946-002, also containing former Bryan Street and alleys, vacated and abandoned by Ordinance No. 18066-04-2008, and containing 19.141 acres of land total.

Date: Dec. 9, 2025

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, is the owner of 19.141 acres of land total being all of the remainder of Lots 1 and 2, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 32, Page 382, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lots 3-R and 4-R, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-202, Page 95, P.R.T.C.T., all of Lot A-1-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument # D22189469, P.R.T.C.T., all of Lot A-2-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 10768, P.R.T.C.T., all of Lot 1, Block 1R, Saint Helena Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12855, P.R.T.C.T., all of the Right-of-Way (R-O-W) for St. Joseph Court, vacated and retained as utility easement per City Ordinance No. _____, all of the R-O-W for Crawford Street and E. Morphy Street, vacated and retained as a public access and utility easement per City Ordinance No. _____, also containing a portion of former Crawford Street, vacated and abandoned by Ordinance No. 25539-06-2022, also containing former Bryan Street and alleys, vacated and abandoned by Ordinance No. 18066-04-2008, and being all of those certain tract of land described in the deeds to Tarrant County Hospital District, all being filed in Deed Records of Tarrant County, Texas and more particularly described as follows: For the remainder of Lot 1, Block R, Rosedale Addition, the deed is filed in Instrument #D211306101, for the remainder of Lot 2, Block R, Rosedale Addition, the deeds are filed in Instruments #D202002463, #D202002460 and #D202002461; for Lots 3-R and 4-R, Block R, Rosedale Addition, the deed is filed in Instrument #D204238906; for Lot A-2-R, Block T, Rosedale Addition, the deeds are filed in Instruments #D204387477, and Volume 14007, Page 232; and for Lot 1, Block 1R, Saint Helena Addition, the deeds are filed in Instruments #D207161310, #D206221847, #D206221847, #D207195113, and #D204195607, and being more particularly described by metes and bounds as follows:

BEGINNING a mag nail found in the east Right-of-Way (R-O-W) line of S. Main Street (variable width), also being the northwest corner of said Lot A-2-R, and the southwest corner of said Lot A-1-R;

THENCE along the west line of said Lot A-1-R, and along the east R-O-W line of said S. Main Street, the following courses, an distances;

- N 00°30'08" W, a distance of 249.63 feet to a 1/2 inch iron rod found with cap stamped "RPLS 4701";
- S 89°18'30" W, a distance of 5.14 feet to a 1/2 inch iron rod found with cap stamped "RPLS 4701";
- N 00°32'18" W, a distance of 52.48 feet to a 1/2 inch iron rod found with cap stamped "RPLS 4701";
- N 89°27'26" E, a distance of 5.17 feet to a 1/2 inch iron rod found with cap stamped "RPLS 4701";
- N 00°28'55" W, a distance of 76.33 feet to a 1/2 inch iron rod found with cap stamped "RPLS 4701";

N 13°15'58"E, a distance of 28.37 feet to a 1/2 inch iron rod with cap stamped "Brittain & Crawford", found at the beginning of curve to the right whose radius is 190.25 feet, and whose long chord bears N 21°56'30" E, a distance of 58.63 feet;

Along said curve in a northeasterly direction, through a central angle of 17°43'43", an arc length of 58.87 feet to a 1/2 inch iron rod with cap stamped "Brittain & Crawford", found at the end of said curve;

N 30°20'27" E, a distance of 71.81 feet to a 1/2 inch iron rod with cap stamped "RPLS 4701", found at the most westerly northwest corner of said Lot A-1-R;

N 89°15'18" E, along a north line of said Lot A-1-R, a distance of 18.15 feet to a 1/2 inch iron rod found;

THENCE N 49°32'30" E, passing over and across E. Morphy Street (60' in width), a distance of 83.40 feet to the southwest corner of aforementioned Lot 3-R, Block R, also being in the east R-O-W line of said S. Main Street;

THENCE N 00°36'13" W, along the east R-O-W line of said S. Main Street, and along the west line of said Lot 3-R, at a distance of 192.40 feet passing a mag nail found at the southwest corner of said Lot 3-R, also being the southwest corner of the remainder of aforementioned Lot 1, Block R, and continuing along the west line of the remainder of said Lot 1, and along the east R-O-W line of said S. Main Street, in all a distance of 326.32 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), at the northwest corner of the remainder of said Lot 1, also being the intersection of the east R-O-W line of said S. Main Street, with the south R-O-W line of W. Magnolia Avenue (50' in width per Volume 32, Page, P.R.T.C.T.);

THENCE N 89°20'25" E, along the south R-O-W line of W. Magnolia Avenue, and along the north line of the remainder of said Lot 1, also passing along the north line of the remainder of aforementioned Lot 2, Block R, and the north line of aforementioned Bryan Avenue (vacated and retained as utility easement), a distance of 253.10 feet to a 5/8 inch iron rod set at the northeast corner of said vacated Bryan Avenue, also being the northwest corner of Lot 1-R, Block S, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D222129369, P.R.T.C.T.;

THENCE S 44°21'13" W, along the east line of said vacated Bryan Avenue, and along the west line of said Lot 1-R, a distance of 7.07 feet to a 5/8 inch iron rod set;

THENCE S 00°36'40" E, continuing along the east line of said vacated Bryan Avenue, and along the west line of said Lot 1-R, a distance of 329.34 feet to a 5/8 inch iron rod set at the southwest corner of said Lot 1-R, also being the most northerly northwest corner of said Lot A-1-R;

THENCE N 89°14'26" E, along the most northerly line of said Lot A-1-R, and along the south line of said Lot 1-R, at a distance of 200.33 feet passing a 1/2 inch iron rod with cap stamped "RPLS 4701", found at the southeast corner of said Lot 1-R, also being the southwest corner of Lot 1-R-1, of said Block T, Rosedale Addition, and continuing along the most northerly line of said Lot A-1-R and along the south line of said Lot 1-R-1, in all, a distance of 332.98 feet to a 5/8 inch iron rod set at the northeast corner of said Lot A-1-R, also being the southeast corner of said Lot 1-R-1, and being in the west R-O-W line of the BNSF Railway Company;

THENCE along the east line of said Lot A-1-R, and along the west R-O-W line of said BNSF Railway Company, the following courses, and distances;

- S 07°49'02" W, a distance of 12.76 feet to a 5/8 inch iron rod set;
- S 32°14'36" W, a distance of 38.13 feet to a 1/2 inch iron rod found;
- S 07°33'00" W, a distance of 571.03 feet to a 5/8 inch iron rod set at the beginning of curve to the right whose radius is 2006.46 feet, and whose long chord bears S 14°36'49" W, a distance of 491.76 feet;

THENCE continuing along the east line of said Lot A-1-R, also passing along the east line of aforementioned Lot A-2-R, and continuing along the west R-O-W line of said BNSF Railway Company, along said curve in a southwesterly direction, through a central angle of 14°04'41", an arc length of 493.00 feet to a 1/2 inch iron rod with bused cap, found at the end of said curve, also being the southeast corner of said Lot A-2-R, and also being the northeast corner of R-O-W for aforementioned St. Joseph Court (variable width);

THENCE S 21°22'35" W, along the east R-O-W line of said St. Joseph Court, and continuing along the west R-O-W line of said BNSF Railway Company, a distance of 61.68 feet to a 5/8 inch iron rod set at the southeast corner of said St. Joseph Court, also being the northeast corner of aforementioned Lot 1, Block 1R, Saint Helena Addition;

THENCE S 23°09'03" W, along the east line of said Lot 1, Block 1R, and continuing along the west R-O-W line of said BNSF Railway Company, a distance of 115.70 feet to a 5/8 inch iron rod set at the southeast corner of said Lot 1, Block 1R, also being the intersection of the west R-O-W line of said BNSF Railway Company, with the north R-O-W line of E. Allen Avenue (variable width), and the beginning of curve to the left whose radius is 70.00 feet, and whose long chord bears N 67°04'46" W, a distance of 80.74 feet;

THENCE along the south line of said Lot 1, Block 1R, and along the north R-O-W line of said E. Allen Avenue, the following courses, and distances;

- Along said curve in a northwesterly direction, through a central angle of 66°05'09", an arc length of 80.74 feet to a 5/8 inch iron rod set at the end of said curve;
- S 75°23'28" W, a distance of 10.31 feet to a 5/8 inch iron rod set;
- S 74°19'43" W, a distance of 84.44 feet to a 5/8 inch iron rod set;
- S 70°51'23" W, a distance of 72.21 feet to a 5/8 inch iron rod set;
- S 80°20'18" W, a distance of 101.26 feet to a 5/8 inch iron rod set;
- S 86°06'38" W, a distance of 10.02 feet to a 5/8 inch iron rod set;

S 86°04'48" W, a distance of 80.15 feet to a 5/8 inch iron rod set at the most southerly southwest corner of said Lot 1, Block 1R, also being in the north R-O-W line of said E. Allen Avenue;

N 47°15'47" W, continuing along the most southwest line of said Lot 1, Block 1R, and continuing along the north R-O-W line of said E. Allen Avenue, a distance of 13.73 feet to a 5/8 inch iron rod set at the most westerly southwest line of said Lot 1, Block 1R, also being the intersection of the north R-O-W line of said E. Allen Avenue, with the east R-O-W line of aforementioned S. Main Street;

THENCE N 00°36'14" W, along the west line of said Lot 1, Block 1R, and along the east R-O-W line of said S. Main Street, a distance of 124.85 feet to a 5/8 inch iron rod set at the most westerly northwest corner of said Lot 1, Block 1R, also being the southwest corner of R-O-W for said St. Joseph Court;

THENCE N 00°11'40" E, along the west R-O-W line of said St. Joseph Court, and continuing along the east R-O-W line of said S. Main Street, a distance of 77.32 feet to a 5/8 inch iron rod set in the east R-O-W line of said S. Main Street, at the northwest corner of R-O-W for said St. Joseph Court, also being the most westerly southwest corner of said Lot A-2-R;

THENCE N 00°30'08" W, along the west line of said Lot A-2-R, and continuing along the east R-O-W line of said S. Main Street, a distance of 505.74 feet to the **POINT OF BEGINNING** and containing 833,778 square feet or 19.141 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, does hereby adopt this plat as:

**LOT AIRI, BLOCK T-R
ROSEDALE ADDITION**

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 _____.

Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network

By: _____
Karen Duncan, MD
President and Chief Executive Officer

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Karen Duncan, MD, President and Chief Executive Officer of Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she 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 _____.

Notary Public in and for the State of Texas
My Commission expires _____

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 on _____, 2025.

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 DEC. 9, 2025

Theron W. Sims, R.P.L.S., No. 5887
Date: Dec. 9, 2025

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	23.56'	15.00'	090°00'00"	S45°37'58"E	21.21'
C2	61.26'	39.00'	090°00'00"	N45°37'58"W	55.15'
C3	140.21'	94.22'	085°15'47"	N54°30'48"E	127.62'
C4	66.37'	47.55'	079°58'15"	S53°16'57"E	61.12'
C5	72.93'	365.43'	011°26'07"	S04°54'30"E	72.81'
C6	52.14'	39.87'	074°55'53"	S41°49'01"W	48.51'
C7	142.98'	171.09'	047°52'52"	N67°26'48"W	138.85'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N90°00'00"E	206.85'
L2	S00°00'00"E	17.51'
L3	N90°00'00"E	9.36'
L4	N00°00'00"E	37.62'
L5	N89°25'48"E	15.00'
L6	S00°00'00"E	37.77'
L7	N80°00'00"E	11.56'
L8	S00°00'00"E	15.00'
L9	N90°00'00"W	35.96'
L10	S00°00'00"E	58.42'
L11	S90°00'00"W	15.00'
L12	N00°00'00"E	75.93'
L13	N90°00'00"W	191.86'
L14	N00°11'45"E	15.00'
L15	N89°25'48"E	454.01'
L16	S20°21'39"W	16.06'
L17	S89°25'48"W	349.69'
L18	S00°34'12"E	42.21'
L19	S89°25'48"W	10.00'
L20	N00°34'12"W	42.21'
L21	S89°25'48"W	88.78'
L22	N00°11'45"E	15.00'
L23	N89°25'48"E	10.71'
L24	S20°21'39"W	61.25'
L25	S89°25'48"W	10.71'
L26	N20°21'39"E	61.25'
L27	S07°33'00"W	10.24'
L28	S83°40'51"W	6.82'
L29	N90°00'00"W	10.00'
L30	N00°00'00"E	10.00'
L31	N90°00'00"E	10.00'
L32	N83°40'51"E	8.18'
L33	N49°32'30"E	23.12'
L34	N90°00'00"E	249.15'
L35	S00°37'58"E	5.87'
L36	S45°00'00"W	12.91'
L37	N90°00'00"W	257.67'
L38	N00°37'58"W	343.69'
L39	S00°37'58"E	251.53'
L40	S00°37'58"E	5.28'
L41	N89°22'02"E	10.00'
L42	S00°37'58"E	10.00'
L43	S89°22'02"W	10.00'
L44	S00°37'58"E	144.39'
L45	N90°00'00"E	13.97'
L46	S00°00'00"E	10.00'
L47	S90°00'00"W	13.86'
L48	S00°37'58"E	102.38'
L49	N89°24'00"E	16.77'
L50	S00°36'40"E	15.00'
L51	S89°24'00"W	16.76'
L52	S00°37'58"E	22.38'
L53	N89°22'02"E	10.00'
L54	S00°37'58"E	10.00'
L55	S89°22'02"W	10.00'
L56	S00°37'58"E	24.54'
L57	N90°00'00"W	25.00'
L58	N89°22'02"E	2.27'
L59	S00°36'40"E	24.00'
L60	S89°22'02"W	2.26'
L61	N00°37'58"W	251.52'
L62	N07°30'12"E	106.27'
L63	N00°20'06"W	34.47'
L64	N89°43'42"E	8.91'
L65	S00°28'56"E	35.39'
L66	S28°44'02"W	24.39'
L67	S07°17'21"W	75.83'
L68	N00°36'13"W	10.00'

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, 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.

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 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 tie-in, 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.

Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

FORT WORTH
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

NOTES:

- 1) The surveyor has made no investigation or independent search for easements or encroachments.
- 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 the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0305 L, map revised March 21, 2019.
- 3) All property corners are shown hereon are 5/8 inch iron rod set with cap stamped "TNP" (unless otherwise shown or noted).

Development Yield		
Gross Site Area	19.141 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	1 / Acreage 19.141 Ac.	
Commercial Lots	1 / 19.141 Industrial Lots	0 / 0 Ac.
Open Space	0 / Right-of-Way	0 / 0.000 Ac.

**FINAL PLAT OF
LOT AIRI, BLK. T-R
ROSEDALE ADDITION**

An addition to the City of Fort Worth, Tarrant County, Texas, being a replat of all of the remainder of Lots 1 and 2, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 32, Page 382, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lots 3-R and 4-R, Block R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-202, Page 95, P.R.T.C.T., all of Lot A-1-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument # D22189469, P.R.T.C.T., all of Lot A-2-R, Block T, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 10768, P.R.T.C.T., all of Lot 1, Block 1R, Saint Helena Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 12855, P.R.T.C.T., all of the Right-of-Way (R-O-W) for St. Joseph Court, vacated and retained as utility easement per City Ordinance No. _____, all of the R-O-W for Crawford Street and E. Morphy Street, vacated and retained as a public access and utility easement per City Ordinance No. _____, also containing a portion of former Crawford Street, vacated and abandoned by Ordinance No. 25539-06-2022, also containing former Bryan Street and alleys, vacated and abandoned by Ordinance No. 18066-04-2008, and containing 19.141 acres of land total.

Date: Dec. 9, 2025

tnp
teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com / TPPELS Registration No. 100116-00

BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Alberta Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

SURVEYOR:
Teague Nall and Perkins, Inc. (TNP)
5237 N. Riverside Dr #100, Fort Worth, TX 76137
(817-336-5773)
Prepared by: T. Sims

OWNER:
Tarrant County Hospital District DBA JPS Health Network
1500 S Main St
Fort Worth, TX 76104-4917
(817) 702-3431
By: Karen Duncan, MD
President and Chief Executive Officer

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