

**SURVEYOR**  
**DUNAWAY ASSOCIATES, L.P.**  
 550 BAILEY AVENUE  
 SUITE 400  
 FT. WORTH, TEXAS 76107  
 (817) 335-1121 (PHONE)  
 CONTACT: JOE NOACK  
 JNOACK@DUNAWAYASSOCIATES.COM

**OWNER**  
**TEXAS CHRISTIAN UNIVERSITY**  
 2800 SOUTH UNIVERSITY DRIVE  
 FORT WORTH, TEXAS 76129  
 (817) 257-7000

**NOTES:**

- Bearings shown hereon are based on the Texas State Coordinate System, North Central Zone (NAD83) using GPS observations and measurements. Bearings and distances are surface values using a combined scale factor of 0.999880014.
- 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 L, Map Revised Date: March 21, 2019, 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.
- Compliance with the City of Fort Worth tree preservation ordinance #18615-05-2009 is required.
- Portions of the streets and alleys that affect this plat were originally created by TCU Addition, recorded in Cabinet A, Page 4484, Plat Records of Tarrant County, Texas, Prospect Heights, recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas have been vacated by City of Fort Worth Ordinance Numbers \_\_\_\_\_ and utility easements have been retained by the City or other entities, within those vacated rights-of-way, due all utilities have been relocated or privatized at the time of this plat recording.

D.R.T.C.T. = Deed Records Tarrant County, Texas  
 P.R.T.C.T. = Plat Records Tarrant County, Texas

- SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC. LP" (UNLESS OTHERWISE NOTED)

**P.R.V. REQUIRED**

Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.

**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.

**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.

**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.

**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.

**PARKWAY PERMIT**

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.

**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.

**FLOODPLAIN RESTRICTION**

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

**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.

**SIDEWALKS**

Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per 'City Development Design Standards'.

**PRIVATE COMMON AREAS AND FACILITIES**

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**PRIVATE MAINTENANCE**

The City of Fort Worth shall not be held 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

**FLOOD PLAIN/ DRAINAGE-WAY- MAINTENANCE**

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**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 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.

**METES AND BOUNDS DESCRIPTION**  
 (Lot 1, Block 20R)

BEING a 4.273 acre tract of land situated in the M.J. Arocha Survey, Abstract Number 2, Tarrant County, Texas, in the City of Fort Worth being all Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4844, Plat Records of Tarrant County, Texas, and all of Lots 5-11, 13-24 and a portion of the 16 foot wide alley in Block 20 according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas; said 4.273 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP" at the point of intersection of the south right-of-way line of West Lowden Street (60' wide) and the west right-of-way line of Merida Avenue (60' wide) for the northeast corner of said Lot 24, Block 20;

THENCE South 00 degrees 12 minutes 52 seconds East, departing the south right-of-way line of said West Lowden Street and along the west right-of-way line of said Merida Avenue, a distance of 600.00 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" for the southeast corner of said Lot 13, Block 20, at the intersection of the west right-of-way line of said Merida Avenue with the north line of West Bowie Street (60' wide);

THENCE South 89 degrees 47 minutes 08 seconds West, departing the west right-of-way line of said Merida Avenue and along the north right-of-way line of said West Bowie Street, a distance of 125.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the east line of a 16-foot-wide alley in Block 20 of said Prospect Heights;

THENCE North 00 degrees 12 minutes 52 seconds West, departing the north right-of-way line of said West Bowie Street and along the east line of said 16-foot-wide alley, a distance of 50.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Dunaway Assoc LP";

THENCE South 89 degrees 47 minutes 08 seconds West, departing the east line of said 16 foot wide alley, at a distance of 16.00 feet passing a found 5/8 inch iron rod in the west line of said 16 foot wide alley, at a distance of 141.00 feet passing a found 3/8 inch iron rod in the east right-of-way line of Lubbock Avenue (60' wide), in all a total distance of 201.58 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the west right-of-way line of said Lubbock Avenue, being in the east line of Lot 1R1, Block 4, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Document Number D218051013, Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 20 minutes 05 seconds West, along the west right-of-way line of said Lubbock Avenue and the east line of said Lot 1R1, Block 4, a distance of 549.57 feet to a set 5/8 inch iron rod with yellow cap stamped "Dunaway Assoc LP" in the south right-of-way line of said West Lowden Street;

THENCE North 89 degrees 42 minutes 39 seconds East, along the south right-of-way line of said West Lowden Street, at a distance of 61.73 feet passing a found "Y" cut in concrete in the east right-of-way line of said Lubbock Avenue, in all a total distance of 327.73 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 4.273 acres (186,115 square feet) of land.

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 1, BLOCK 20R  
 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 \_\_\_\_\_, 2019.

TEXAS CHRISTIAN UNIVERSITY

By: Brian G. Gutierrez

Title

STATE OF TEXAS §

COUNTY OF TARRANT §

Brian G. Gutierrez, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said TEXAS CHRISTIAN UNIVERSITY as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

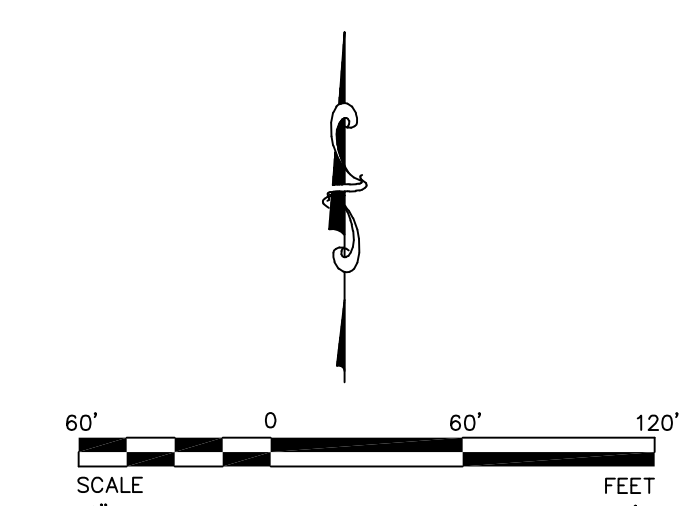
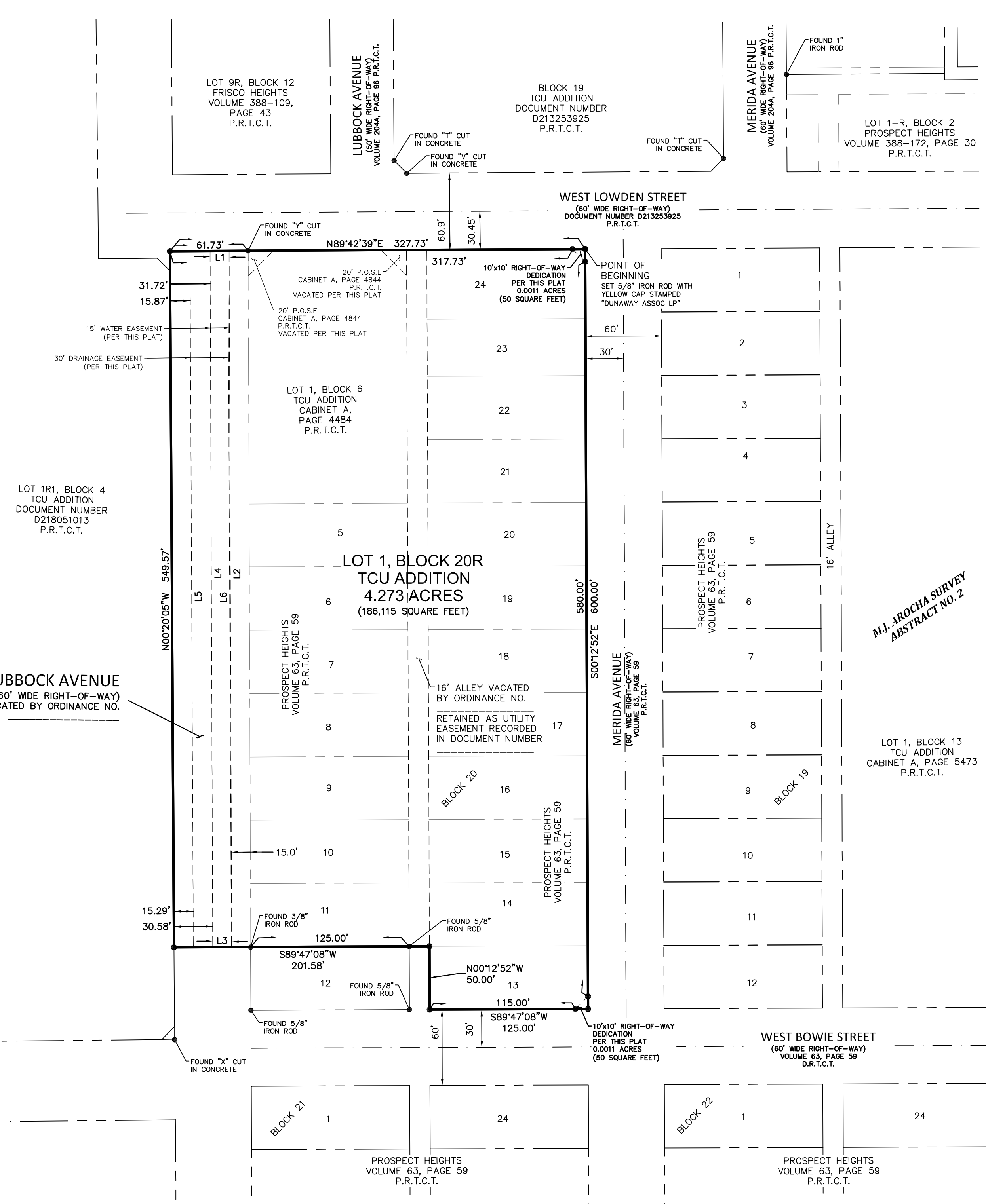
Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, Tarrant County, Texas

I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2019.

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.

Mark D. Yale  
 Texas Registered Professional Land Surveyor Number 5975



LAND USE TABLE	
Total Gross Acreage	4.273 Acres
Right-of-Way Dedication	0.0022 Acres
Net Acreage	4.271 Acres
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

Line Table		
Line Number	Bearing	Distance
L1	N89°42'39"E	15.00'
L2	S00°12'57"E	549.63'
L3	S89°47'03"W	15.00'
L4	N00°12'57"W	549.62'
L5	N00°16'29"W	549.61'
L6	S00°16'29"E	549.62'

CASE NUMBER - FS-19-141

**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

**FINAL PLAT**  
**OF**  
**LOT 1, BLOCK 20R**  
**TCU ADDITION**

Being a Replat of all of Lot 1, Block 6, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4844, Plat Records of Tarrant County, Texas, all of Lots 5-11 and Lots 13-24, Block 20, Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas, a portion of Lubbock Avenue as shown on Prospect Heights, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas, and a portion of a 16' wide alley situated within Block 20, Prospect Heights, according to the plat recorded in Volume 63, Page 59, Plat Records of Tarrant County, Texas

1 Lot - 4.273 Acres  
 THIS PLAT WAS PRINTED OCTOBER 28, 2019



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 Tel: 817.335.1121  
 FIRM REGISTRATION 10098100