

CASE NO. FS-21-145

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 APPROVED DATE _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

FINAL PLAT

LOT 2R-1, BLOCK 89 & 92, LOT 1R-1 & LOT 6R IN BLOCK 92, TEXAS & PACIFIC RAILWAY ADDITION

BEING A REPLAT OF LOT 2R, LOT 3R, LOT 9C, LOT 9D, LOT 10C, LOT 10D IN BLOCK 89; LOT 1R, THE EAST 35 FEET OF LOT 4, LOTS 5, 6, 7, 8, 9, 10, 11, 12, THE EAST 1/2 & WEST 1/2 OF THE SOUTH 100 FEET OF LOT 13 BLOCK 92; THE NORTH 62.5 FEET OF LOTS 13 & 14 BLOCK 92; THE EAST 1/2 AND WEST 1/2 OF THE SOUTH 100 FEET OF LOT 14 BLOCK 92; THE NORTH, MID AND SOUTH PARTS OF LOTS 15 & 16 BLOCK 92 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS DEDICATED BY A PLAT RECORDED IN BOOK 63, PAGE 107, PLAT RECORDS, TARRANT COUNTY, TEXAS;

184,826.93 SF OR 4.243 AC

AUGUST 2021
PAGE 1 OF 2

BLOCK 89/92 SUMMARY:

- BLOCK FACE = 860.55'
- BLOCK PERIMETER = 2,411.32'
- MAX DISTANCE BETWEEN PUBLIC ACCESSIBLE STREETS = 860.55'

Block Face	Length	Lots with Frontage
Block 89/92, East Presidio Street	860.55	5
Block 89/92, Poplar Street	345.11	2
Block 89/92, Lancaster Street	860.55	4
Block 89/92, Cypress Street	345.11	1

LAND USE TABLE				
LOT DESIGNATION	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE
LOT 2R-1	1.455 ACRES	1.455 ACRES	0.00 ACRES	MULTI FAMILY
LOT 1R-1	0.785 ACRES	0.785 ACRES	0.00 ACRES	COMMERCIAL
LOT 6R	2.003 ACRES	2.003 ACRES	0.001 ACRES	COMMERCIAL

GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO CONSOLIDATE MULTIPLE LOTS INTO 3 LOTS AS SHOWN ON THIS PLAT.
- BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION.
- CONTROLLING MONUMENTS ARE AS NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0305L, DATED MARCH 21, 20019, CITY OF FORT WORTH, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDED BY THE 100-YEAR FLOOD EVENT.

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

CASE NO. FS-21-145

STATE OF TEXAS:
COUNTY OF TARRANT:

DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT PAULOS PROPERTIES, LLC, OWNER OF THE ABOVE DESCRIBED LOT 2R-1, BLOCK 89 & 92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTRACT NO. 862, AS RECORDED IN VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D22066306, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D220251024, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D220075967, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D221209023, D.R.T.C.T., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE RE-PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

_____ (PRINTED NAME OF OWNER)

_____ (SIGNATURE OF OWNER)

DATE ____ / ____ / ____.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT UNION GOSPEL MISSION INC., OWNER OF THE ABOVE DESCRIBED LOT 1R-1, BLOCK 92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTRACT NO. 862, AS RECORDED IN VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN VOLUME 13802, PAGE 506, D.R.T.C.T., DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE RE-PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

_____ (PRINTED NAME OF OWNER)

_____ (SIGNATURE OF OWNER)

DATE ____ / ____ / ____.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT PRESBYTERIAN NIGHT SHELTER, TC, OWNER OF THE ABOVE DESCRIBED LOT 6R, BLOCK 92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTRACT NO. 862, AS RECORDED IN VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D217295610, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D204371834, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D206398097, D.R.T.C.T., AND IN A DEED RECORDED IN VOLUME 14923, PAGE 150, D.R.T.C.T., AND IN A DEED RECORDED IN VOLUME 9277, PAGE 1136, D.R.T.C.T. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE RE-PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

_____ (PRINTED NAME OF OWNER)

_____ (SIGNATURE OF OWNER)

DATE ____ / ____ / ____.

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

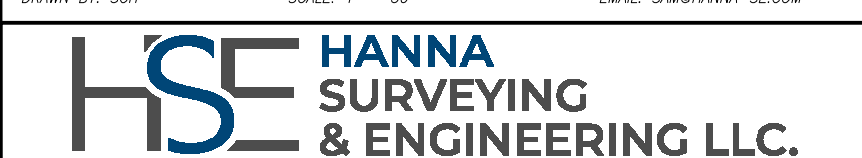
MY COMMISSION EXPIRES: _____

CLIENT/PROPERTY OWNER:
PAULOS PROPERTIES LLC
708 Ashbrook Dr
Fort Worth, TX 76132

SURVEYOR:
Hanna Surveying and Engineering, LLC
2275 Pecan Court
Mansfield, Texas 76063
Ph: 862-553-9474
FIRM NO.: 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

FIELD SURVEY BY: SCH DATE: 8/24/2021 PROJECT NO. 20-016
DRAWN BY: SCH SCALE: 1" = 30' EMAIL: SAM@HANNA-SE.COM



STATE OF TEXAS:
COUNTY OF TARRANT:

LEGAL DESCRIPTION

BEING A 4.243 ACRES LOT OF LAND,

BEING ALL OF LOT 2R AND LOT 3R OF BLOCK 89 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D220066306, DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING ALL OF LOT 1-R, AND THE NORTH PART OF LOTS 15 & 16, BLOCK 92 AS CONVEYED TO UNION GOSPEL MISSION INC. IN A DEED RECORDED IN VOLUME 13802, PAGE 506, DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING ALL OF LOTS 9C & 10C, BLOCK 89, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDED IN D220075967, AND LOTS 9D & 10D, BLOCK 89, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDED IN D220251024 DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING LOTS 9C & 10C, BLOCK 89 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D220251024, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING LOTS 9D & 10D, BLOCK 89, AND THE MID PART OF LOTS 15 & 16 AND THE "NEC" OF LOT 15, THE SOUTH PARTS OF LOTS 15 & 16, AND THE EAST 1/2 OF THE SOUTH 100 FEET OF LOT 14, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D220075967, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING THE NORTH 62.5 FEET OF LOTS 13 AND 14, AND THE WEST AND EAST 1/2 OF THE SOUTH 100 FEET OF LOT 13, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D217295610, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING THE AND THE WEST 1/2 OF THE SOUTH 100 FEET OF LOT 14, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES IN A DEED RECORDED IN INSTRUMENT NUMBER D221209023, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING THE EAST 35 FEET OF LOT 4 AND ALL OF LOTS 5, 6, 7, 8, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D204371834, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING ALL OF LOTS 9 AND 10, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN VOLUME 9277, PAGE 1136, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING ALL OF LOT 11, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D206398097, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING ALL OF LOT 12, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN VOLUME 14923, PAGE 150, DEED RECORDS, TARRANT COUNTY TEXAS;

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BROOKES BAKER", SAID POINT BEING A POINT IN THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET; SAID POINT BEING THE ORIGINAL SOUTHEAST CORNER OF SAID BLOCK 89; THENCE SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST A DISTANCE OF 99.95 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647"; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1R AS DEDICATED BY A PLAT RECORDED IN INSTRUMENT NUMBER D217106827, PLAT RECORDS OF TARRANT COUNTY, TEXAS; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID "LOTS 9D & 10D"; SAID POINT ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PROPOSED LOT HEREBY DESIGNATED AS 2R-1; SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, ALONG THE EAST LINE OF SAID LOT 1R, NORTH 00 DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 172.55 FEET TO A "PK" NAIL SET; SAID POINT BEING AN INTERIOR CORNER IN THE EAST LINE OF SAID LOT 1R; SAID POINT ALSO BEING AN EXTERIOR CORNER IN THE WEST LINE OF SAID PROPOSED LOT 2R-1;

THENCE NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST A DISTANCE OF 49.98 FEET TO A "PK" NAIL SET; SAID POINT BEING AN EXTERIOR CORNER IN THE WEST LINE OF SAID PROPOSED LOT 2R-1; SAID POINT ALSO BEING AN INTERIOR CORNER IN THE EAST LINE OF SAID LOT 1R;

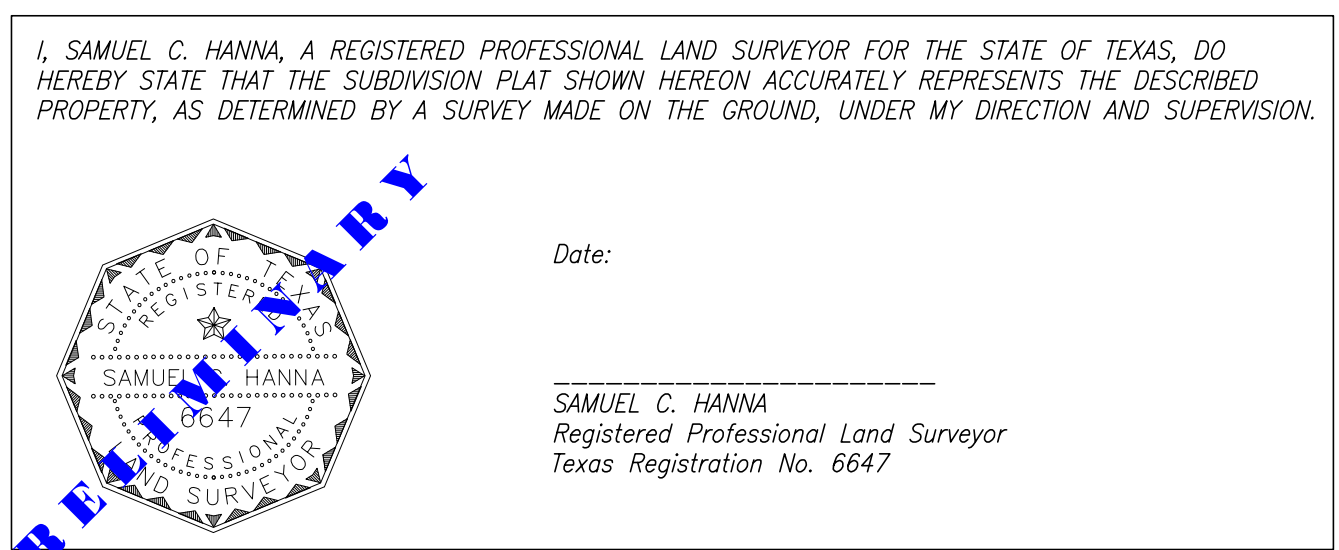
THENCE NORTH 00 DEGREES 39 SECONDS 21 MINUTES WEST A DISTANCE OF 172.56 FEET TO A "PK" NAIL SET; SAID POINT BEING THE NORTHWEST CORNER OF SAID PROPOSED LOT 2R-1; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1R; SAID POINT ALSO BEING A POINT IN THE SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE;

THENCE, FOLLOWING ALONG SAID SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE, NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST, PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "BROOKES BAKER", FOR THE ORIGINAL NORTHWEST CORNER OF SAID BLOCK 92 AND A POINT IN SAID SOUTH RIGHT-OF WAY OF EAST LANCASTER AVENUE; PASSING A "PK" NAIL SET AT A DISTANCE OF 110.72 FEET FOR THE NORTHEAST CORNER OF SAID PROPOSED LOT 2R-1 AND THE NORTHWEST CORNER OF A PROPOSED LOT 1R-1; PASSING AN EXISTING METAL FENCE POST FOUND AT A DISTANCE OF 275.72 FEET FOR THE NORTHEAST CORNER OF SAID PROPOSED LOT 1R-1 AND THE NORTHWEST CORNER OF A PROPOSED LOT 6R; CONTINUING A TOTAL DISTANCE OF 500.72 FEET TO A "PK" NAIL SET FOR AN EXTERIOR CORNER IN THE NORTHEAST LINE OF SAID PROPOSED LOT 6R;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE, AND FOLLOWING ALONG A RIGHT-OF-WAY CORNER CLIP DEDICATED BY THIS PLAT, SOUTH 45 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647"; SAID POINT BEING AN EXTERIOR CORNER IN THE NORTHEAST LINE OF SAID LOT 6R; SAID POINT ALSO BEING A POINT IN THE WEST RIGHT-OF-WAY OF CYPRESS STREET;

THENCE, FOLLOWING ALONG SAID WEST RIGHT-OF-WAY OF CYPRESS STREET SOUTH 00 DEGREES 39 FEET 21 SECONDS EAST A DISTANCE OF 335.11 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PROPOSED LOT 6R, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CYPRESS STREET AND THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY OF CYPRESS STREET, AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET, SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 249.95 FEET; FOR THE SOUTHWEST CORNER OF SAID PROPOSED LOT 6R AND THE SOUTHEAST CORNER OF PROPOSED LOT 2R-1; CONTINUING A TOTAL DISTANCE OF 560.69 FEET TO THE POINT OF BEGINNING; AND CONTAINING 184,826.93 SQUARE FEET OR 4.243 ACRES OF LAND, MORE OR LESS.



Date:

SAMUEL C. HANNA
Registered Professional Land Surveyor
Texas Registration No. 6647

FINAL PLAT LOT 2R-1, BLOCK 89 & 92, LOT 1R-1 & LOT 6R IN BLOCK 92, TEXAS & PACIFIC RAILWAY ADDITION

BEING A REPLAT OF LOT 2R, LOT 3R, LOT 9C, LOT 9D, LOT 10C,
LOT 10D IN BLOCK 89; LOT 1R, THE EAST 35 FEET OF LOT 4,
LOTS 5, 6, 7, 8, 9, 10, 11, 12, THE EAST 1/2 & WEST 1/2 OF
THE SOUTH 100 FEET OF LOT 13 BLOCK 92; THE NORTH 62.5
FEET OF LOTS 13 & 14 BLOCK 92, THE EAST 1/2 AND WEST 1/2
OF THE SOUTH 100 FEET OF LOT 14 BLOCK 92; THE NORTH, MID
AND SOUTH PARTS OF LOTS 15 & 16 BLOCK 92
OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS DEDICATED BY A
PLAT RECORDED IN BOOK 63, PAGE 107, PLAT RECORDS, TARRANT
COUNTY, TEXAS;

184,826.93 SF OR 4.243 AC
AUGUST 2021
PAGE 1 OF 2

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____