

Development Yield

Gross Site Area (Acreage): 5.577 Ac.	Total Number of Lots: 2
Residential Lots: Number 0	Total Number of Dwelling Units: 0
Single Family Detached 0	Single Family Attached 0
Non-Residential Lots: 2	Two Family 0
Commercial Lot 0	Multifamily 0
Industrial Lots 0	Open Space Lots 0
Right of Way 5,664 SF	

LEGEND OF SYMBOLS

Areas to be abandoned by this plat

Field: JH
Drafter: SGT | DFW4995

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
 CRS: 1/2" rebar stamped "JPH Land Surveying" set
 MNS: Mag nail & washer stamped "JPH Land Surveying" set
 Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt./TxCS;83,NCZ
 Bearings are based on the TxCS;83,NCZ
 Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

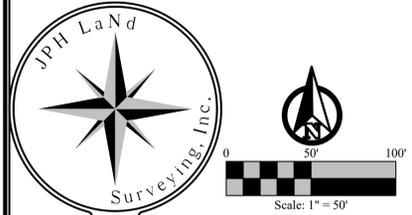
US.SyFt. United States Survey Feet
 TxCS;83,NCZ Texas Coordinate System of 1983, North Central Zone
 NAVD88 North American Vertical Datum of 1988
 P.R.T.C.T. Plat Records of Tarrant County, Texas
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
 D.R.T.C.T. Deed Records of Tarrant County, Texas
 VOL. PG. INSTR. # Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 R.O.W. Right of Way

OWNER:
 Texas Wesleyan University
 a Texas Non-Profit Corporation
 1201 Wesleyan Street
 Fort Worth, Texas 76105

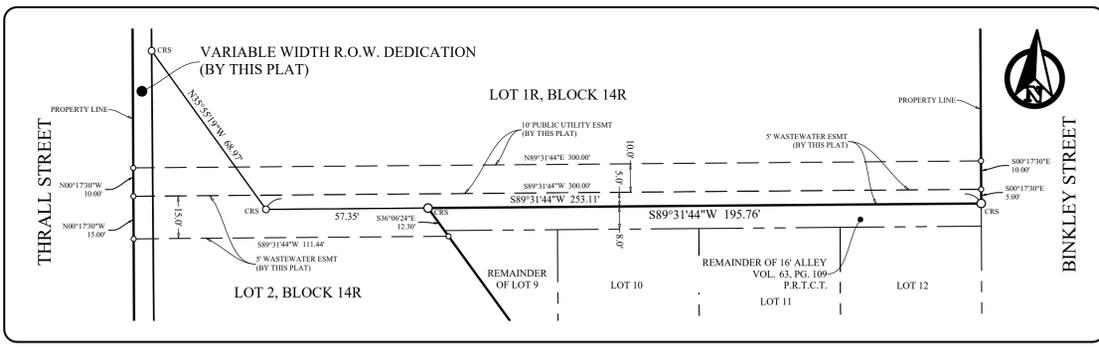
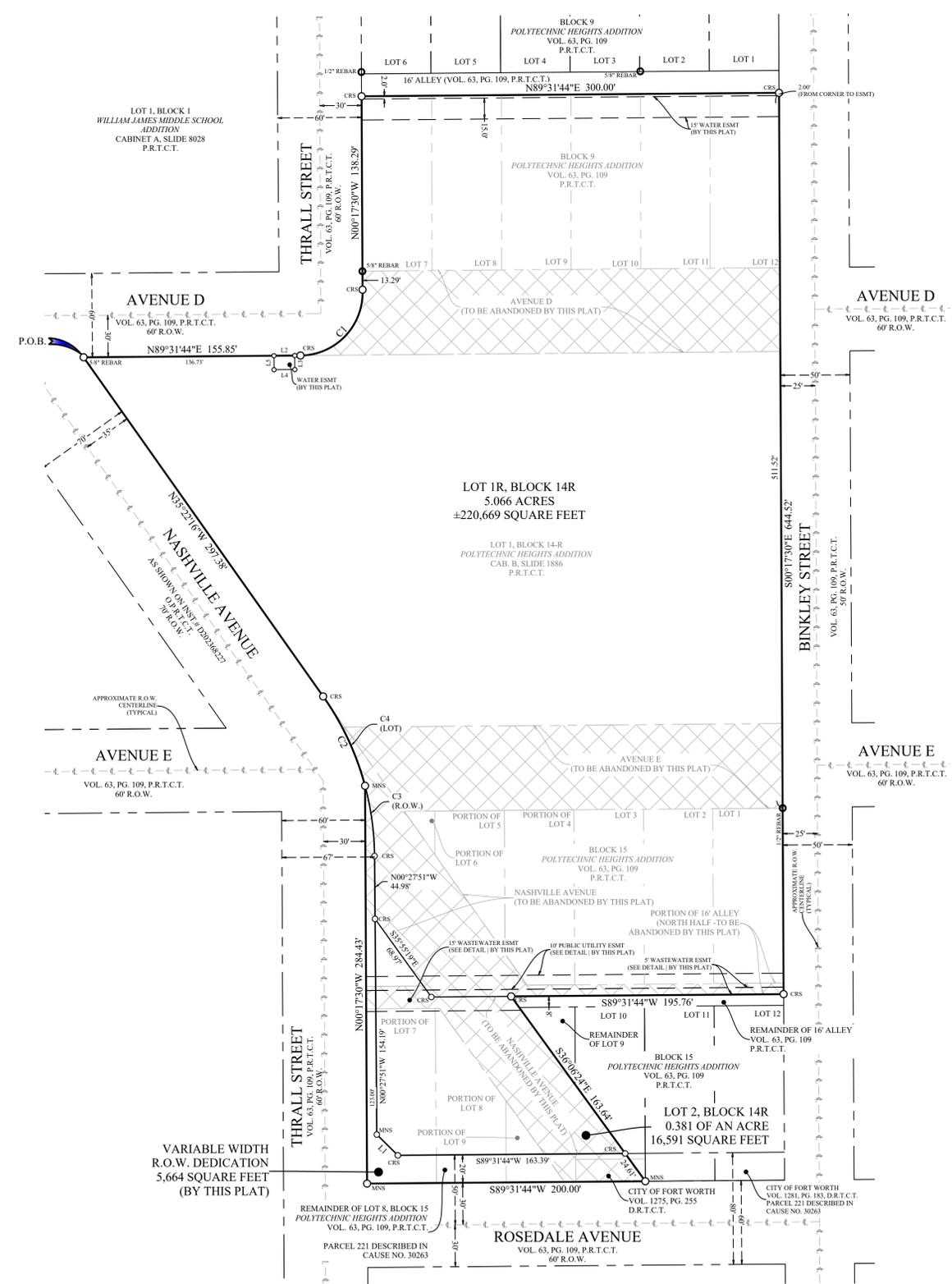
OWNER:
 City of Fort Worth
 a Municipal Corporation
 200 Texas Street
 Fort Worth, Texas 76102

SURVEYOR:
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail
 Hurst, Texas 76054
 Phone: (817) 431-4971

Civil Engineer:
 KFM Engineering & Design
 3501 Olympus Blvd., Suite 100
 Dallas, TX 75019
 Phone: 817-416-4536



JPH Land Surveying, Inc.
 JPH Jobs/Drawing No. (see below)
 2020.103.003 Texas Wesleyan, Fort Worth, Tarrant Co., TX - Final Plat.dwg
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 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500
 DFW | Central Texas | West Texas | Houston



Line Data Table

Line #	Bearing	Distance
L1	N45°28'03"W	21.21'
L2	N89°31'44"E	15.00'
L3	S00°28'16"E	10.00'
L4	S89°31'44"W	15.00'
L5	N00°28'16"W	10.00'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	72.39°	45.00'	092°10'24"	N43°26'32"E	64.84'
C2	71.05°	200.00'	020°21'10"	N25°11'41"W	70.67'
C3	50.80°	200.00'	014°33'15"	N07°44'28"W	50.67'
C4	121.85°	200.00'	034°54'25"	N17°55'03"W	119.97'

OWNERSHIP TABLE

LOT #, BLOCK #	OWNER	RECORD
Lot 7, Block 9	Texas Wesleyan University	Inst# D214084748, O.P.R.T.C.T.
Lot 8, Block 9	Texas Wesleyan University a Texas Non-Profit Corporation	Inst# D216023279, O.P.R.T.C.T.
Lots 9-12, Block 9	Texas Wesleyan University	Vol. 13234, Pg. 374, D.R.T.C.T.
Lot 1, Block 15	Texas Wesleyan University a Texas Non-Profit Corporation	Inst# D221214999, O.P.R.T.C.T.
Lot 2, Block 15	Texas Wesleyan University	Inst# D209146177, O.P.R.T.C.T.
Lot 3, Block 15	Texas Wesleyan University	Vol. 13846, Pg. 168, D.R.T.C.T.
Lots 4-5, Block 15	Texas Wesleyan University	Inst# D220274658, O.P.R.T.C.T.
Portion of Lot 6, Block 15	Texas Wesleyan University a Texas Non-Profit Corporation	Inst# D220274658, O.P.R.T.C.T.
Portion of Lot 6, Block 15	City of Fort Worth	Vol. 848, Pg. 429, D.R.T.C.T.
Lot 7, Block 15	City of Fort Worth	Vol. 731, Pg. 469, D.R.T.C.T.
Portion of Lots 8 & 9 Block 15	City of Fort Worth	Vol. 698, Pg. 479, D.R.T.C.T.
Portion of Lot 10 Block 15	City of Fort Worth	Vol. 1275, Pg. 255, D.R.T.C.T.
Lot 1, Block 14R	Texas Wesleyan University	Vol. 14218, Pg. 420, D.R.T.C.T.
Avenue D, Avenue E, and North Half of a 16' Alley	City of Fort Worth a Municipal Corporation	Vol. 63, Pg. 109, P.R.T.C.T.
Portion of Nashville Avenue	City of Fort Worth a Municipal Corporation	No dedicating document found

FINAL PLAT
 OF
POLYTECHNIC HEIGHTS ADDITION
LOTS 1R & 2, BLOCK 14R
 BEING A 5.577 -ACRE TRACT, BEING A REPLAT OF
 ALL OF LOTS 7-12, BLOCK 9, LOTS 1-3, BLOCK 15
 AND A PORTION OF
 LOTS 4-10, BLOCK 15
 POLYTECHNIC HEIGHTS ADDITION (VOL. 63, PG. 109, P.R.T.C.T.)
 ALL OF LOT 1, BLOCK 14R
 POLYTECHNIC HEIGHTS ADDITION (CABINET B, SLIDE 1886, P.R.T.C.T.)
 TOGETHER WITH A PORTION OF
 AVENUE D, AVENUE E, NASHVILLE AVENUE,
 AND A PORTION OF A 16-FOOT ALLEY
 ALL IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPOSED: 2 LOTS | R.O.W. DEDICATION
 PREPARED: FEBRUARY 2022 | REVISED AUGUST 2022
 CASE NO. FP

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Texas Wesleyan University, a Texas Non-Profit Corporation (a.k.a. Texas Wesleyan University), and the City of Fort Worth, a Municipal Corporation, are the owners of those certain tracts being: [1] All of Lots 7 through 12, Block 9, Lots 1 through 3, Block 15, and a portion of Lots 4 through 10, Block 15, Polytechnic Heights Addition (hereinafter referred to as Polytechnic Heights), an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tracts being the same tracts described in those deeds to said Texas Wesleyan University recorded under Instrument Numbers: D214084748 (Lot 7, Block 9), D216023279 (Lot 8, Block 9), D221214999 (Lot 1, Block 15), D209146177 (Lot 2, Block 15), D220274658 (Portion of Lots 4-6, Block 15), Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and in Volume 13234, Page 374 (Lots 9-12, Block 9), Volume 13846, Page 168 (Lot 3, Block 15), Deed Records, Tarrant County, Texas (D.R.T.C.T.), and the tract described in those deeds to said City of Fort Worth recorded in Volume 848, Page 429 (Portion of Lot 6, Block 15), Volume 731, Page 469 (Portion of Lot 7, Block 15), Volume 698, Page 479 (Portion of Lots 8 & 9, Block 15), Volume 1275, Page 255 (a Portion of Lot 10), D.R.T.C.T., [2] All of Lot 1, Block 14R, Polytechnic Heights Addition (hereinafter referred to as Polytechnic Heights Replat), an addition recorded in Cabinet B, Slide 1886, P.R.T.C.T., being the same tract described in the deed to Texas Wesleyan University recorded in Volume 14218, Page 420, D.R.T.C.T., [3] A portion of Avenue D, Avenue E, and a portion of a 16-foot alley as dedicated by the plat of the Polytechnic Heights, and [4] a portion of Nashville Avenue; the subject tract is more particularly described as follows:

BEGINNING at a 5/8 inch rebar found on the south right-of-way line of Avenue D (a 60-foot right of way as dedicated by the plat of the said Polytechnic Heights), at the northwest corner of the said Lot 1, Block 14R, Polytechnic Heights Replat;

THENCE NORTH 89°31'44" EAST, with the north line of Lot 1, Block 14R, a distance of 155.85 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve to the left (concave northwest) having a radius of 45.00 feet;

THENCE In a northeasterly direction, along the arc of the said curve, an arc length of 72.39 feet, passing through a central angle of 92°10'24" (a chord bearing of NORTH 43°26'32" EAST, a chord distance of 64.84 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;

THENCE NORTH 00°17'30" WEST, passing at a distance of 13.29 feet a 5/8 inch rebar found at the southwest corner of said Lot 7, Block 9, of Polytechnic Heights, on the east right-of-way line of Thrall Street (a 60-foot right of way as dedicated by the plat of the Polytechnic Heights), and continuing on the said course now with the said east right-of-way line of Thrall Street, in all, a total distance of 138.29 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northwest corner of Lot 7, Block 9;

THENCE NORTH 89°31'44" EAST, with the south line of a 16-foot as dedicated by the plat of the Polytechnic Heights, a distance of 300.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the west right-of-way line of Binkley Street (a 50-foot right of way as dedicated by the plat of the Polytechnic Heights);

THENCE SOUTH 00°17'30" EAST, with the said east right-of-way line of Binkley Street, passing at a distance of 511.52 feet to a 1/2 inch rebar found at the northeast corner of the said Lot 1, Block 15, of Polytechnic Heights, and continuing on the said course, in all, a total distance of 644.52 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the centerline of a said 16-foot alley as dedicated by the plat of the Polytechnic Heights;

THENCE SOUTH 89°31'44" WEST, with the centerline of the said 16-foot alley, a distance of 195.76 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the described northeasterly right-of-way line of Nashville Avenue (No dedicating document found);

THENCE SOUTH 36°06'24" EAST, with the said northeasterly right-of-way line of Nashville Avenue, a distance of 163.64 feet to a Mag nail and washer stamped "JPH Land Surveying" set on the north right-of-way line of Rosedale Avenue (a 60-foot right of way as dedicated by the plat of the Polytechnic Heights);

THENCE SOUTH 89°31'44" WEST, with the said north right-of-way line of Rosedale Avenue, a distance of 200.00 feet to a Mag nail and washer stamped "JPH Land Surveying" set at the intersection of the north right-of-way line of Rosedale Avenue and the aforementioned east right-of-way line of Thrall Street;

THENCE NORTH 00°17'30" WEST, with the east right-of-way line of Thrall Street, a distance of 284.43 feet to a Mag nail and washer stamped "JPH Land Surveying" set at the beginning of a curve concave southwest (curve to the left) having a radius of 200.00 feet;

THENCE In a northerly direction, along the arc of the said curve, an arc length of 71.05 feet, passing through a central angle of 20°21'10" (a chord bearing of NORTH 25°11'41" WEST, a chord distance of 70.67 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the curve;

THENCE NORTH 35°22'16" WEST, with the west line of Lot 1, Block 14-R, called to be the northeast right-of-way line of Nashville Avenue, a distance of 297.38 feet returning to the **POINT OF BEGINNING** and enclosing 5.577 acres (±242,925 square feet).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Texas Wesleyan University**, a Texas Non-Profit Corporation, acting by and through the undersigned authorized agent, and the **City of Fort Worth**, a Municipal Corporation, acting by and through the undersigned authorized agent, do hereby adopt this plat designating the herein above described property as Lots 1R & 2, Block 14R, **POLYTECHNIC HEIGHTS ADDITION**, an addition in the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate the rights of way and easements shown hereon to the public's use unless otherwise noted.

WITNESS my hand this ____ day of _____, 20__.

Authorized agent of _____ Name & Title
Texas Wesleyan University
a Texas Non-Profit Corporation

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared _____, authorized agent of Texas Wesleyan University, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

WITNESS my hand this ____ day of _____, 20__.

Authorized agent of _____ Name & Title
City of Fort Worth
a Municipal Corporation

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared _____, authorized agent of City of Fort Worth, a Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

STANDARD PLAT NOTES

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.

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.

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.

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.

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, will 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.

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.

Floodplain/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 drainageways 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.

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.

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".

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.

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 Note

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 losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Covenants or Restrictions are Unaltered

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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **Jewel Chadd**, a Registered Professional Land Surveyor in the State of Texas, hereby state, to the best of my knowledge and belief, this plat hereby represents an on-the-ground survey performed by me and all the property corners are marked as indicated.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
DATE: TBD

SURVEYOR'S NOTES:

1. The purpose of this replat is to combine multiple lots into two lots, abandon a portion of Avenue E, Avenue D, Nashville Avenue, and abandon the north half of an existing alley.
2. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
3. The fieldwork was completed on February 01, 2022.
4. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0310L, dated 2019/03/21, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

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Fort Worth, Texas 76105

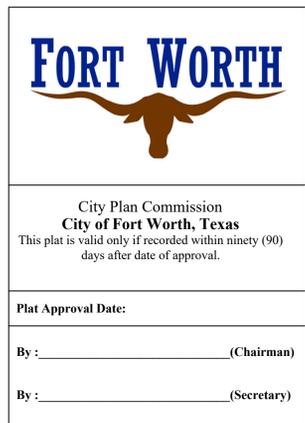
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DFW | Central Texas | West Texas | Houston



FINAL PLAT
OF
POLYTECHNIC HEIGHTS ADDITION
LOTS 1R & 2, BLOCK 14R
BEING A 5.577 -ACRE TRACT, BEING A REPLAT OF
ALL OF LOTS 7-12, BLOCK 9, LOTS 1-3, BLOCK 15
AND A PORTION OF
LOTS 4-10, BLOCK 15
POLYTECHNIC HEIGHTS ADDITION (VOL. 63, PG. 109, P.R.T.C.T.)
ALL OF LOT 1, BLOCK 14R
POLYTECHNIC HEIGHTS ADDITION (CABINET B, SLIDE 1886, P.R.T.C.T.)
TOGETHER WITH A PORTION OF
AVENUE D, AVENUE E, NASHVILLE AVENUE,
AND A PORTION OF A 16-FOOT ALLEY
ALL IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROPOSED: 2 LOTS | 1 R.O.W. DEDICATION
PREPARED: FEBRUARY 2022 | REVISED AUGUST 2022
CASE NO. FP _____

This plat filed in Instrument No. _____ Date _____, 20__.