

OWNER'S CERTIFICATION

WHEREAS Texas Wesleyan University is the owner of a 1.6621 acre (72,401 square foot) tract of land situated in the J.W. Sublet Survey, Abstract No. 1409, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 4, 5, 7, 8 and 9, Block 10, Polytechnic Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 109 of the Plat Records of Tarrant County, Texas; said tract also being all of Lot 1R, Block 10, Polytechnic Heights Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D206199398 of the Official Public Records of Tarrant County, Texas; said tract also being all of a 16-foot wide alley abandoned by City of Fort Worth Ordinance No. _____; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found at the west end of a right-of-way corner clip at the intersection of the west right-of-way line of Wesleyan Street (a 60-foot wide right-of-way) and the north right-of-way line of Avenue D (a 60-foot wide right-of-way);

THENCE South 89°53'41" West, along the said north line of Avenue D, a distance of 290.00 feet to a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for corner at the intersection of the said north line of Avenue D and the east right-of-way line of Binkley Street (a 50-foot wide right-of-way)

THENCE North 00°25'06" West, along the said east line of Binkley Street, a distance of 125.00 feet to a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for corner in the south line of a 16-foot wide alley;

THENCE North 89°53'41" East, departing the said east line of Binkley Street and along the said south line of the alley, a distance of 50.00 feet to a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for corner; said point being the southwest corner of said alley abandonment;

THENCE North 00°25'06" West, departing the said south line of the alley, a distance of 140.00 feet to a 1/2-inch iron rod with "FELS" cap found in the south right-of-way line of Avenue C; said point being the northwest corner of said Lot 5;

THENCE North 89°53'41" East, along the said south line of Avenue C, a distance of 240.00 feet to a mag-nail with "JPH LAND SURVEYING" washer found for corner at the west end of a right-of-way corner clip at the intersection of the said south line of Avenue C and the said west line of Wesleyan Street;

THENCE South 45°15'42" East, along the southwest line of said corner clip, a distance of 14.18 feet to a mag nail with "JPH LAND SURVEYING" washer found for corner;

THENCE South 00°25'06" East, along the said west line of Wesleyan Street, a distance of 245.00 feet to a 1/2-inch iron rod with "JPH LAND SURVEYING" cap found for corner at the north end of the first said corner clip;

THENCE South 44°44'17" West, along the northwest line of said corner clip, a distance of 14.10 feet the **POINT OF BEGINNING** and containing 72,401 square feet or 1.6621 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Texas Wesleyan University, a Texas Non-Profit Corporation, acting by and through the undersigned agent, does hereby adopt this plat as **LOT 1R1, BLOCK 10, POLYTECHNIC HEIGHTS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____ day of _____, 2023.

BY:

Frederick G. Slabach, President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Frederick G. Slabach, authorized agent of Texas Wesleyan University, a Texas Non-Profit Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on October 13, 2023 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0310L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one lot.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on October 13, 2023 and that all corners are shown hereon.

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

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FORT WORTH

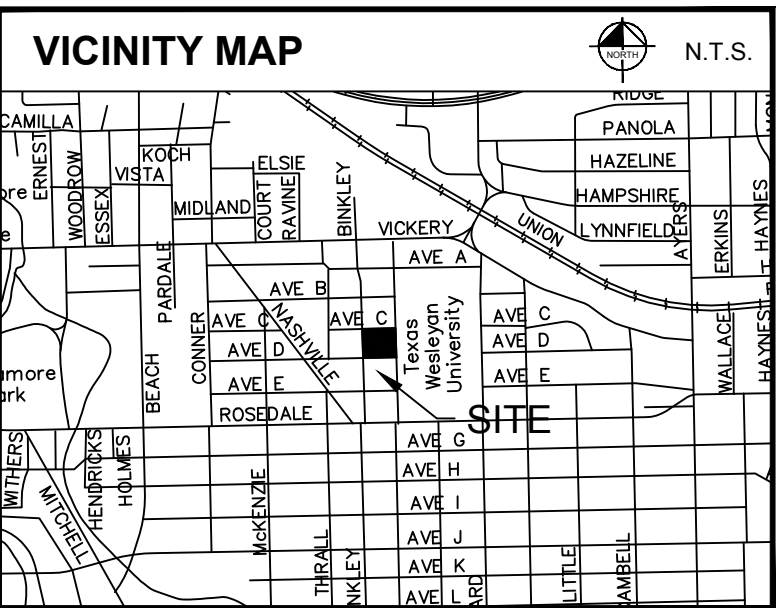
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

By: _____ *Chairman*

By: _____ *Secretary*



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

LAND USE	
LOT = 1	
GROSS AREA = 1.6621 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 0 ACRES	
NET AREA = 1.6621 ACRES	

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.

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.

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.

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.

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.

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".

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.

FINAL PLAT
LOT 1R1, BLOCK 10
POLYTECHNIC HEIGHTS ADDITION
BEING A REPLAT OF ALL OF LOTS 4, 5, 7, 8 & 9, BLOCK 10, POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 109, PRTCT & ALL OF LOT 1R, BLOCK 10, POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. D206199398 OPRTCT

Kimley»Horn

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Fort Worth, Texas 76102
FIRM # 10194040
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MCB	KHA	10/27/2023	061344400	1 OF 1

REF CITY CASE NO.: FS-23-267