

OWNER/DEVELOPER
COOK CHILDREN'S HEALTH CARE SYSTEM
 801 SEVENTH AVENUE
 FT. WORTH, TEXAS 76104
 (817) 852-865-7145 (PHONE)
 CONTACT: Spencer Seals
 EMAIL: spencer.seals@cookchildrens.org

ENGINEER
DUNAWAY ASSOCIATES, L.L.C.
 550 BAILEY AVENUE, SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 CONTACT: JUSTIN WELLS
 EMAIL: JWells@dunaway.com

SURVEYOR
DUNAWAY ASSOCIATES, L.L.C.
 550 BAILEY AVENUE, SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 CONTACT: STEPHEN GLOSUP
 EMAIL: srg@dunaway.com

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.

TRAFFIC IMPACT STUDY
 No Building Permits shall be issued for any lot in this Subdivision until an appropriate Traffic Impact Study or other acceptable provisions are submitted and approved by the City of Fort Worth for the development's traffic impacts to the existing roadway system.

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.

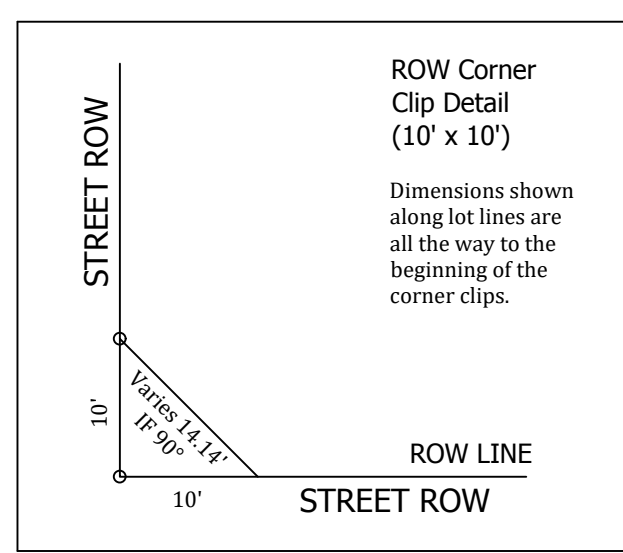
CONSTRUCTION PROHIBITED OVER EASEMENTS
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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 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.

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.

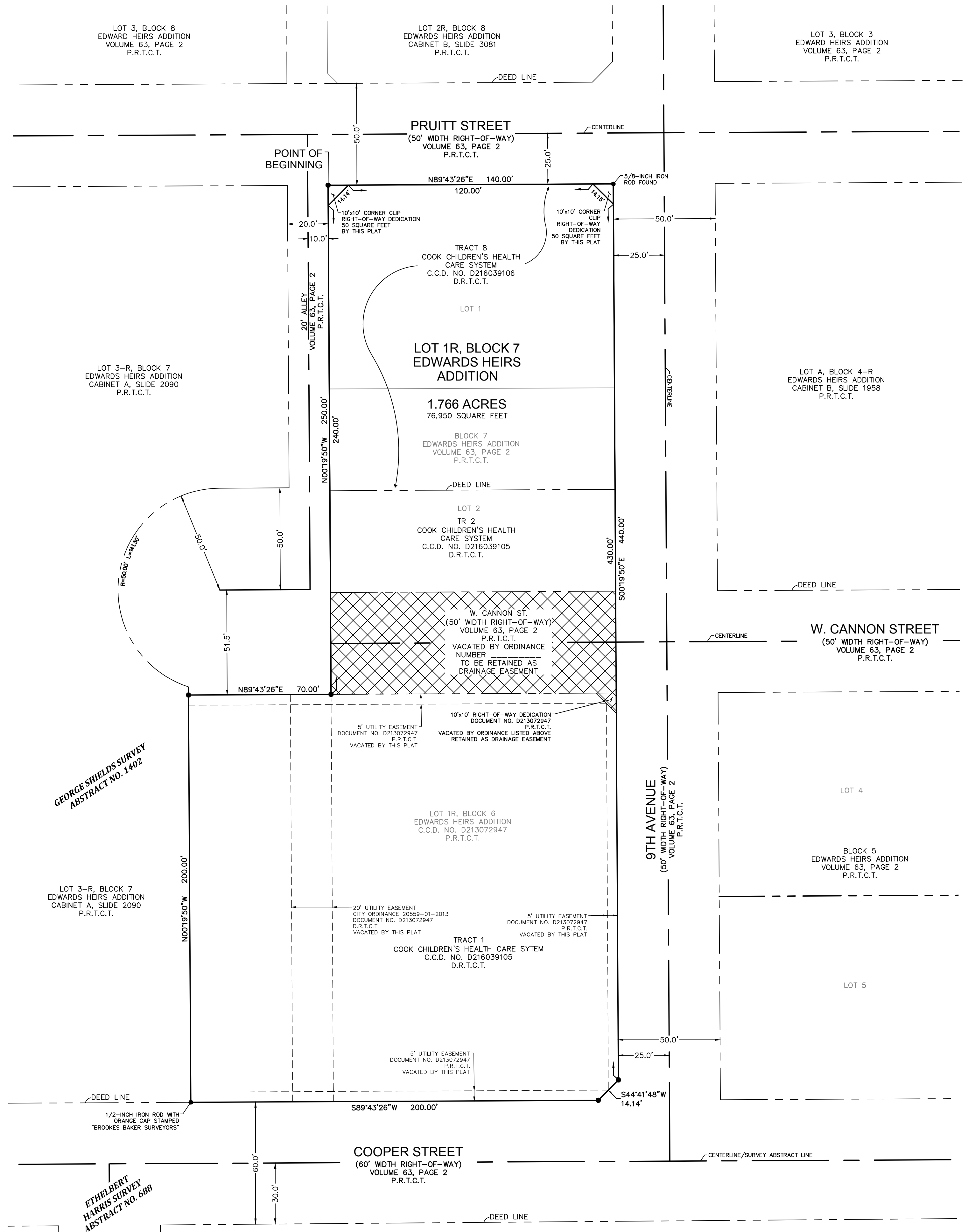
TRANSPORTATION IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 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'.

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 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

General Notes:

- Building lines will be per the City of Fort Worth Zoning Ordinances.
- The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.
- According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map Number 48439C0305L, Map revised date: March 21, 2019, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.
- All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." set unless otherwise noted herein.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1 & 2, BLOCK 7, LOT 1R, BLOCK 6, EDWARDS HEIRS ADDITION AND THAT PORTION OF W. CANNON STREET, VACATED BY CITY ORDINANCE NO. _____ INTO LOT 1R, BLOCK 7, EDWARDS HEIRS ADDITION.

LAND USE TABLE	
Total Gross Acreage	1.766 Ac.
Right-of-Way Dedication	0.002 Ac.
Net Acreage	1.764 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	1.764 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS-24-295

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

CERTIFICATION:
 I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of June, 2024.

PRELIMINARY

Stephen R. Glosup, RPLS
 Registered Professional Land Surveyor
 srg@dunaway.com
 Texas Registration No. 5570

Date: _____

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.

Final Plat of

EDWARDS HEIRS ADDITION
LOT 1R, BLOCK 7

Situated in the George Shield Survey, Abstract No. 1402, being a re-plat of lots 1 & 2, Block 7, Edwards Heirs Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 2 and Lot 1R, Block 6, Edwards Heirs Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D213072947, Plat Records, Tarrant County, Texas, and that portion of W. Cannon Street vacated by City of Fort Worth Ordinance No. _____

1 Lot 1.766 Acres
 This plat was prepared in November, 2024

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100