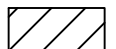


OWNER/DEVELOPER
BOARD OR REGENTS OF
THE TEXAS A&M SYSTEM
301 TALLOW STREET
COLLEGE STATION, TEXAS
(979) 458-6000 (PHONE)
CONTACT: JOHN SHARP

ENGINEER
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: NICK POWELL
EMAIL: NPOWELL@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

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
 = STREET AND ALLEY VACATION

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1 - 16,
BLOCK E-3 AND LOTS A AND B, BLOCK E-2 INTO 1 LOT

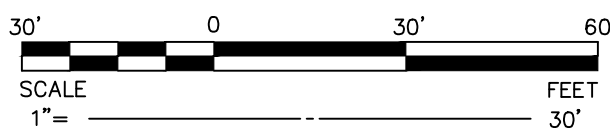
CERTIFICATION:

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 April, 2025.

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.



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 Numbers 48439C0305 L, 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-inch iron rods with yellow cap stamped "DUNAWAY ASSOC" unless otherwise noted

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.
DEED COVENANTS OR RESTRICTIONS
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 on the remainder of the subdivision.
SIDEWALKS AND STREET LIGHTS
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.
SITE DRAINAGE STUDY
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is 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 necessary drainage improvements. The current owner shall submit a letter to the department of transportation and public works director 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 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.
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 of any type 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.
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.
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.

LAND USE TABLE	
Total Gross Acreage	2,112 Ac.
Right-of-Way Dedication	0
Net Acreage	2,112 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	2,112 Ac.
Private Park Acreage	0
Public Park Acreage	0

FS-25-121



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: _____
By: _____
Chairman
Secretary

*Final Plat
of*

DAGGETT'S ADDITION
LOT A-R1
BLOCK E-2-R

Situated in the John Childress Survey, Abstract No. 250, being a Re-Plat of all of Lot 1-16, Block E3, Daggett's Addition, an Addition to the City of Fort Worth, Texas (unrecorded plat), all of Lots A and B, Block E-2, Daggett's Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-96, Page 16, Plat Records, Tarrant County, Texas, Tract 2 and Tract 3, by deed to the Board of Regents of the Texas A&M University System, recorded in County Clerk's Document Number D218174915, Deed Records, Tarrant County and a portion of E. 14th Street vacated by City of Fort Worth Ordinance No. _____

1 Lot 2,112 Acres

This plat was prepared in April, 2025

THIS PLAT FILED IN DOCUMENT NO. D_____ DATE: ____-____-____

DEDICATION OF PLAT

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS, BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the John Childress Survey, Abstract Number 250, City of Fort Worth, Tarrant County, Texas, being a Re-plat of all of Lot 1-16, Block E3, Daggett's Addition, an Addition to the City of Fort Worth, Texas (an unrecorded plat), all of Lots A and B, Block E-2, Daggett's Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-96, Page 16, Plat Records, Tarrant County, Texas, and being a part of that certain tracts of land described as Tract 2 and Tract 3, by deed to the Board of Regents of the Texas A&M University System, recorded in County Clerk's Document Number D218174915, Deed Records, Tarrant County, Texas, and that portion of E. 14th Street, vacated by City of Fort Worth Ordinance Number _____ said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "DUNAWAY ASSOC" set in the north right-of-way line of E. 15th Street (a 60' width right-of-way) and the east right-of-way line of Calhoun Street (a 60' width right-of-way) for the southwest corner of said Block E-2;

THENCE North 30° 26' 04" West, with the east right-of-way line of said Calhoun Street, a distance of 460.00 feet to a X-cut set in the east right-of-way line of said Calhoun Street and the south right-of-way line of E. 13th Street (a 60' width right-of-way) for the northeast corner of said Block E-3;

THENCE North 59° 33' 56" East, with the south right-of-way line of said E. 13th Street, a distance of 200.00 feet to a X-cut set in the south right-of-way line of said E. 13th Street and the west right-of-way line of Jones Street (a 60' width right-of-way) for the northeast corner of said Block E-3;

THENCE South 30° 26' 04" East, with the west right-of-way line of said Jones Street, a distance of 460.00 feet to a point in the west right-of-way line of said Jones Street and the north right-of-way line of said E. 15th Street for the southeast corner of said Block E-2

THENCE South 59° 33' 56" West, with the north right-of-way line of said E. 15th Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing a calculated area of 2,112 acres or 92,000 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

DAGGETT'S ADDITION
LOT A-R1, BLOCK E-2-R

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~
COUNTY OF TARRANT ~

EXECUTED this _____ day of _____, 2025.

BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, an agency of the State of Texas
By: _____

John Sharp
Chancellor
The Texas A&M University System

Before Me, the undersigned authority, on this day personally appeared John Sharp, Chancellor of the A&M University System, 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 the said Board of Regents of the Texas A&M University System, an agency of the State of Texas, 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 _____, 2025.

Notary Public in and for the State of Texas _____

My commission expires _____



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