

- 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 graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 430, Map Numbers 4843900305 L, Map Revised Date: March 21, 2019, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
 - All perimeter property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon. Right-of-way dedication corners will be set upon completion of construction.

STORM WATER STORAGE FACILITIES

This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Final ISWM Plan is submitted.

SITE DRAINAGE STUDY

An updated drainage study in relation to DS-22-0028 may be required. Conformance with the accepted Drainage Study shall be required prior to any grading or building permit issuance on Lot 11-R, Block 7-R, Fields-Welch Addition.

PUBLIC OPEN SPACE EASEMENTS

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

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.

DEED COVENANTS OR RESTRICTIONS

This plat 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.

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, 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

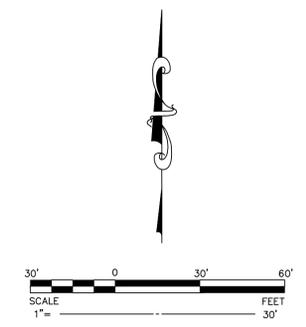
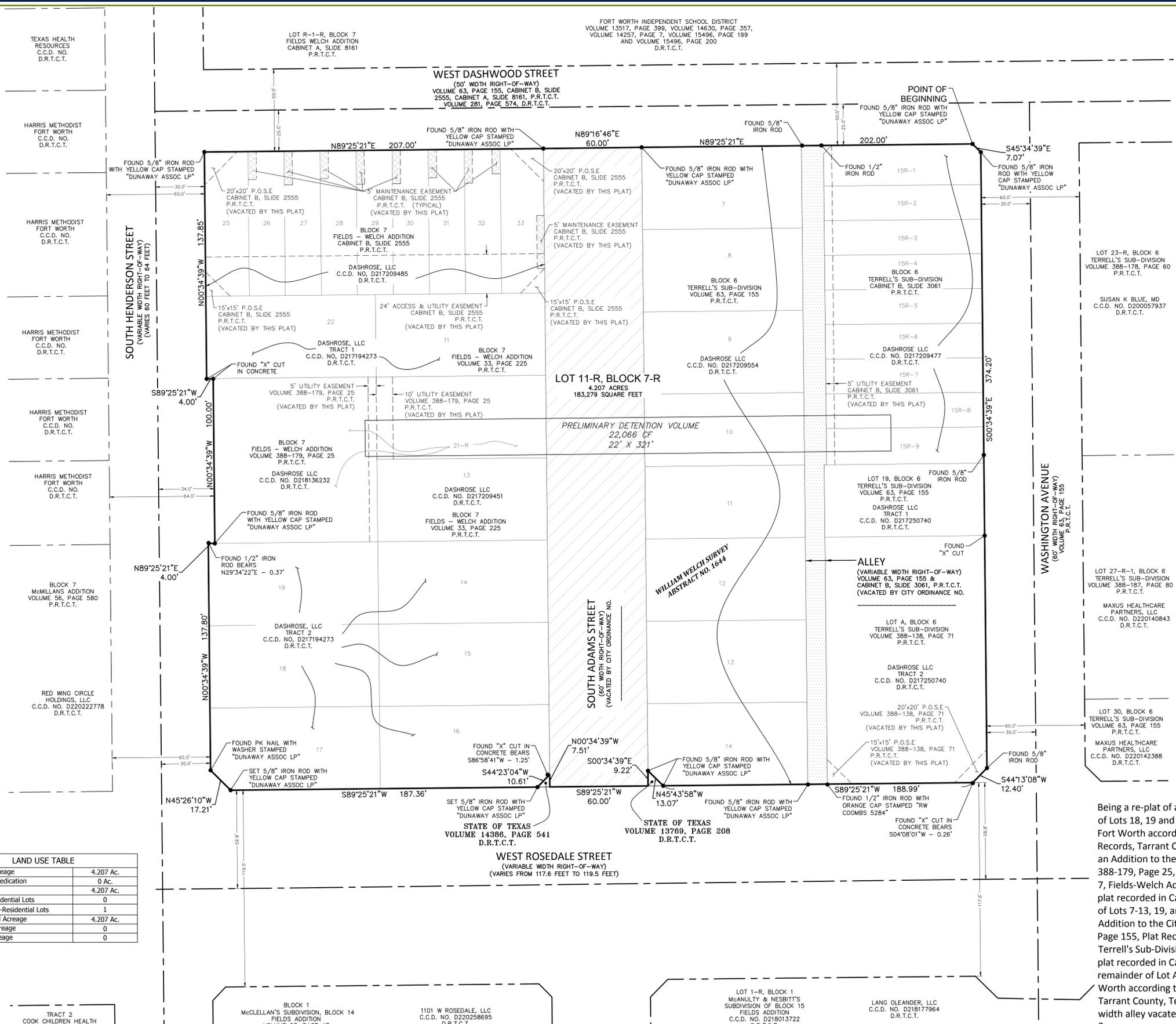
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined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

LAND USE TABLE	
Total Gross Acreage	4.207 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	4.207 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	4.207 Ac.
Private Park Acreage	0
Public Park Acreage	0

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



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
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

- 5' MAINTENANCE EASEMENT ABANDONED BY THIS PLAT
- STREET VACATED BY CITY ORDINANCE NO. _____
- ALLEY VACATED BY CITY ORDINANCE NO. _____

Case # FS- XX-XXX

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

FINAL PIAT of LOT 11-R, BLOCK 7-R FIELDS-WELCH ADDITION

Being a re-plat of all of Lots 11, 13-15, the remainder of Lots 16 and 17 and all of Lots 18, 19 and 22, Block 7, Field's-Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 33, Page 225, Plat Records, Tarrant County, Texas, all of Lot 21-R, Block 7, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-179, Page 25, Plat Records, Tarrant County, Texas, all of Lots 25-33, Block 7, Fields-Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 2555, Plat Records, Tarrant County, Texas, all of Lots 7-13, 19, and the remainder of Lot 14, Block 6, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 155, Plat Records, Tarrant County, Texas, all of Lots 15R-1 - 15R-9, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 3061, Plat Records, Tarrant County, Texas, the remainder of Lot A, Block 6, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-138, Page 71, Plat Records, Tarrant County, Texas, and that portion of South Adams Street and variable width alley vacated by City of Fort Worth Ordinance Numbers _____ & _____, Fort Worth, Tarrant County, Texas.

OWNER/DEVELOPER
DASHROSE, LLC
1401 ETHRIDGE AVENUE
AUSTIN, TEXAS 78703
(PHONE)
CONTACT: WILLIAM M. KERR, JR
EMAIL: _____

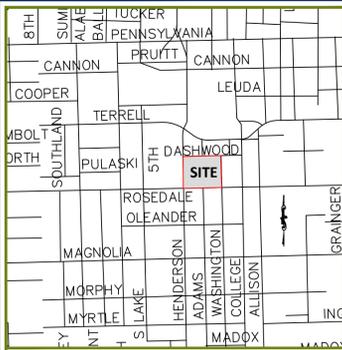
ENGINEER
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: JUSTIN WELLS
EMAIL: Jwells@dunaway.com

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

1 Lot 4.207 Acres

This plat was prepared in March 2022

THIS PLAT RECORDED IN DOCUMENT NO. NUMBER D _____ DATE: _____



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

DASHROSE, LLC
1401 ETHRIDGE AVENUE
AUSTIN, TEXAS 78703
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STATE OF TEXAS)

COUNTY OF TARRANT)

WHEREAS, DASHROSE, LLC IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTIES TO WIT:

BEING a tract of land situated in the William Welch Survey, Abstract No. 1644, City of Fort Worth, Tarrant County, Texas, being all of Lots 11, 13-15, the remainder of Lots 16 and 17 and all of Lots 18, 19 and 22, Block 7, Field's-Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 33, Page 225, Plat Records, Tarrant County, Texas, all of Lot 21-R, Block 7, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-179, Page 25, Plat Records, Tarrant County, Texas, all of Lots 25-33, Block 7, Fields-Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 2555, Plat Records, Tarrant County, Texas, all of Lots 7-13, 19, and the remainder of Lot 14, Block 6, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 155, Plat Records, Tarrant County, Texas, all of Lots 15R-1 - 15R-9, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Cabinet B, Slide 3061, Plat Records, Tarrant County, Texas the remainder of Lot A, Block 6, Terrell's Sub-Division, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-138, Page 71, Plat Records, Tarrant County, Texas, and that part of South Adams Street and variable width alley vacated by City of Fort Worth Ordinance Numbers _____ & _____ and being all of those certain tracts of land described by deeds to Dashrose, LLC, recorded in County Clerk's Document Numbers D217194273, D217209451, D218136232, D217209485, D217209554, D217209477, D217250740, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped 'DUNAWAY ASSOC. LP' (hereinafter called 5/8" YCIR) found in the south right-of-way line of West Dashwood Street (a 50' width public right-of-way), the most northerly northeast corner of said Lot 15-R-1, Block 6, Terrell's Sub-Division, said point being the north end of a corner clip;

THENCE South 45°34'39" East, with said corner clip, a distance of 7.07 feet to a 5/8" YCIR found in the west right-of-way line of said Washington Avenue (a 60' width public right-of-way) and at the south end of said corner clip;

THENCE South 00°34'39" East, departing said corner clip, with the west right-of-way line of said Washington Avenue, a distance of 374.20 feet to a 5/8" iron rod found for the north end of a corner clip;

THENCE South 44°13'08" West, departing the west right-of-way line of said Washington Avenue, with said corner clip, a distance of 12.40 feet to a point for the end of said corner clip, in the north right-of-way line of West Rosedale Street, (a variable width right-of-way), the south line of said Lot A, Block 6, Terrell's Sub-Division, from which a 'X' cut in concrete found bears South 04°08'01" West, a distance of 0.26 feet;

THENCE South 89°25'21" West, departing said corner clip, with the north right-of-way line of said West Rosedale Street, a distance of 188.99 feet to a 5/8" YCIR found for the south end of a corner clip, the new most southerly southwest corner of said Lot 14, Block 6, Terrell's Sub-Division and the most easterly corner of that certain tract of land described by right-of-way deed to the State of Texas, recorded in Volume 13769, Page 208, Deed Records, Tarrant County, Texas;

THENCE North 45°43'58" West, departing the north right-of-way line of said West Rosedale Street, with said corner clip, a distance of 13.07 feet to a 5/8" YCIR found for the north end of a corner clip and in the east right-of-way of South Adams Street (a 60' public right-of-way);

THENCE South 00°34'39" East, departing said corner clip, with the west line of said State of Texas right-of-way deed, a distance of 9.22 feet to a point;

THENCE South 89°25'21" West, departing the west line of said State of Texas right-of-way deed and crossing said South Adams Street, a distance of 60.00 feet to a point for the southeast corner of that certain tract of land described by right-of-way deed to the State of Texas, recorded in Volume 14386, Page 541, Deed Records, Tarrant County, Texas;

THENCE North 00°34'39" West, with east line of said State of Texas right-of-way deed, a distance of 7.51 feet to a point in west right-of-way line of said South Adams Street, the north end of a corner clip, from which a 'X' cut in concrete bears South 86°58'41" West, a distance of 1.25 feet;

THENCE South 44°23'04" West, with said corner clip, a distance of 10.61 feet to a 5/8" YCIR set for the south end of said corner clip, the most westerly corner of said State of Texas right-of-way deed and in the north right-of-way line of said West Rosedale Street;

THENCE South 89°25'21" West, departing said corner clip, with the north right-of-way line of said West Rosedale Street, a distance of 187.36 feet to a 5/8" YCIR set for the south end of a corner clip;

THENCE North 45°26'10" West, departing the north right-of-way line of said West Rosedale Street, with said corner clip, a distance of 17.21 feet to a PK Nail with washer stamped 'DUNAWAY ASSOC LP' found for the north end of said corner clip, in the east right-of-way line of South Henderson Street, (a variable width public right-of-way), the west line of said Lot 17, Block 7, Fields Welch Addition

THENCE North 00°34'39" West, departing the said corner clip, with the east right-of-way line of said South Henderson Street, a distance of 137.80 feet to a point and the northwest corner of said Lot 19, Block 7, Fields-Welch Addition, from which a 1/2" iron rod found bears North 29°34'22" East, a distance of 0.37 feet;

THENCE North 89°25'21" East, continuing with the east right-of-way line of said South Henderson Street, a distance of 4.00 feet to a 5/8" YCIR found for the southwest corner of said Lot 21-R, Block 7, Fields-Welch Addition;

THENCE North 00°34'39" West, continuing with the east right-of-way line of said South Henderson Street, a distance of 100.00 feet to a 'X' cut in concrete found for the northwest corner of said Lot 21-R, Block 7, Fields-Welch Addition;

THENCE South 89°25'21" West, continuing with the east right-of-way line of said South Henderson Street, a distance of 4.00 feet to a 'X' cut in concrete found for the southwest corner of said Lot 22, Block 7, Fields-Welch Addition;

THENCE North 00°34'39" West, continuing with the east right-of-way line of said South Henderson Street, a distance of 137.85 feet to a 5/8" YCIR found for the intersection of the east right-of-way of said South Henderson Street, the south right-of-way of said West Dashwood Street and the northwest corner of said Lot 25, Block 7, Fields-Welch Addition;

THENCE North 89°25'21" East, departing the east right-of-way line of said South Henderson Street, with the south right-of-way line of said West Dashwood Street, a distance of 207.00 feet to a 5/8" YCIR found for the northeast corner of said Lot 33, Block 7, Fields-Welch Addition and in the west right-of-way line of said South Adams Street;

THENCE North 89°16'46" East, continuing with the south right-of-way line of said West Dashwood Street, crossing said South Adams Street, a distance of 60.00 feet to a 5/8" YCIR found for the northwest corner of said Lot 7, Block 6, Terrell's Sub-Division and in the east right-of-way line of said South Adams Street;

THENCE North 89°25'21" East, departing the east right-of-way line of said South Adams Street, with the south right-of-way line of said West Dashwood Street, a distance of 202.00 feet to the POINT OF BEGINNING and containing a calculated area of 183,279 square feet or 4.207 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT DASHROSE, LLC BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS:

**LOT 11-R, BLOCK 7-R,
FIELDS-WELCH ADDITION**

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 _____, 2022.

By: Dashrose, LLC
a Texas limited liability company

By: _____

Before Me, the undersigned authority, on this day personally appeared _____ as the Manager of Dashrose, LLC, a Texas limited liability company, 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 Dashrose, LLC a Texas limited liability company and that he executed the same as the act of said Dashrose, LLC, a Texas limited liability company 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 _____, 2022.

Notary Public in and for the State of Texas

My commission expires _____

**FINAL PIAT
of
LOT 11-R, BLOCK 7-R
FIELDS-WELCH
ADDITION**

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1 Lot 4.207 Acres

This plat was prepared in March 2022

THIS PLAT RECORDED IN DOCUMENT NO. NUMBER

D _____ DATE: _____

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 December, 2021.

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.



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