

VICINITY MAP  
NOT TO SCALE

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 NO. 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." unless otherwise noted herein.

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 lie-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 shall 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

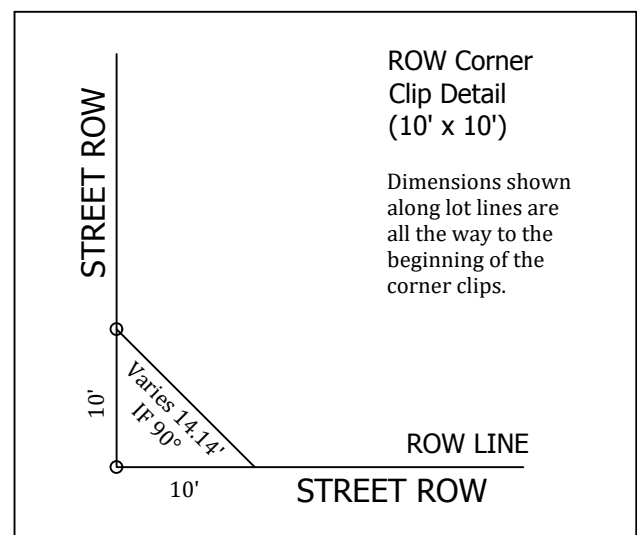
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required 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 transportation impact fees. The total amount assessed is established on the recordation 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.

RIGHT-OF-WAY VACATION

RIGHT-OF-WAY VACATION TO BE RETAINED AS A PUBLIC ACCESS EASEMENT



SIDEWALKS AND STREET LIGHTS

Sidewalks and street lights are required for all public and private streets per City of Fort Worth 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 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.

WATER / WASTEWATER IMPACT FEES



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

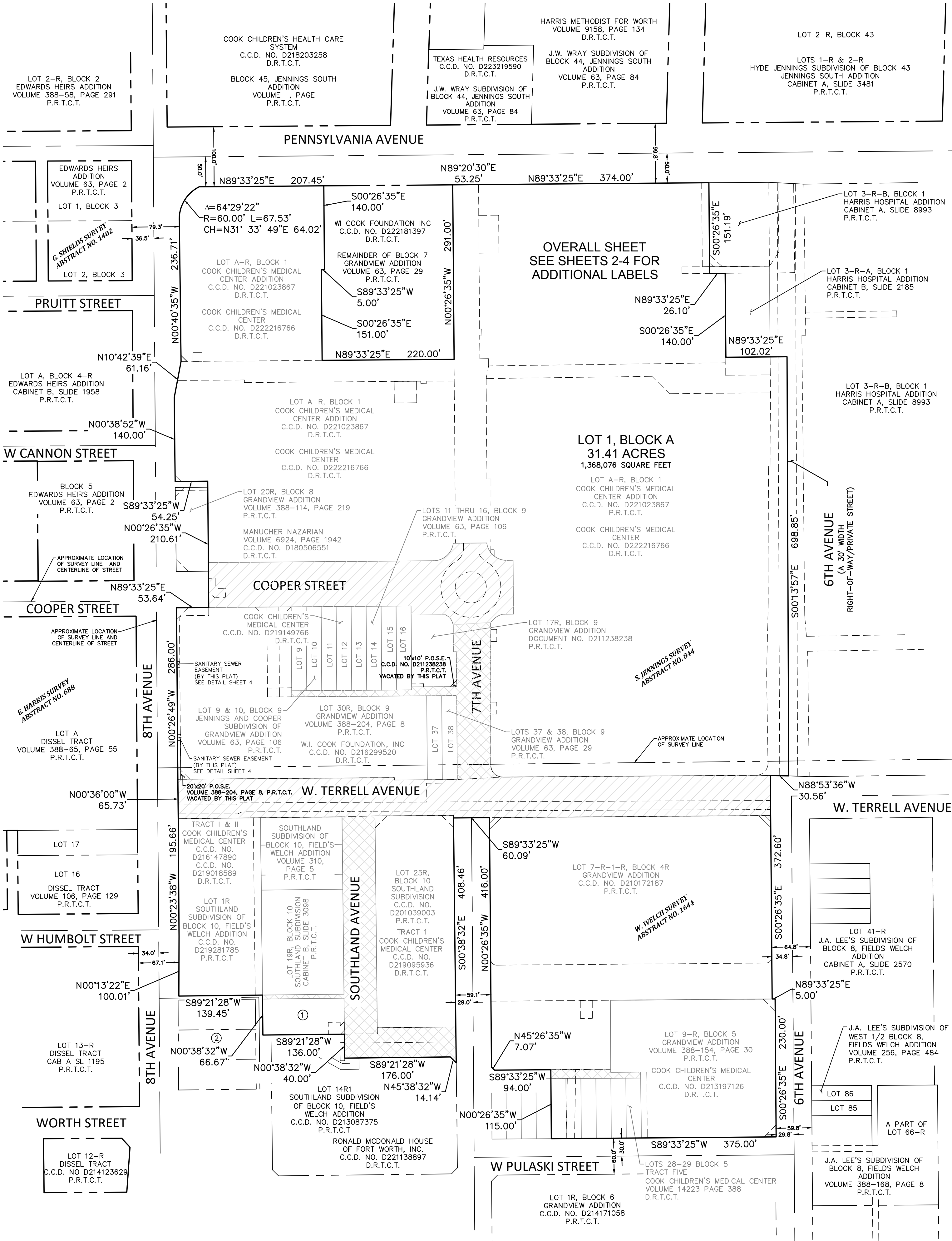
DUNAWAY JOB NO. B004530.013

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



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.

FS-24-280



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

LAND USE TABLE

Total Gross Acreage	31.41 Ac.
Right-of-Way Dedication	50 SQ. FT.
Net Acreage	31.40 Ac.
NO. of Residential Lots	0
NO. Non-Residential Lots	0
Non-Residential Acreage	31.40 Ac.
Private Park Acreage	0
Public Park Acreage	0

FINAL PLAT  
OF

COOK CHILDREN'S MEDICAL  
CENTER ADDITION  
LOT 1, BLOCK A

Situated in the S. G. Jennings Survey, Abstract No. 844 and the George Shield Survey, Abstract No. 1402, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition recorded in County Clerks Document No. D221023867, Lot 30 R, Block 19, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Block 9, Jennings and Cooper Subdivision of Grandview Addition, recorded in Volume 63, Page 106, Lots 11-16, 37-38, and the remainder of Lots 24-29, Block 9, Grandview Addition, recorded in Volume 63, Page 29, Grandview Addition, Lot 17R, Block 9, Grandview Addition, recorded in County Clerk's Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in County Clerk's Document No. D219281785, Lots 23 & 24 and the remainder of Lot 22, Block 10 Fields's Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk's Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, Recorded in County Clerk's Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, the remainder of Cooper Street vacated City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of West Terrell Street, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of 7th Avenue vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of Southland Avenue, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of a variable width alley as shown on Grandview plat recorded in Volume 63, Page 29 and as shown on Grandview Addition plat recorded in County Clerk's Document Number D210172187 vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, and the remainder of a variable width alley as shown on Jennings and Cooper Subdivision of Grandview Addition plat, recorded in Volume 63, Page 106 and Lot 17R, Block 9, Grandview Addition plat, recorded in County Clerk's Document Number D211238238, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_

1 Lot 31.41 Acres

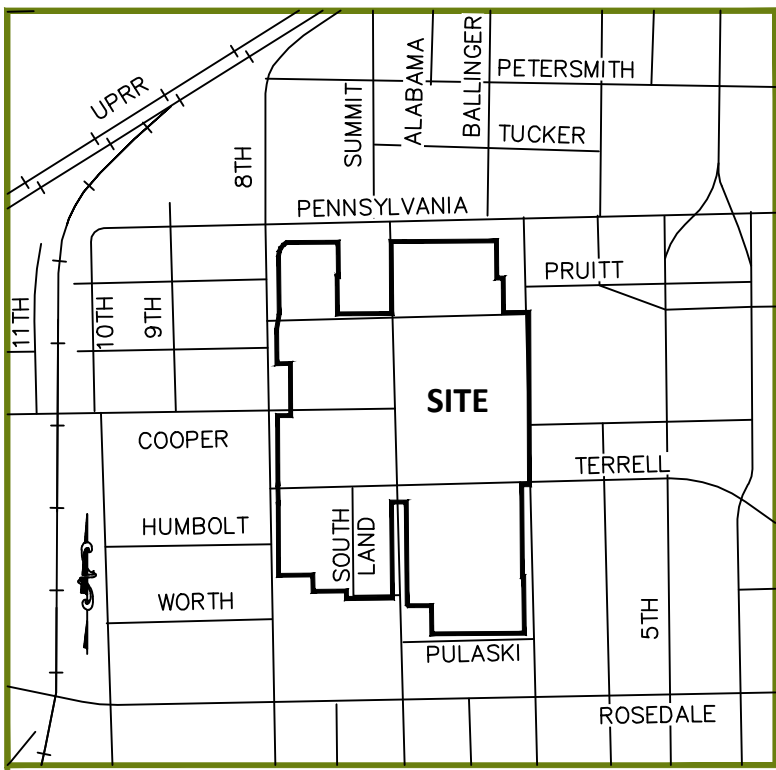
This plat was prepared in December, 2024

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D\_\_\_\_\_ DATE: \_\_\_\_-\_\_\_\_-\_\_\_\_









VICINITY MAP  
NOT TO SCALE

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

W. HUMBOLT STREET  
(55' WIDTH RIGHT-OF-WAY)

OWNER/DEVELOPER

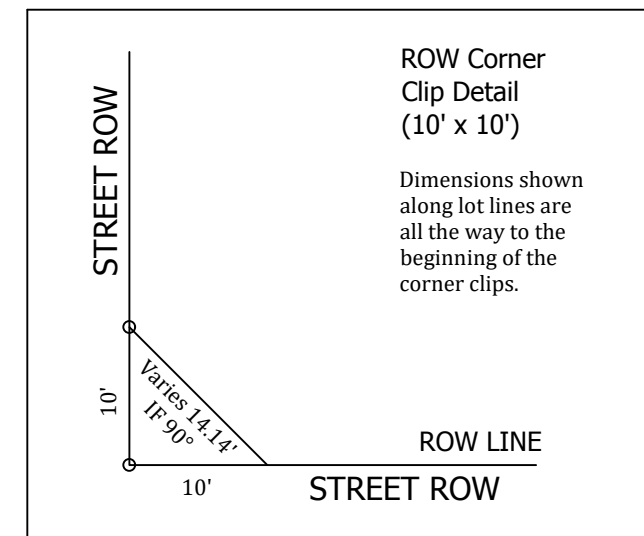
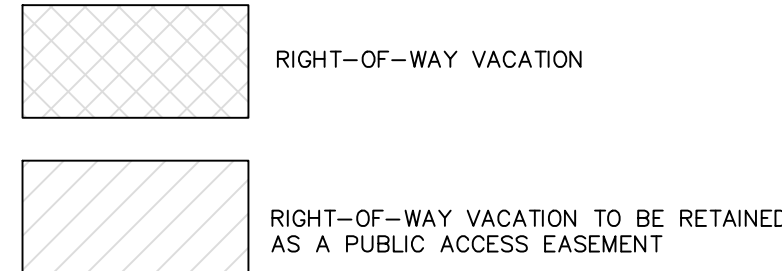
COOK CHILDREN'S HEALTH CARE SYSTEM  
801 SEVENTH AVENUE  
FT. WORTH, TEXAS 76104  
(817) 662-8855-7145 (PHONE)  
CONTACT: Spencer Seals  
EMAIL: spencer.seals@cookchildrens.org

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



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.

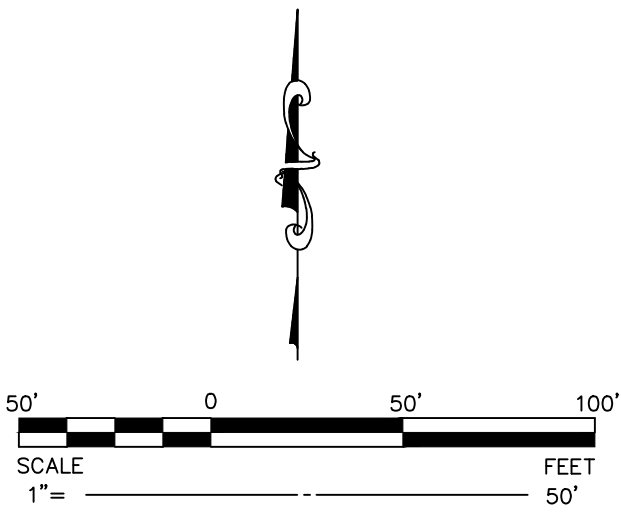
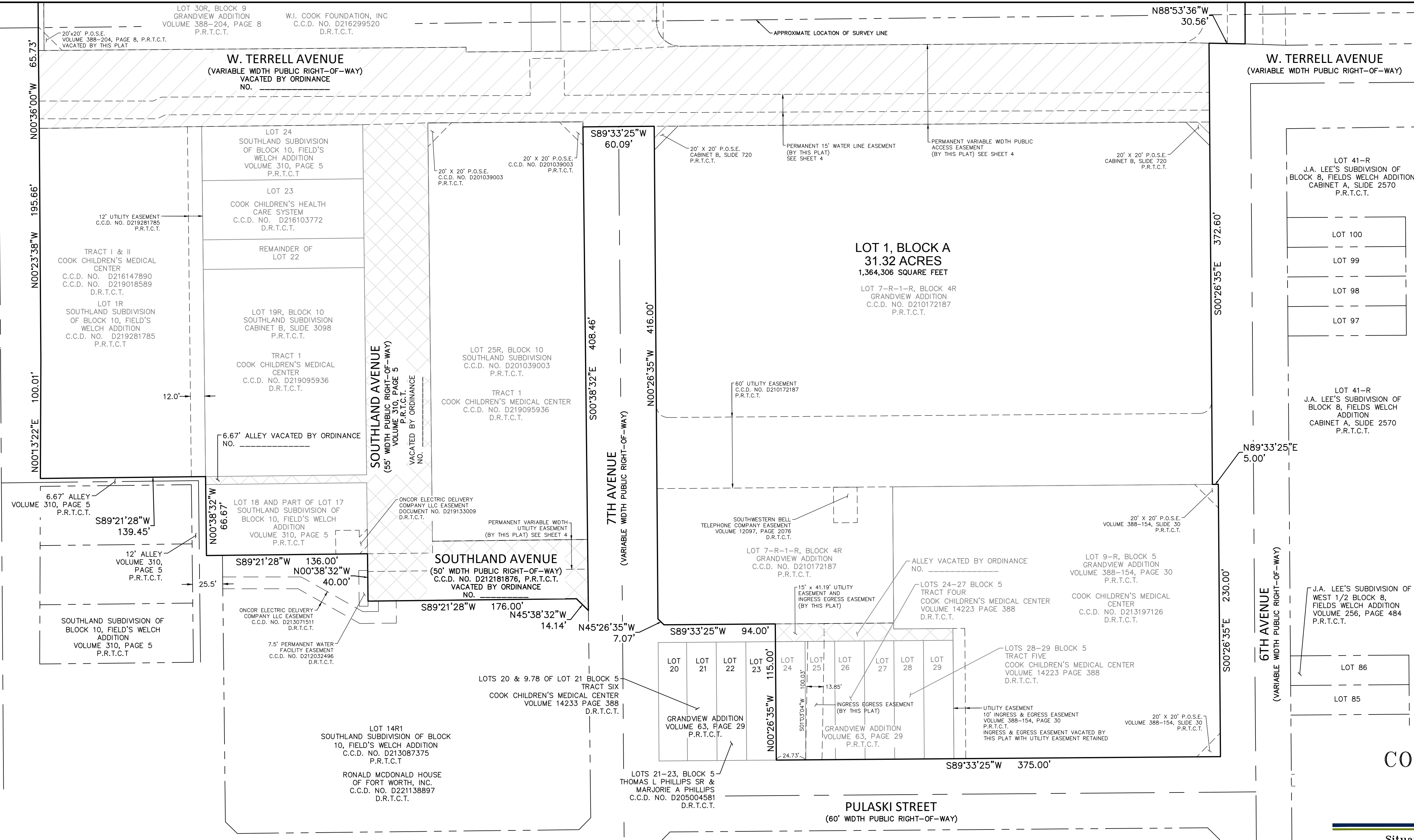
PRELIMINARY

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.

MATCH LINE SEE SHEET 2



FINAL PLAT  
OF

COOK CHILDREN'S MEDICAL  
CENTER ADDITION  
LOT 1, BLOCK A

Situated in the S. G. Jennings Survey, Abstract No. 844 and the George Shield Survey, Abstract No. 1402, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition recorded in County Clerks Document No. D221023867, Lot 30 R, Block 19, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Block 9, Jennings and Cooper Subdivision of Grandview Addition, recorded in Volume 63, Page 106, Lots 11-16, 37-38, and the remainder of Lots 24-29, Block 9, Grandview Addition, recorded in Volume 63, Page 29, Grandview Addition, Lot 17R, Block 9, Grandview Addition, recorded in County, Clerk's Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in County Clerk's Document No. D219281785, Lots 23 & 24 and the remainder of Lot 22, Block 10 Fields's Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk's Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, Recorded in County Clerk's Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, the remainder of Cooper Street vacated City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of West Terrell Street, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of 7th Avenue vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of Southland Avenue, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of a variable width alley as shown on Grandview plat recorded in County Clerk's Document Number D210172187 vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, and the remainder of a variable width alley as shown on Jennings and Cooper Subdivision of Grandview Addition plat, recorded in Volume 63, Page 106 and Lot 17R, Block 9, Grandview Addition plat, recorded in County Clerk's Document Number D211238238, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_

1 Lot 31.41 Acres

This plat was prepared in December, 2024



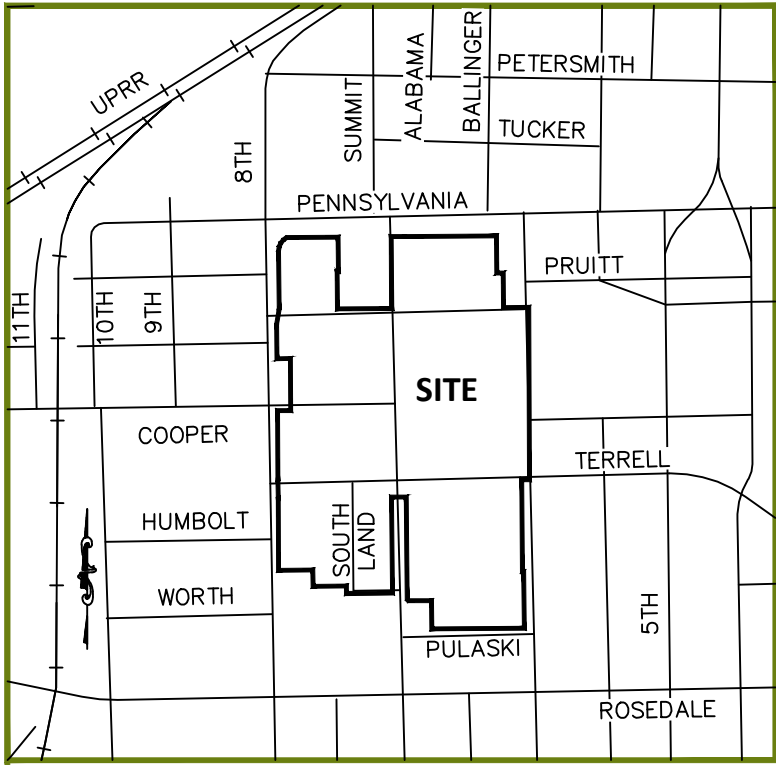
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B004530.013

SHEET 3 OF 4

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D\_\_\_\_\_ DATE: \_\_\_\_-\_\_\_\_-\_\_\_\_





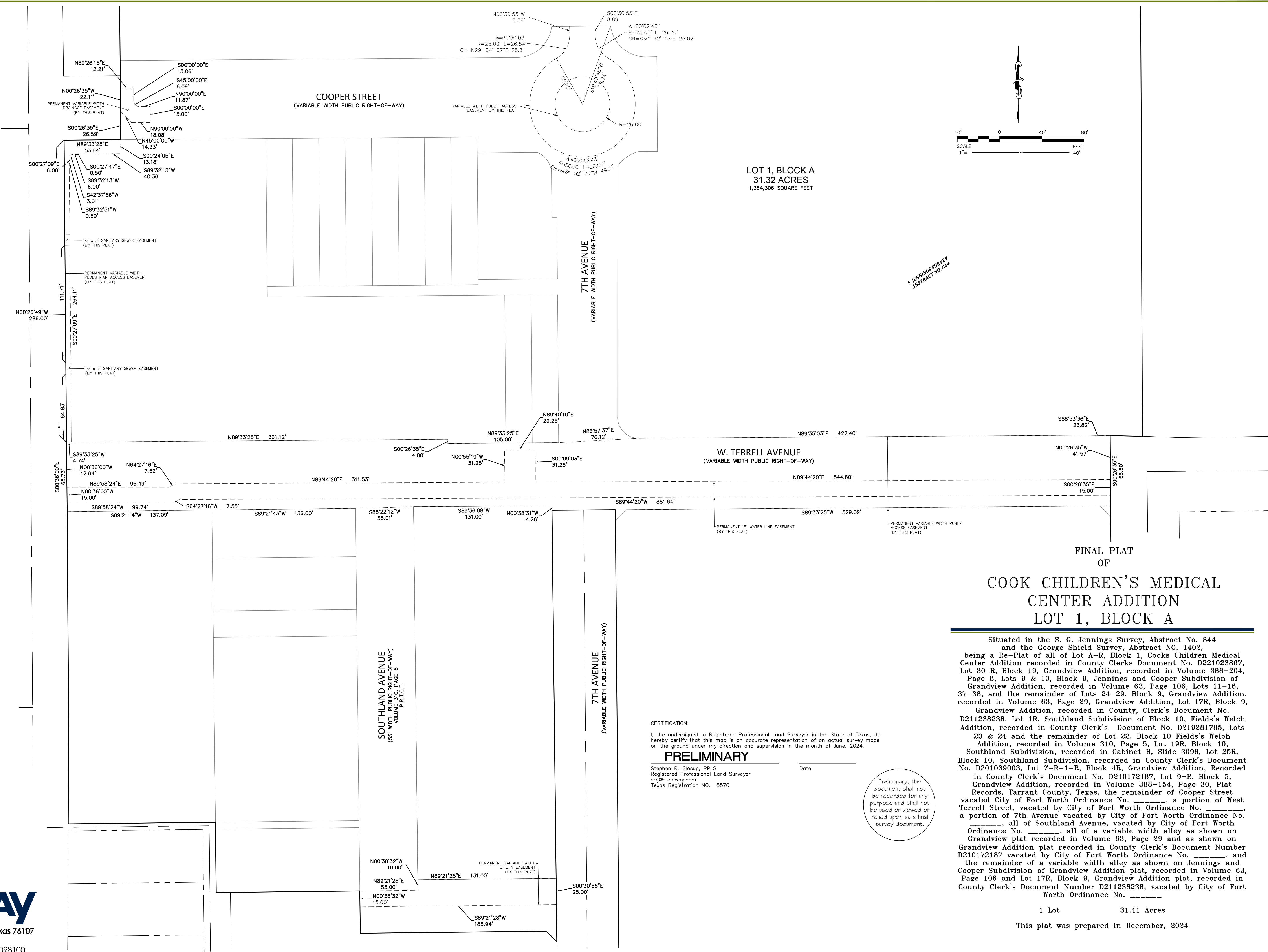
C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER  
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

**OWNER/DEVELOPER**  
COOK CHILDREN'S HEALTH CARE SYSTEM  
801 SEVENTH AVENUE  
FT. WORTH, TEXAS 76104  
(817) 682-885-7145 (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

RIGHT-OF-WAY VACATION  
RIGHT-OF-WAY VACATION TO BE RETAINED  
AS A PUBLIC ACCESS EASEMENT



FINAL PLAT  
OF  
COOK CHILDREN'S MEDICAL  
CENTER ADDITION  
LOT 1, BLOCK A

Situated in the S. G. Jennings Survey, Abstract No. 844 and the George Shield Survey, Abstract No. 1402, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition recorded in County Clerks Document No. D221023867, Lot 30 R, Block 19, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Block 9, Jennings and Cooper Subdivision of Grandview Addition, recorded in Volume 63, Page 108, Lots 11-16, 37-38, and the remainder of Lots 24-29, Block 9, Grandview Addition, recorded in Volume 63, Page 29, Grandview Addition, Lot 17R, Block 9, Grandview Addition, recorded in County, Clerk's Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in County Clerk's Document No. D219281785, Lots 23 & 24 and the remainder of Lot 22, Block 10 Fields's Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk's Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, Recorded in County Clerk's Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, the remainder of Cooper Street vacated City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of West Terrell Street, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, a portion of 7th Avenue vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of Southland Avenue, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, all of a variable width alley as shown on Grandview plat recorded in Volume 63, Page 29 and as shown on Grandview Addition plat recorded in County Clerk's Document Number D210172187 vacated by City of Fort Worth Ordinance No. \_\_\_\_\_, and the remainder of a variable width alley as shown on Jennings and Cooper Subdivision of Grandview Addition plat, recorded in Volume 63, Page 108 and Lot 17R, Block 9, Grandview Addition plat, recorded in County Clerk's Document Number D211238238, vacated by City of Fort Worth Ordinance No. \_\_\_\_\_

1 Lot 31.41 Acres

This plat was prepared in December, 2024

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.

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

DUNAWAY JOB NO. B004530.013

SHEET 4 OF 4

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D\_\_\_\_\_ DATE: \_\_-\_\_-\_\_