

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Museum Place Block A, LTD. is the owner of a 1.372 acre (59,744 square foot) tract of land situated in the John P. Montgomery Survey, Abstract No. 1030, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2R, Block 5 Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D221271821 of the Official Public Records of Tarrant County, Texas; said tract also being part of Darcy Avenue (a 60-foot wide right-of-way), an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 4 of said Official Public Records, vacated by City Ordinance No. 2023-100012; said 1.372 acre (59,744 square foot) tract being more particularly described as follows (bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 17, 2023 with a combined scale factor of 1.00012);

BEGINNING, at a 1/2-inch iron rod found for a southwesterly corner of said Lot 2R and the southeast corner of Lot 5B, Block 2 Van Zandt Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-126, Page 32 of the Plat records of Tarrant County, Texas; said point being in the northwest right-of-way line of Darcy Avenue (a 60-foot wide right-of-way);

THENCE, along the west line of said Lot 2R, the following four (4) calls:

THENCE, North 00 degrees, 09 minutes, 40 seconds East, along the east line of said Lot 5B, a distance of 43.20 feet to a 5/8-inch iron rod with yellow 'DUNAWAY' cap found for an angle point;

THENCE, North 26 degrees, 47 minutes, 20 seconds West, along the north line of said Lot 5B, a distance of 55.60 feet to a 5/8-inch iron rod with yellow 'DUNAWAY' cap found for an angle point;

THENCE, South 61 degrees, 55 minutes, 16 seconds West, continuing along said north line of Lot 5B, a distance of 18.95 feet to a 5/8-inch iron rod with yellow 'DUNAWAY' cap found for the northwest corner of said Lot 5B in the east right-of-way line of Boland Street (a 60-foot wide right-of-way);

THENCE, North 00 degrees, 09 minutes, 40 seconds East, along said east line of said Boland Street, a distance of 116.09 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found for the northwest corner of said Lot 2R at the intersection of said east line of Boland Street and the south right-of-way line of West 7th Street (a variable width right-of-way);

THENCE, along the north line of said Lot 2R and said south line of West 7th Street, the following three (3) calls:

THENCE, South 89 degrees, 50 minutes, 20 seconds East, a distance of 212.82 feet to a 'x' cut in concrete found for corner;

THENCE, North 00 degrees, 11 minutes, 33 seconds East, a distance of 4.00 feet to a 'x' cut in concrete found for corner;

THENCE, South 89 degrees, 50 minutes, 20 seconds East, a distance of 43.61 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found for the northeast corner of said Lot 2R and the northwest corner of Lot 1R, Block 5 of said Van Zandt's Hillside Addition;

THENCE, along the east line of said Lot 2R and the west line of said Lot 1R, the following six (6) calls:

THENCE, South 00 degrees, 11 minutes, 57 seconds West, departing said south line of West 7th Street, a distance of 213.77 feet to a point for corner;

THENCE, North 89 degrees, 59 minutes, 57 seconds West, a distance of 0.14 feet to a point for corner;

THENCE, Due South, a distance of 2.59 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found for corner;

THENCE, North 89 degrees, 47 minutes, 01 seconds West, a distance of 40.99 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found for corner;

THENCE, South 63 degrees, 05 minutes, 51 seconds West, a distance of 58.66 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for corner;

THENCE, South 26 degrees, 47 minutes, 01 seconds East, a distance of 266.24 feet to a 'x' cut in concrete found for the most southerly southeast corner of said Lot 2R and the southwest corner of said Lot 1R; said point being in the northwest right-of-way line of Camp Bowie Boulevard (a variable width right-of-way);

THENCE, South 63 degrees, 12 minutes, 59 seconds West, along the south line of said Lot 2R and said northwest line of Camp Bowie Boulevard, a distance of 32.25 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap found for the southeast corner of Lot 16, Block 5 of said Van Zandt Hillside Addition;

THENCE, along the south line of said Lot 2R, the following three (3) calls:

THENCE, North 26 degrees, 47 minutes, 01 seconds West, departing said northwest line of Camp Bowie Boulevard and along the east line of said Lot 16, a distance of 139.96 feet to a 'x' cut in concrete found for the northeast corner of said Lot 16 and being in the south line of Lot 9, Block 5 of said Van Zandt Hillside Addition;

THENCE, North 63 degrees, 12 minutes, 59 seconds East, along said south line of Lot 9, a distance of 2.23 feet to a 'x' cut in concrete found for the southeast corner of said Lot 9;

THENCE, North 26 degrees, 47 minutes, 01 seconds West, along the east line of said Lot 9, a distance of 201.48 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for corner;

THENCE, North 80 degrees, 23 minutes, 57 seconds West, departing said south line of Lot 2R, a distance of 16.77 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for corner;

THENCE, South 63 degrees, 40 minutes, 42 seconds West, a distance of 46.68 feet to a 1/2-inch iron rod with 'WESTWOOD PS' cap set for corner;

THENCE, North 26 degrees, 19 minutes, 44 seconds West, a distance of 4.20 feet to the POINT OF BEGINNING;

CONTAINING: 59,744 square feet or 1.372 acres of land, more or less.



DEVELOPER: CRESCENT REAL ESTATE, LLC
3230 CAMP BOWIE BLVD, SUITE 500
FORT WORTH, TX 76109
CONTACT: TREY WALLETTTE

SURVEYOR: WESTWOOD PROFESSIONAL SERVICES, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: MICHAEL L. LEWIS

ENGINEER: WESTWOOD PROFESSIONAL SERVICES, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: RON RAMIREZ

CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within 90 days after date of approval.
Plat Approval Date:
By: Chairman
By: Secretary

CASE NO. FS-23-204
CASE NO. VA-23-011
CASE NO. FS-21-120

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.

Utility Easements
Any public franchised 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.

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 and paving improvements; and approval is obtained from the City of Fort Worth.

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.

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'.

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.

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 application, based upon Schedule 1 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.

Parkway Permit
Parkway improvements such as curb & 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, 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.

Floodplain Restriction
No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainage Maintenance
The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

Public Open Space Easement
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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Museum Place Block A, LTD. does hereby adopt this plat as LOT 2R-1, BLOCK 5 VAN ZANDT'S HILLSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the \_\_\_ day of \_\_\_\_\_, 2023.

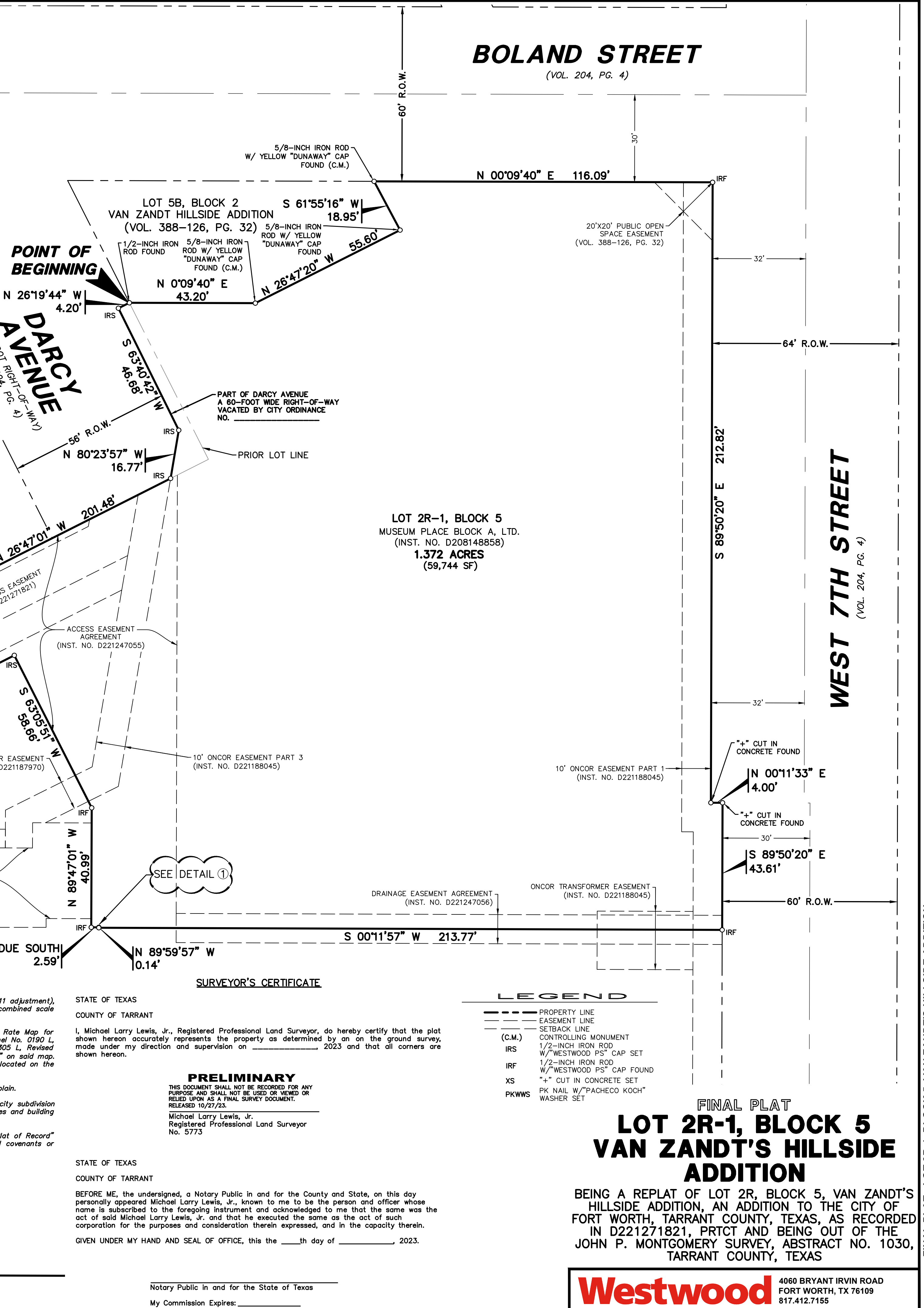
By: Richard F. Carvey
Title: Manager of GP

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Museum Place Block A, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_\_\_, 2023.

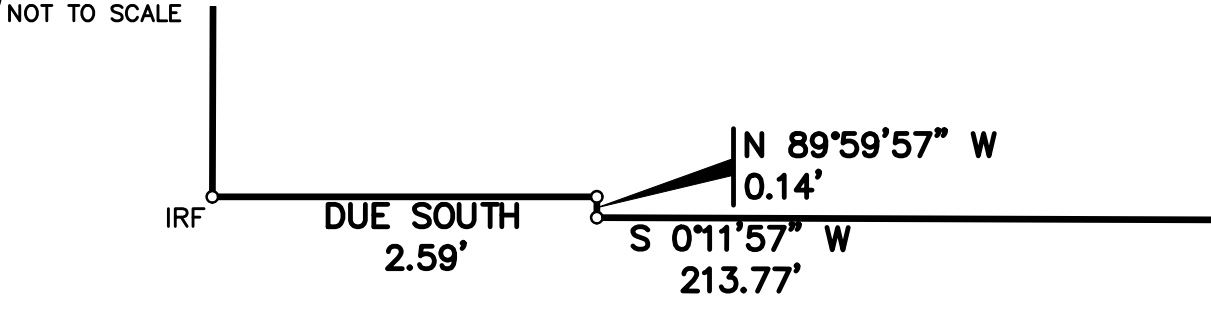
Notary Public in and for the State of Texas
My Commission Expires: \_\_\_\_\_



GENERAL NOTES

- 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 17, 2023 with a combined scale factor of 1.00012.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0190L, Community-Panel No. 0190 L, Revised Date: March 21, 2019 and Map No. 48439C0305L, Community-Panel No. 0305 L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone 'X' on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone 'X' - Other Areas: Areas determined to be outside 500-year floodplain.
3. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
4. 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.
5. Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

DETAIL 1



SURVEYOR'S CERTIFICATE

I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plot shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on \_\_\_\_\_, 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. RELEASED 10/27/23.
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., 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 as the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_th day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas
My Commission Expires: \_\_\_\_\_

BOLAND STREET (VOL. 204, PG. 4)
WEST 7TH STREET (VOL. 204, PG. 4)
LOT 2R-1, BLOCK 5 VAN ZANDT'S HILLSIDE ADDITION
BEING A REPLAT OF LOT 2R, BLOCK 5, VAN ZANDT'S HILLSIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS RECORDED IN D221271821, PRCT AND BEING OUT OF THE JOHN P. MONTGOMERY SURVEY, ABSTRACT NO. 1030, TARRANT COUNTY, TEXAS
Westwood 4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155
DRAWN BY GAL CHECKED BY DCP SCALE 1"=20' DATE SEPT 2023 JOB NUMBER R0042466.00

GAULLE 09/20/23 7:03 AM
N:\0042466\0307\_CAD\DWG\SURVEY\_C3D\A0042466.DWG