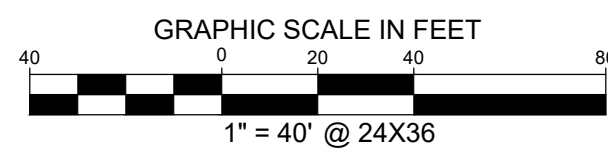


LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
IRSC = 5/8" IRON ROD SET WITH A CAP STAMPED "KHA"



LOT 1R1, BLOCK 4
TCU ADDITION
(INST. NO. D218051013)

LOT NO.	ACRES	SQ. FT.
GROSS	5.176	225,477
LOT 2R, BLOCK 10	4.266	185,813
LOT 3, BLOCK 10	0.897	39,062
RIGHT-OF-WAY DEDICATIONS	0.014	600

OWNER'S CERTIFICATION

WHEREAS Texas Christian University if the owner of a 5.1762 acre (225,477 square foot) tract of land situated in the Wade H Hudson Survey, Abstract No. 717, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2, Block 10, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D207164527 of the Official Public Records of Tarrant County, Texas; said tract being all of Lot 1, Block 9, TCU Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484 of the Plat Records of Tarrant County, Texas; said tract being all of Lots 1 & 2, Block E, University Place, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 72 of said Plat Records; said tract also being part of Lots 1 & 10 and all of Lots 2-9 and 11-17, Block 12, Forest Park Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 49 of said Plat Records; said tract being more particularly described as follows:

BEGINNING at a point at the east end of a right-of-way corner clip at the intersection of the north right-of-way line of W Berry Street (a variable width right-of-way) and the east right-of-way line of S University Drive (an 80-foot wide right-of-way);

THENCE North 45°22'06" West, along the northeast line of said corner clip, a distance of 28.29 feet to a point for corner;

THENCE North 00°22'03" West, along the said east line of S University Drive, a distance of 185.25 feet to a point for the most westerly northwest corner of said Lot 2, Block 10;

THENCE North 89°38'01" East, departing the said east line of S University Drive and along the north line of said Lot 2, Block 10, a distance of 147.51 feet to a point for corner in the east line of a 12-foot wide alley;

THENCE North 00°22'14" West, along the said east line of the 12-foot wide alley, a distance of 150.00 feet to a point for corner;

THENCE North 89°38'07" East, departing the said east line of the 12-foot wide alley, a distance of 175.00 feet to a point for corner in the east right-of-way line of Cockrell Avenue (a variable width right-of-way);

THENCE North 00°22'04" West, along the said east line of Cockrell Avenue, a distance of 150.00 feet to a point for corner at the intersection of the said east line of Cockrell Avenue and the south right-of-way line of W Bowie Street (a variable width right-of-way);

THENCE North 89°21'50" East, along the said south line of W Bowie Street, a distance of 262.00 feet to a point for corner at the intersection of the said south line of W Bowie Street and the west right-of-way line of Greene Avenue (a 50-foot wide right-of-way);

THENCE South 00°22'04" East, along the said west line of Greene Avenue, a distance of 508.40 feet to a point for corner at the intersection of the said west line of Greene Avenue and the said north line of W Berry Street;

THENCE along the said north line of W Berry Street, the following three (3) calls:

South 89°27'05" West, a distance of 262.00 feet to a point for corner;

North 87°44'02" West, a distance of 60.06 feet to a point for corner;

South 89°37'59" West, a distance of 242.50 feet to the **POINT OF BEGINNING** and containing 225,477 square feet or 5.1762 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Texas Christian University does hereby adopt this plat as **LOT 2R & 3, BLOCK 10, TCU Addition**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____ day of _____, 2024.

TEXAS CHRISTIAN UNIVERSITY

BY:

WILLIAM J. NUNEZ

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William J. Nunez, 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 for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

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.

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.

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 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.

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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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.

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".

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.

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER
TEXAS CHRISTIAN UNIVERSITY
2800 S UNIVERSITY DRIVE
FORT WORTH, TEXAS

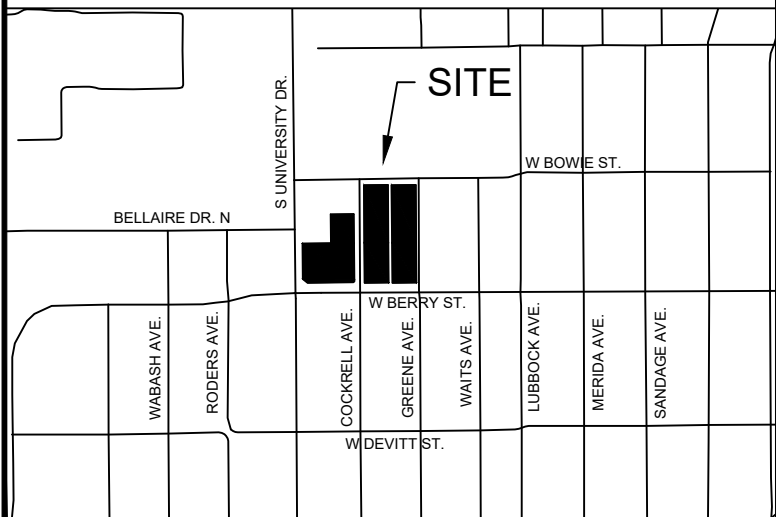
LINE TYPE LEGEND

—————	BOUNDARY LINE
—————	ADJACENT PROPERTY LINE
—————	EXISTING EASEMENT LINE
—————	PROPOSED EASEMENT LINE
—————	DENIAL OF ACCESS LINE

LAND USE

1"BU" BERRY UNIVERSITY LOT
GROSS AREA = 5.176 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.028 ACRES
NET AREA = 5.149 ACRES

VICINITY MAP



NOTES

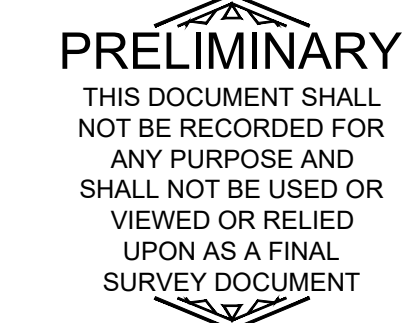
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on April 25, 2024 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0305L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- The purpose of this plat is to create one lot, dedicate right-of-way and easements.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on July 12, 2024 and that all corners are shown hereon.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

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

FINAL PLAT
LOT 2R & 3, BLOCK 10
TCU ADDITION

BEING A REPLAT OF LOT 2, BLOCK 10, TCU
ADDITION (INST. NO. D207164527),
LOT 1, BLOCK 9, TCU ADDITION
(CAB. A, PG. 4484), LOT 1 & 2, BLOCK E,
UNIVERSITY PLACE (VOL. 310, PG. 72) &
PART OF LOTS 1 AND 10 AND ALL OF LOTS 2-9
AND LOTS 11-17, BLOCK 12, FOREST PARK
ADDITION (VOL. 310, PG. 49)
WADE H HUDSON SURVEY, ABSTRACT NO. 717
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MCB	KHA	7/12/2024	068588074	1 OF 3

CASE NO.: FS-24-_____