

VICINITY MAP
NOT TO SCALE

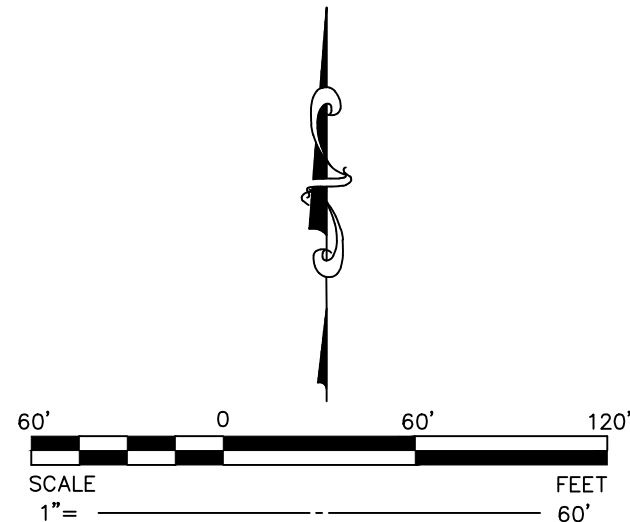
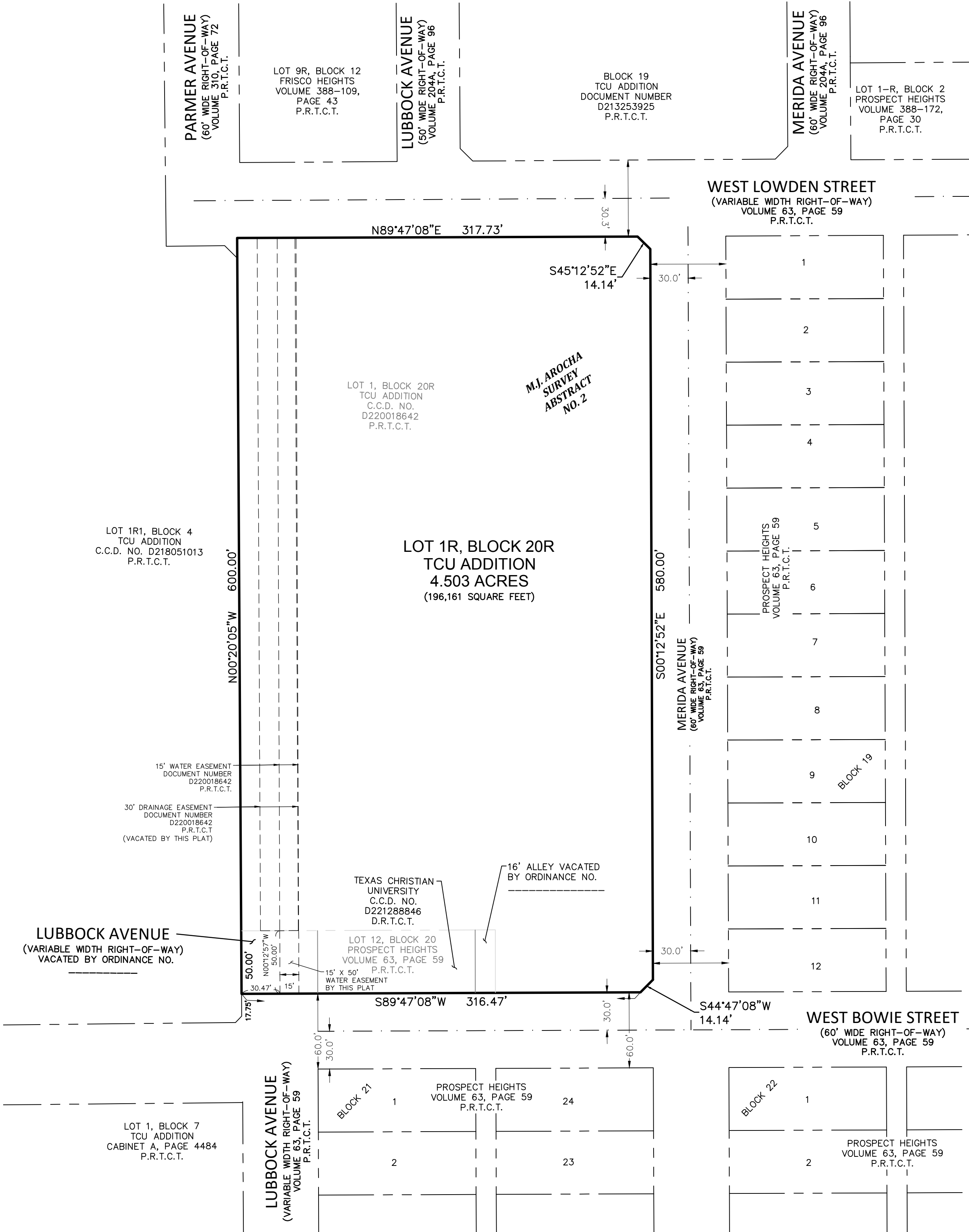
NOTES:

- Bearings shown hereon are based on the Texas State Coordinate System, North Central Zone (NAD83) using GPS observations and measurements. Bearings and distances are surface values using a combined scale factor of 0.999880014.
- Building lines will be per the City of Fort Worth Zoning Ordinance.
- According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel Number, 48439C305 L, Map Revised Date: March 21, 2019, the subject property is located in Zone "X" defined as areas determined to be outside of the 0.2% annual chance flood. This statement does not reflect any type of flood study by this firm.

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 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.
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.
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.
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, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".
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.
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.

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

OWNER/DEVELOPER
TEXAS CHRISTIAN UNIVERSITY
2800 SOUTH UNIVERSITY DRIVE
FORT WORTH, TEXAS 76129
(817) 257-7000



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
= 5/8" IRON ROD WITH YELLOW CAP STAMPED
"DUNAWAY ASSOC. LP" FOUND UNLESS OTHERWISE NOTED

LAND USE TABLE	
Total Gross Acreage	4.503 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	4.503 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	1
Non-Residential Acreage	4.503 Ac.
Private Park Acreage	0
Public Park Acreage	0

Case # FS- _____



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

The purpose of this replat is to combine Lot 1, Block 20R, TCU Addition, a portion of Lubbock Avenue, a portion of the alley in Block 20, Prospect Heights, and Lot 12 Block 20, Prospect Heights into Lot 1R.

Final Plat
of
**LOT 1R
BLOCK 20R
TCU ADDITION**

Situated in the M. J. Arrocha Survey, Abstract No. 2, being a Re-Plat of all of Lot 1, Block 20R, TCU Addition, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D220018642, Plat Records, Tarrant County, Texas, all of Lot 12, Block 20, Prospect Heights, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 59, Plat Records, Tarrant County, Texas, that portion of Lubbock Avenue and that portion of a 16' alley, vacated by City Ordinance _____
1 Lot 4.503 Acres

This plat was prepared in February, 2025

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D _____ 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.

PLOTTED BY: Lee Flanagan On: Monday, March 10, 2025 AT: 7:59 AM FILEPATH: F:\000000\001\0001\Survey\Drawings\000001\001 TCU LCDN Addition Report 2025.dwg

DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, TEXAS CHRISTIAN UNIVERSITY, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the M.J. Arrocha Survey, Abstract Number 2, Tarrant County, Texas, in the City of Fort Worth being all of Lot 1, Block 20R, TCU Addition, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D220018642, Plat Records of Tarrant County, Texas, all of Lot 12, Block 20, Prospect Heights, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 59, Plat Records, Tarrant County, Texas, that portion of the 16 foot wide alley, and that portion of Lubbock Avenue, vacated by City of Fort Worth Ordinance Number _____, said tract of land being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped 'Dunaway Assoc.' (hereinafter called 5/8" YCIR) set in the south right-of-way line of West Lowden Street, (a variable width right-of-way) the most northerly northeast corner of said Lot 1, Block 20R, TCU Addition, and being the north end of a corner clip;

THENCE South 45 degrees 12 minutes 52 seconds East, with said corner clip, a distance of 14.14 feet to a 5/8" YCIR set for the south end of said corner clip, in the west right-of-way line of Merida Avenue, (a 60' width right-of-way) the east line of said Lot 1, Block 20R, TCU Addition;

THENCE South 00 degrees 12 minutes 52 seconds East, with the west right-of-way line of said Merida Avenue and the east line of said Lot 1, Block 20R, TCU Addition, a distance of 580.00 feet to a 5/8" YCIR found for the north end of a corner clip;

THENCE South 44 degrees 47 minutes 08 seconds West, departing the west right-of-way line of said Merida and the east line of said Lot 1, Block 20R TCU Addition, with said corner clip, a distance of 14.14 feet to a 5/8" YCIR found for the south end of said corner clip, in the north right-of-way line of West Bowie Street (a 60' width right-of-way), the south line of said Lot 1, Block 20R, TCU Addition;

THENCE South 89 degrees 47 minutes 08 seconds West, with the north right-of-way line of said West Bowie Street, a distance of 316.47 feet to a 5/8" YCIR set in the east line of Lot 1R1, Block 4, TCU Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D218051013, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 20 minutes 05 seconds West, departing the north right-of-way line of said West Bowie Street, with the east line of said Lot 1R1, Block 4, TCU Addition, at 50.00 feet passing a 5/8" YCIR found for the southwest corner of said Lot 1, Block 20R, TCU Addition, in all a total distance of 600.00 feet to a 5/8" YCIR found for the northwest corner of said Lot 1, Block 20R, TCU Addition, in the south right-of-way line of said West Lowden Street;

THENCE North 89 degrees 47 minutes 08 seconds East, departing the east line of said Lot 1R1, Block 4, TCU Addition, with the south right-of-way line of said West Lowden Street and the north line of said Lot 1, Block 20R, TCU Addition, a distance of 317.73 feet to the POINT OF BEGINNING and containing a calculated area of 4.503 acres or 196,161 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT TEXAS CHRISTIAN UNIVERSITY BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS,

LOT 1R, BLOCK 20R,
TCU 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 _____, 2025.

TEXAS CHRISTIAN UNIVERSITY

By: _____

Printed Name: Brian Gutierrez

Title: Vice Chancellor for Finance and Administration

Before Me, the undersigned authority, on this day personally appeared Brian Gutierrez, Vice Chancellor for Finance and Administration, 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 Texas Christian University, 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 _____

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 February 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.

Final Plat
of

LOT 1R
BLOCK 20R
TCU ADDITION

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1 Lot 4.503 Acres

This plat was prepared in February, 2025