



- GENERAL NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
 - According to Community/Panel No. 484390305 L, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). 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.
 - No Flood Zone Area Analysis has been performed on the subject property by MCADAMS.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - City Case No. _____
 - 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.
 - 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 filing 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 1 of said ordinance, and is due on the date a building permit is issued.
 - 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 of any time of procuring the permission of anyone.
 - 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.
 - 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 this need.
 - 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.
 - 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 are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.
 - 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.

LEGAL DESCRIPTION
TRACT 1
2.345 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Franklin Richards Survey, Abstract Number 1297, City of Fort Worth, Tarrant County, Texas, and being all of Lot 1-16, Block 1, Schlatter's Addition, an addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 63, Page 143, Plat Records, Tarrant County, Texas, as affected by Ordinance Number _____, Right-of-way Abandonment, and as affected by Ordinance Number _____, Alley Abandonment, and being more particularly described as follows:

BEGINNING at a TADOT ROW Monument, at the southeast corner of said Lot 9, same being the northeast corner of said right-of-way abandonment, and being in the east line of Interstate 35-W (northbound frontage road);

THENCE N 00°29'06" W, with the west line of said Block 1, and the east line of Interstate 35-W (northbound frontage road), a distance of 411.58 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Lot 16, same being the northeast intersection of East Terrell Avenue, and Interstate 35-W (northbound frontage road);

THENCE N 89°26'08" E, with the south line of East Terrell Avenue, and the north line of said Lot 16, passing at a distance of 97.66 feet, a 1/2" capped rebar found, stamped "City of Fort Worth Surveying", at the northeast corner thereof, same being the northeast corner of said Alley Abandonment, continuing with the north line thereof, passing at a distance of 113.66 feet to a 3/8" rebar found, at the northeast corner thereof, same being the northeast corner of said Lot 1, continuing a total distance of 239.38 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Lot 1, same being the southwest intersection of East Terrell Avenue, and Missouri Avenue (called 60' ROW);

THENCE S 00°29'06" E, with the east line of said Block 1, and the west line of Missouri Avenue, passing at a distance of 358.84 feet, a 1/2" rebar found at the southeast corner of said Lot 7, same being the northeast corner of said Lot 8, continuing a distance of 424.84 feet to a 1/2" rebar found, at the southeast corner of said Lot 8, same being the northeast corner of said right-of-way abandonment, from which a "4" found in concrete bears S 50°30' W, 8.0 feet, continuing a total distance of 424.84 feet to a "4" set in concrete at the southeast corner of said right-of-way abandonment, same being the northeast intersection of Missouri Avenue and East Dasherwood Street (Variable width ROW);

THENCE with the north line of East Dasherwood Street, and the south line of said Right-of-way abandonment, the following eight (8) calls:

S 89°01'05" W, a distance of 37.43 feet to a "4" set in concrete;

S 00°58'55" E, a distance of 3.50 feet to a "4" set in concrete;

S 89°01'05" W, a distance of 16.00 feet to a "4" set in concrete;

S 00°58'55" W, a distance of 3.50 feet to a "4" set in concrete;

S 89°01'05" W, a distance of 111.04 feet to a "4" set in concrete;

S 00°58'55" E, a distance of 3.00 feet to a "4" set in concrete;

S 89°01'05" W, a distance of 61.73 feet to a "4" set in concrete;

N 77°00'15" W, a distance of 13.58 feet to a "4" set in concrete at the northeast intersection of East Dasherwood Street and Interstate 35-W (northbound frontage road);

THENCE N 00°29'06" W, with the west line of said Right-of-way abandonment, and the east line of Interstate 35-W (northbound frontage road), a distance of 14.72 feet to the POINT OF BEGINNING and containing approximately 2.345 acres of land.

LEGAL DESCRIPTION
TRACT 2
3.201 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Franklin Richards Survey, Abstract Number 1297, City of Fort Worth, Tarrant County, Texas, being all of Lots 1-8, Block 1, Block 3, Evans South Addition, an unrecorded addition to the City of Fort Worth, according to the plat thereof, recorded in Volume 63, Page 143, Plat Records, Tarrant County, Texas, as affected by Ordinance Number _____, Right-of-way Abandonment, and as affected by Ordinance Number _____, Alley Abandonment, and being more particularly described as follows:

BEGINNING at a PK Nail found in concrete at the northeast corner of said Lot 1, Block 1, same being the southwest intersection of Evans Avenue (called 60' ROW) and East Terrell Avenue, from which a "4" found in concrete bears N 44°58' E, 13.5 feet;

THENCE S 00°34'47" E, with the west line of Evans Avenue, and the east line of said Block 1, passing at a distance of 399.99 feet, a PK Nail found at the southeast corner of said Lot 8, Block 1, same being the northeast corner of said Alley Abandonment (S211), passing the northeast corner of said Block 1, same being the northeast corner of said Lot 1, Block 3, passing at a distance of 554.47 feet, a "4" found on brick in the east line of said Lot 3, Block 3, passing the southeast corner of said Lot 4, Block 3, same being the northeast corner of said Right-of-way abandonment, passing the southeast corner thereof, same being the northeast corner of said Lot 6R, passing at a distance of 725.54 feet, a PK Nail found in the east line thereof, continuing a total distance of 860.58 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Lot 6R, same being the northeast corner of a certain called 6-foot right-of-way dedication (according to said plat of Evans South Addition (A/12103), same being the northeast intersection of Evans Avenue and Verbena Street (called 32' ROW);

THENCE with the south line of said Lot 6R, and the north line of said 6-foot right-of-way dedication the following three (3) calls:

S 44°25'20" W, a distance of 7.07 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°25'27" W, a distance of 160.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 45°34'33" W, a distance of 7.07 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said Lot 6R, same being the northeast corner of said 6-foot right-of-way dedication, same being the northwest intersection of Missouri Avenue (called 60' ROW) and Verbena Street;

THENCE N 00°37'18" W, with the east line of Missouri Avenue, and the west line of said Lot 6R, passing the northeast corner thereof, same being the southwest corner of said Right-of-way Abandonment, passing the northeast corner thereof, same being the southwest corner of said Lot 11, passing at a distance of 339.38 feet, a 1/2" rebar found at the northeast corner thereof, same being the southwest corner of said Lot 12, continuing a total distance of 391.22 feet to a 1/2" capped rebar found, stamped "S&P Surveyors" at a reentrant corner;

THENCE N 89°21'48" E, with the west line of said Lot 12, and the east line of Missouri Avenue, a distance of 16.97 feet to a 1/2" capped rebar set, stamped "MCADAMS", being a salient corner, from which a 1/2" capped rebar found, stamped "City of Fort Worth Surveying" bears S 28°59' E, 2.3 feet;

THENCE N 00°29'06" W, passing at a distance of 57.93 feet a 1/2" capped rebar found, stamped "City of Fort Worth Surveying" at the southwest corner of said Lot 12, same being the southwest corner of said Alley Abandonment (S211), from which a "4" rebar found, bears N 80°16' E, 2.9 feet, passing the northeast corner thereof, same being the southwest corner of said Lot 8, continuing a total distance of 463.37 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Lot 1, Block 1, same being the southeast intersection of Missouri Avenue and East Terrell Avenue, from which a "4" found in concrete bears N 87°30' W, 2.0 feet;

THENCE N 89°26'08" E, with the north line of said Block 1, and the south line of East Terrell Avenue, a distance of 152.84 feet to the POINT OF BEGINNING and containing approximately 3.201 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, FORT WORTH HOUSING FINANCE CORPORATION, ALYAH HOLDINGS INC., AND THE CITY OF FORT WORTH, being the owner's of the above described parcels, selling by and through the undersigned, its duly authorized agent, does hereby sell the herein above described property as Lot 1, BLOCK 1, & LOTS 1-3, BLOCK 2, ROSEDALE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, and hereby dedicate to the public's use the streets and easements as shown herein.

WITNESS MY HAND this _____ day of _____, 2023.

FORT WORTH HOUSING FINANCE CORPORATION
Authorized Representative

STATE OF TEXAS:

COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public State of Texas

My commission expires the _____ day of _____, 2023.

WITNESS MY HAND this _____ day of _____, 2023.

ALYAH HOLDINGS INC.
Authorized Representative

STATE OF TEXAS:

COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public State of Texas

My commission expires the _____ day of _____, 2023.

WITNESS MY HAND this _____ day of _____, 2023.

CITY OF FORT WORTH
Authorized Representative

STATE OF TEXAS:

COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public State of Texas

My commission expires the _____ day of _____, 2023.

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

By: _____
James Stowell, RPLS 6513 4/24/23
Texas Registration No. 6513

By: _____
Chairman

By: _____
Secretary

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

McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPIS: 10194440
www.mcadamsco.com

CLIENT

HOQUE GLOBAL
1717 MAIN STREET
DALLAS, TX 75201
PHONE: 214.461.1681
CONTACT: STEVEN SHELLEY

SURVEYOR

JAMES STOWELL, RPLS
111 HILLSIDE DRIVE
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

FINAL PLAT
LOT 1, BLOCK 1, & LOTS 1-3, BLOCK 2
ROSEDALE ADDITION

BEING A REPLAT OF LOTS 1-16, BLOCK 1, SCHLATTER'S ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN V. 63, P. 143, P.R.T.C.T. AND LOTS 1, 2, & 12, BLOCK 3, W. J. BOAZ'S SUBDIVISION, EVANS SOUTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN V. 106, P. 28, P.R.T.C.T., AND LOT 6R, BLOCK 3, EVANS SOUTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN CAB. A. S. L. 12103, P.R.T.C.T., AND LOTS 1-8, BLOCK 1, EVANS SOUTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, UNRECORDED

5.546 TOTAL ACRES

FRANKLIN RICHARDS SURVEY, ABSTRACT NUMBER 1297
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PROJECT INFORMATION	
PROJECT NO.	SPEC-22188
FILENAME	SPEC22188 REPLAT
CHECKED BY	JS
DRAWN BY	BC
SCALE	1"=40'
DATE	04.24.2023