

HE 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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS 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 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.

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 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

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND REMOVE ANY DEED COVENANTS OR RESTRICTIONS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

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.

PRESSURE REDUCING VALVE (P.R.V.)

PRIVATE P.R.V.'S WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER. PAVEMENT TIE—IN DRIVE APPROACHES. SIDEWALKS AND DRAINAGE INLETS MAY BE

REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT

Fort Worth, TX 76132

Mansfield, Texas 76063 Ph: 682-553-9474

FIRM NO. 10194633

Hanna Surveying and Engineering, LLC 7275 Pecan Court

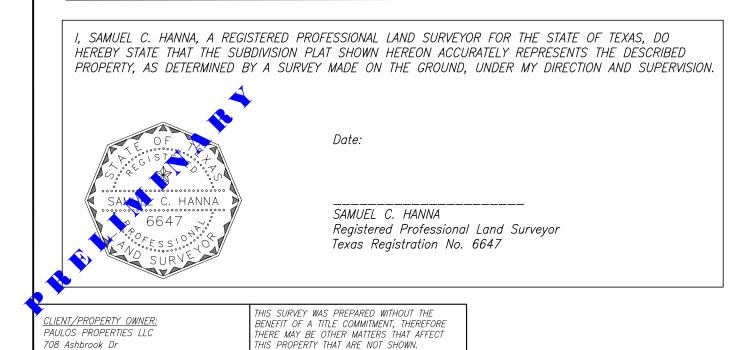
THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS. DRIVES. EMERGENCY ACCESS EASEMENTS PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OI OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

<u>COVENANTS OR RESTRICTIONS ARE UN-ALTERED</u>

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND O REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRIVATE COMMON AREAS AND FACILITIES

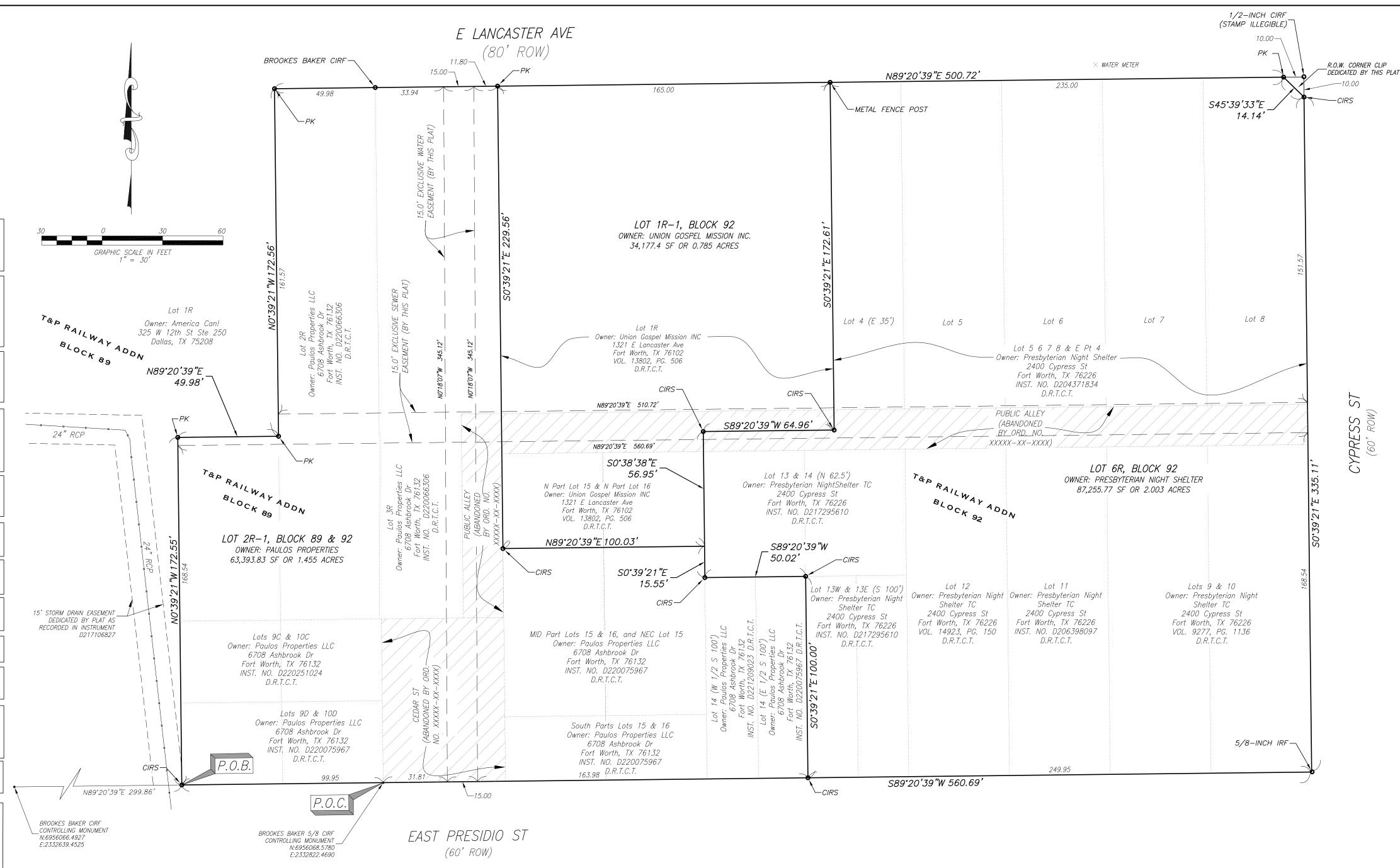
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION. MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATE SECURITY 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.



PROJECT NO. 20-016 EMAIL: SAM@HANNA-SE.COM

GENERAL NOTES:

- 1. THE PURPOSE OF THIS REPLAT IS TO CONSOLIDATE MULTIPLE LOTS INTO 3 LOTS AS SHOWN ON THIS PLAT.
- 2. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND
- 3. CONTROLLING MONUMENTS ARE AS NOTED. 4. ACCORDING TO THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0305L, DATED MARCH 21, 20019, CITY
- OF FORT WORTH, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD EVENT.



$CASE\ NO.\ FS-21-145$

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 APPROVED DATE SECRETARY

BL<u>OCK 89/92 SUMMARY:</u>

- BLOCK FACE = 860.55' • BLOCK PERIMETER = 2,411.32'
- MAX DISTANCE BETWEEN PUBLIC ACCESSIBLE STREETS = 860.55'

	Length	Lots with Frontage
Block 89/92, East Presidio Street	860.55	5
Block 89/92, Poplar Street	345.11	2
Block 89/92, Lancaster Street	860.55	4
Block 89/92, Cypress Street	345.11	1

LAND USE TABLE						
LOT DESIGNATION	NET AREA	GROSS AREA	R.O.W. DEDICATION	LOT USE TYPE		
LOT 2R-1	1.455 ACRES	1.455 ACRES	0.00 ACRES	MULTI FAMILY		
LOT 1R-1	0.785 ACRES	0.785 ACRES	0.00 ACRES	COMMERCIAL		
LOT 6R	2.003 ACRES	2.003 ACRES	0.001 ACRES	COMMERCIAL		

FINAL PLAT LOT 2R-1, BLOCK 89 & 92, LOT 1R-1 &

LOT 6R IN BLOCK 92, TEXAS & PACIFIC RAILWAY ADDITION

BEING A REPLAT OF LOT 2R, LOT 3R, LOT 9C, LOT 9D, LOT 10C, LOT 10D IN BLOCK 89; LOT 1R, THE EAST 35 FEET OF LOT 4, LOTS 5, 6, 7, 8, 9, 10, 11, 12, THE EAST 1/2 & WEST 1/2 OF THE SOUTH 100 FEET OF LOT 13 BLOCK 92; THE NORTH 62.5 FEET OF LOTS 13 & 14 BLOCK 92, THE EAST 1/2 AND WEST 1/2 OF THE SOUTH 100 FEET OF LOT 14 BLOCK 92; THE NORTH, MID AND SOUTH PARTS OF LOTS 15 & 16 BLOCK 92

OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS DEDICATED BY A PLAT RECORDED IN BOOK 63, PAGE 107, PLAT RECORDS, TARRANT COUNTY, TEXAS;

184,826.93 SF OR 4.243 AC

AUGUST 2021 PAGE 1 OF 2

THIS PLAT RECORDED IN DOCUMENT NUMBER ____

& ENGINEERING LLC.

SURVEYING

- HANNA

STATE OF TEXAS:		
COUNTY OF TARRANT:		
DEDICATION		
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENT	TS:	
COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTF D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. NSTRUMENT NO. D221209023, D.R.T.C.T., DOES HEREBY A	RACT NO. 862, AS RECORDED IN D. D220251024, D.R.T.C.T., AND IN ADOPT THIS PLAT DESIGNATING TH	& 92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D22066306, I A DEED RECORDED IN INSTRUMENT NO. D220075967, D.R.T.C.T., AND IN A DEED RECORDED IN IE HEREIN DESCRIBED PROPERTY AS THE RE—PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION, AN TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT—OF—WAYS AND ANY
	(PRINTED NAME OF OWNER)	
	(SIGNATURE OF OWNER)	
DATE		
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUPERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOIN	IBLIC IN AND FOR COUNTY AND S G INSTRUMENT AND ACKNOWLEDGI	STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE ED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS	DAY OF	, 2021.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	·	
MY COMMISSION EXPIRES:		
STATE OF TEXAS: COUNTY OF TARRANT:		
DEDICATION		
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENT	TS:	
COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTF D.R.T.C.T., DOES HEREBY ADOPT THIS PLAT DESIGNATING T	RACT NO. 862, AS RECORDED IN THE HEREIN DESCRIBED PROPERT	92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN VOLUME 13802, PAGE 506, YAS THE RE-PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT ESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN
	(PRINTED NAME OF OWNER)	
	(SIGNATURE OF OWNER)	
DATE		
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PU PERSON WHOSE NAME IS SURSCRIBED ON THE FORECOIN	IBLIC IN AND FOR COUNTY AND S	STATE, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE ED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSE
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS		
	·	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		

STATE OF TEXAS: COUNTY OF TARRANT:

LEGAL DESCRIPTION

BEING A 4.243 ACRES LOT OF LAND,

BEING ALL OF LOT 2R AND LOT 3R OF BLOCK 89 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D220066306, DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING ALL OF LOT 1-R, AND THE NORTH PART OF LOTS 15 & 16, BLOCK 92 AS CONVEYED TO UNION GOSPEL MISSION INC. IN A DEED RECORDED IN VOLUME 13802, PAGE 506, DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING ALL OF LOTS 9C & 10C, BLOCK 89, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDED IN D220075967, AND LOTS 9D & 10D, BLOCK 89, AS CONVEYED TO PAULOS PROPERTIES LLC, IN A DEED RECORDS, TARRANT COUNTY, TEXAS; ALSO BEING LOTS 9C & 10C, BLOCK 89 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D220251024, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING LOTS 9D & 10D, BLOCK 89, AND THE MID PART OF LOTS 15 & 16 AND THE "NEC" OF LOT 15, THE SOUTH PARTS OF LOTS 15 & 16, AND THE EAST 1/2 OF THE SOUTH 100 FEET OF LOT 14, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PAULOS PROPERTIES LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D220075967, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING THE NORTH 62.5 FEET OF LOTS 13 AND 14, AND THE WEST AND EAST 3 OF THE SOUTH 100 FEET OF LOT 13, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D217295610. DEED RECORDS. TARRANT COUNTY TEXAS: ALSO BEING THE WEST 1/2 OF THE SOUTH 100 FEET OF LOT 14. BLOCK 92. OF THE TEXAS & PACIFIC RAILWAY ADDITION. AS CONVEYED TO PAULOS PROPERTIES IN A DEED RECORDED IN INSTRUMENT NUMBER D221209023, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING THE EAST 35 FEET OF LOT 4 AND ALL OF LOTS 5, 6, 7, 8, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION. AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D204371834, DEED RECORDS, TARRANT COUNTY TEXAS: ALSO BEING ALL OF LOTS 9 AND 10. BLOCK 92. OF THE TEXAS & PACIFIC RAILWAY ADDITION. AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN VOLUME 9277, PAGE 1136, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING ALL OF LOT 11, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN INSTRUMENT NUMBER D206398097, DEED RECORDS, TARRANT COUNTY TEXAS; ALSO BEING ALL OF LOT 12, BLOCK 92, OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS CONVEYED TO PRESBYTERIAN NIGHT SHELTER IN A DEED RECORDED IN VOLUME 14923, PAGE 150, DEED RECORDS, TARRANT COUNTY TEXAS;

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BROOKES BAKER", SAID POINT BEING A POINT IN THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET; SAID POINT BEING THE ORIGINAL SOUTHEAST CORNER OF SAID BLOCK 89; THENCE SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST A DISTANCE OF 99.95 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647"; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1R AS DEDICATED BY A PLAT RECORDED IN INSTRUMENT NUMBER D217106827, PLAT RECORDS OF TARRANT COUNTY, TEXAS; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID "LOTS 9D & 10D"; SAID POINT ALSO BEING A POINT IN THE NORTH RIGHT—OF—WAY OF EAST PRESIDIO STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PROPOSED LOT HEREBY DESIGNATED AS 2R-1; SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE, ALONG THE EAST LINE OF SAID LOT 1R, NORTH OO DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 172.55 FEET TO A "PK" NAIL SET; SAID POINT BEING AN INTERIOR CORNER IN THE EAST LINE OF SAID LOT 1R; SAID POINT ALSO BEING AN EXTERIOR CORNER IN THE WEST LINE OF SAID PROPOSED LOT 2R-1;

THENCE NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST A DISTANCE OF 49.98 FEET TO A "PK" NAIL SET; SAID POINT BEING AN EXTERIOR CORNER IN THE WEST LINE OF SAID PROPOSED LOT 2R-1; SAID POINT ALSO BEING AN INTERIOR CORNER IN THE EAST LINE OF SAID LOT 1R:

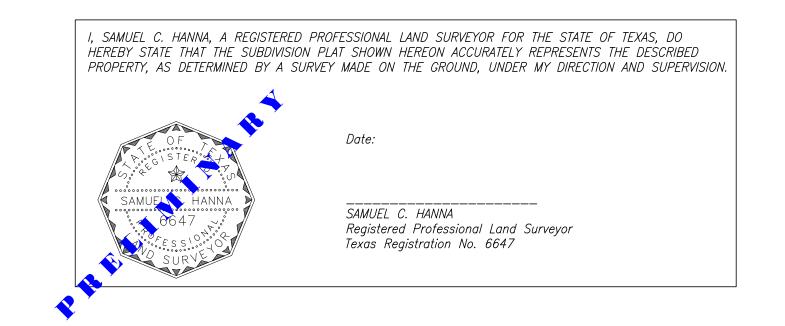
THENCE NORTH OO DEGREES 39 SECONDS 21 MINUTES WEST A DISTANCE OF 172.56 FEET TO A "PK" NAIL SET; SAID POINT BEING THE NORTHWEST CORNER OF SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1R; SAID POINT ALSO BEING A POINT IN THE SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE;

THENCE, FOLLOWING ALONG SAID SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE, NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST, PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "BROOKES BAKER", FOR THE ORIGINAL NORTHWEST CORNER OF SAID BLOCK 92 AND A POINT IN SAID SOUTH RIGHT—OF WAY OF EAST LANCASTER AVENUE: PASSING A "PK" NAIL SET AT A DISTANCE OF 110.72 FEET FOR THE NORTHEAST CORNER OF SAID PROPOSED LOT 2R—1 AND THE NORTHWEST CORNER OF A PROPOSED LOT 1R—1: PASSING A EXISTING METAL FENCE POST FOUND AT A DISTANCE OF 275.72 FEET FOR THE NORTHEAST CORNER OF SAID PROPOSED LOT 1R-1 AND THE NORTHWEST CORNER OF A PROPOSED LOT 6R: CONTINUING A TOTAL DISTANCE OF 500.72 FEET TO A "PK" NAIL SET FOR AN EXTERIOR CORNER IN THE NORTHEAST LINE OF SAID PROPOSED LOT 6R;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF EAST LANCASTER AVENUE, AND FOLLOWING ALONG A RIGHT-OF-WAY CORNER CLIP DEDICATED BY THIS PLAT, SOUTH 45 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 14.14 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647": SAID POINT BEING AN EXTERIOR CORNER IN THE NORTHEAST LINE OF SAID LOT 6R: SAID POINT ALSO BEING A POINT IN THE WEST RIGHT—OF—WAY OF CYPRESS STREET:

THENCE, FOLLOWING ALONG SAID WEST RIGHT-OF-WAY OF CYPRESS STREET SOUTH OO DEGREES 39 FEET 21 SECONDS EAST A DISTANCE OF 335.11 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PROPOSED LOT 6R, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT—OF—WAY LINE OF CYPRESS STREET AND THE NORTH RIGHT—OF—WAY OF EAST PRESIDIO STREET;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY OF CYPRESS STREET, AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY OF EAST PRESIDIO STREET, SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH CAP STAMPED "HANNA SURV PLS 6647" AT A DISTANCE OF 249.95 FEET; FOR THE SOUTHWEST CORNER OF SAID PROPOSED LOT 2R-1; CONTINUING A TOTAL DISTANCE OF 560.69 FEET TO THE POINT OF BEGINNING; AND CONTAINING 184,826.93 SQUARE FEET OR 4.243 ACRES OF LAND, MORE OR LESS.



STATE OF TEXAS: COUNTY OF TARRANT.

DEDICATION

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT PRESBYTERIAN NIGHT SHELTER, TC, OWNER OF THE ABOVE DESCRIBED LOT 6R, BLOCK 92 OF THE TEXAS PACIFIC RAILWAY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, WITHIN THE M A JACKSON SURVEY ABSTRACT NO. 862, AS RECORDED IN VOL. 63, PG. 107, P.R.T.C.T., AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D217295610, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D204371834, D.R.T.C.T., AND IN A DEED RECORDED IN INSTRUMENT NO. D206398097, D.R.T.C.T., AND IN A DEED RECORDED IN VOLUME 14923, PAGE 150, D.R.T.C.T., AND IN A DEED RECORDED IN VOLUME 9277, PAGE 1136, D.R.T.C.T. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE RE-PLAT OF THE TEXAS PACIFIC RAILWAY ADDITION. AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION. THE STREETS. EASEMENTS. RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON.

______ (PRINTED NAME OF OWNER) _____ (SIGNATURE OF OWNER)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE PAULOS PROPERTIES LLC 708 Ashbrook Dr S PROPERTY THAT ARE NOT SHOWN. Fort Worth, TX 76132 Hanna Surveying and Engineering, LLC 7275 Pecan Court Mansfield, Texas 76063 Ph: 682-553-9474 FIRM NO. 10194633

PROJECT NO. 20-016 EMAIL: SAM@HANNA-SE.COM

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _ PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE _____ / _____ / ____.

MY COMMISSION EXPIRES: ______

FINAL PLAT LOT 2R-1, BLOCK 89 & 92, LOT 1R-1 & LOT 6R IN BLOCK 92,

TEXAS & PACIFIC RAILWAY ADDITION BEING A REPLAT OF LOT 2R, LOT 3R, LOT 9C, LOT 9D, LOT 10C, LOT 10D IN BLOCK 89; LOT 1R, THE EAST 35 FEET OF LOT 4, LOTS 5, 6, 7, 8, 9, 10, 11, 12, THE EAST 1/2 & WEST 1/2 OF THE SOUTH 100 FEET OF LOT 13 BLOCK 92; THE NORTH 62.5 FEET OF LOTS 13 & 14 BLOCK 92, THE EAST 1/2 AND WEST 1/2 OF THE SOUTH 100 FEET OF LOT 14 BLOCK 92; THE NORTH, MID AND SOUTH PARTS OF LOTS 15 & 16 BLOCK 92 OF THE TEXAS & PACIFIC RAILWAY ADDITION, AS DEDICATED BY A

PLAT RECORDED IN BOOK 63, PAGE 107, PLAT RECORDS, TARRANT COUNTY, TEXAS;

> 184,826.93 SF OR 4.243 AC AUGUST 2021 PAGE 1 OF 2

THIS PLAT RECORDED IN DOCUMENT NUMBER ______

& ENGINEERING LLC.