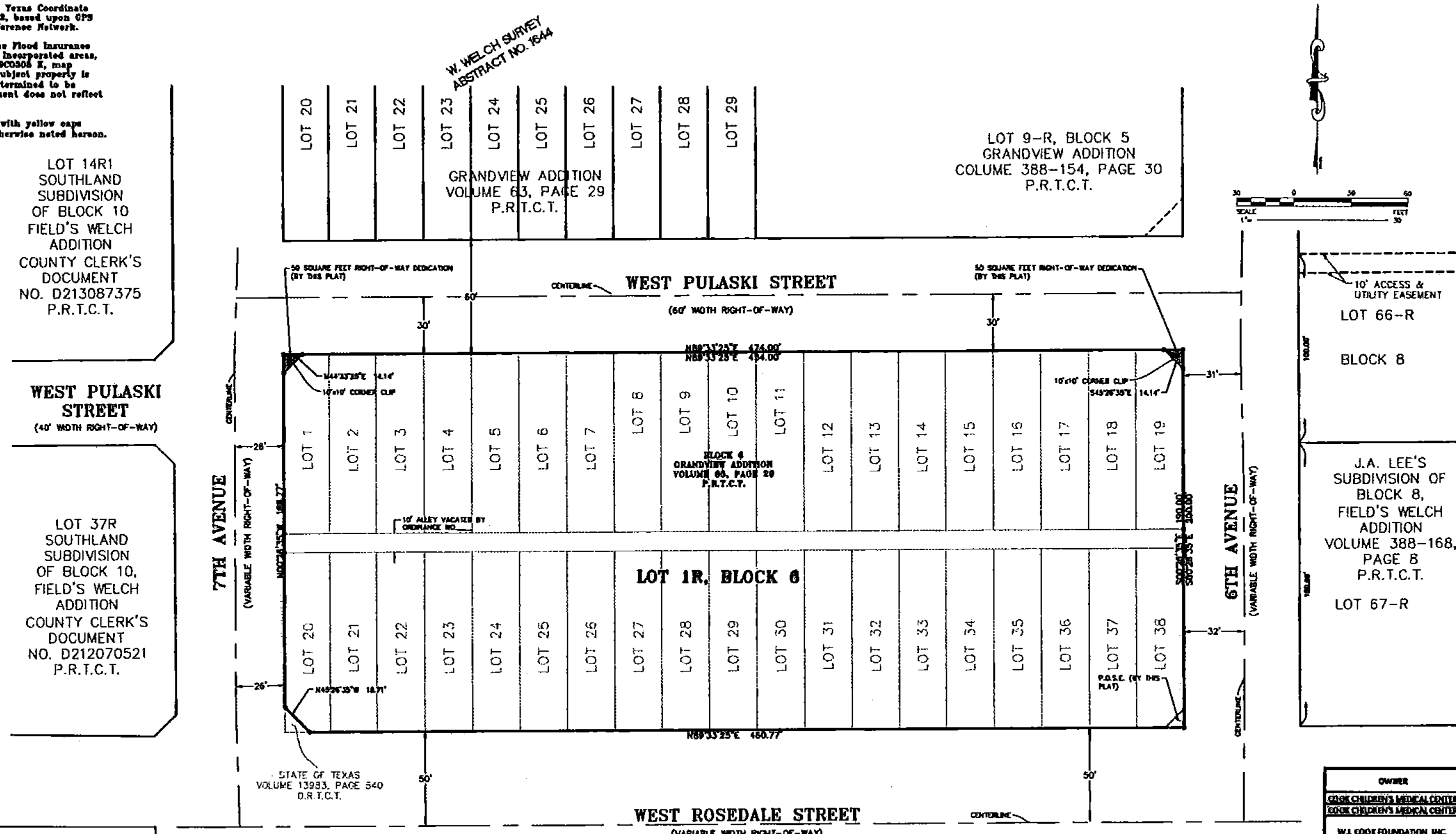
Building lines will be per the City of Fort Worth Zoning Ordinances.

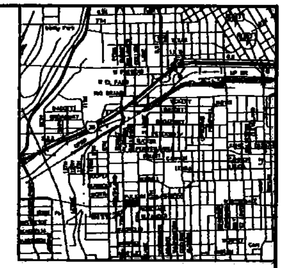
The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated areas, Panel No. 306 of 495, Map Number 48439C0306 K, map effective date September 25, 2009. The subject property is located in Zone "X", defined as areas determined to be outside 500 year flood plain. This statement does not reflect any type of flood study by this firm.

All property corners are 5/8" iron rods with yellow caps stamped " Dunaway Assoc. LP" unless otherwise noted hereon.

Control Monument





VICINITY MAP
Not To Scale

LAND USE TABLE LOT 1R, BLOCK 6	
Total Gross Acreage	2.174 Ac.
Number Residential Lots	0
Type of Residential Lots	N/A
Number Non-Residential Lots	1
Non-Residential Acreage	2.172 Ac.
Residential Acreage	0
Private Park	0
Public Park	0
Street Right-of-Way Acreage	0.002 Ac.

OWNER / DEVELOPER:
COOK CHILDREN'S MEDICAL CENTER
1500 ROSEDALE STREET
FORT WORTH, TEXAS 76104
PH.: 682-885-1614
FAX: 682-885-1610

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
350 BAILEY AVENUE, SUITE 400
FORT WORTH, TX 76107
PH.: 817-335-1121
FAX: 817-335-7437

Public Open Space Easement (P.O.S.E.)

[illegible]

Deed Covenants or Restrictions

[illegible]

URBAN FORESTRY

Compliance with tree ordinance #17275-10-2006 will be required

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.

Building Permits

[illegible]

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".

Parkway Permit

[illegible]

Transportation Impact Fees

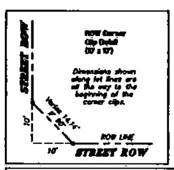
[illegible]

Site Drainage Study

[illegible]

Private Common Areas and Facilities Maintenance

[illegible]



Water / Wastewater Impact Fees

[illegible]

Utility Easements

[illegible]

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

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate survey of the land and that the corner monuments shown thereon were placed under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Stephen R. Gosup
Registered Professional Land Surveyor
Texas Registration No. 5570

Date

= PUBLIC RIGHT-OF-WAY DEDICATED FOR STREET BY THIS PLAT

OWNER	ADDITION NAME	LOTS	BLOCK	VOLUME / PAGE DOCUMENT NO.
COOK CHILDREN'S MEDICAL CENTER	GRANDVIEW	1-13	6	14233 / 388
COOK CHILDREN'S MEDICAL CENTER	GRANDVIEW	23-30	6	15173 / 422
W.I. COOK FOUNDATION, INC.	GRANDVIEW	PORTION 20 ALL OF 21 & 22	6	15738 / 348
W.I. COOK FOUNDATION, INC.	GRANDVIEW	31-38	6	14517 / 331
WAHID YAMBASE	GRANDVIEW	14-19	6	D213036118

Final Plat of

Lot 1R, Block 6, Grandview Addition

An addition to the City of Fort Worth, Tarrant County, Texas, situated in the Wm. Welch Survey, Abstract No. 1644, being a replat of Lot 20 and all of Lots 1-19, & 21-38, Block 6, Grandview Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 29, Plat Records, Tarrant County, Texas,
1 Lot 2.172 Acres

This plat was prepared in February 19, 2014

DUNAWAY

350 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D__________ DATE: __-__-__

FS-014- – GRANDVIEW ADDITION, BLOCK 6