



VICINITY MAP  
NOT TO SCALE



SCALE  
1" = 30'  
0 30' 60'  
FEET

**SURVEYOR**  
DUNAWAY ASSOCIATES, L.P.  
550 BAILEY AVENUE  
SUITE 400  
FORT WORTH, TEXAS 76107  
(817) 335-1121 (PHONE)  
(817) 335-7437 (FAX)

**OWNER**  
SIS MUSEUM OUTPARCEL, LLC  
ADDRESS  
ADDRESS  
ADDRESS  
(817)000-0000 (PHONE)

**OWNER/DEVELOPER**  
MUSEUM PLACE BLOCK B, LTD.  
2816 WINGATE STREET  
FORT WORTH, TEXAS 76107  
(817)335-5881 (PHONE)

**OWNER**  
CITY OF FORT WORTH  
ADDRESS  
ADDRESS  
ADDRESS  
(817)000-0000 (PHONE)

**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.

**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.

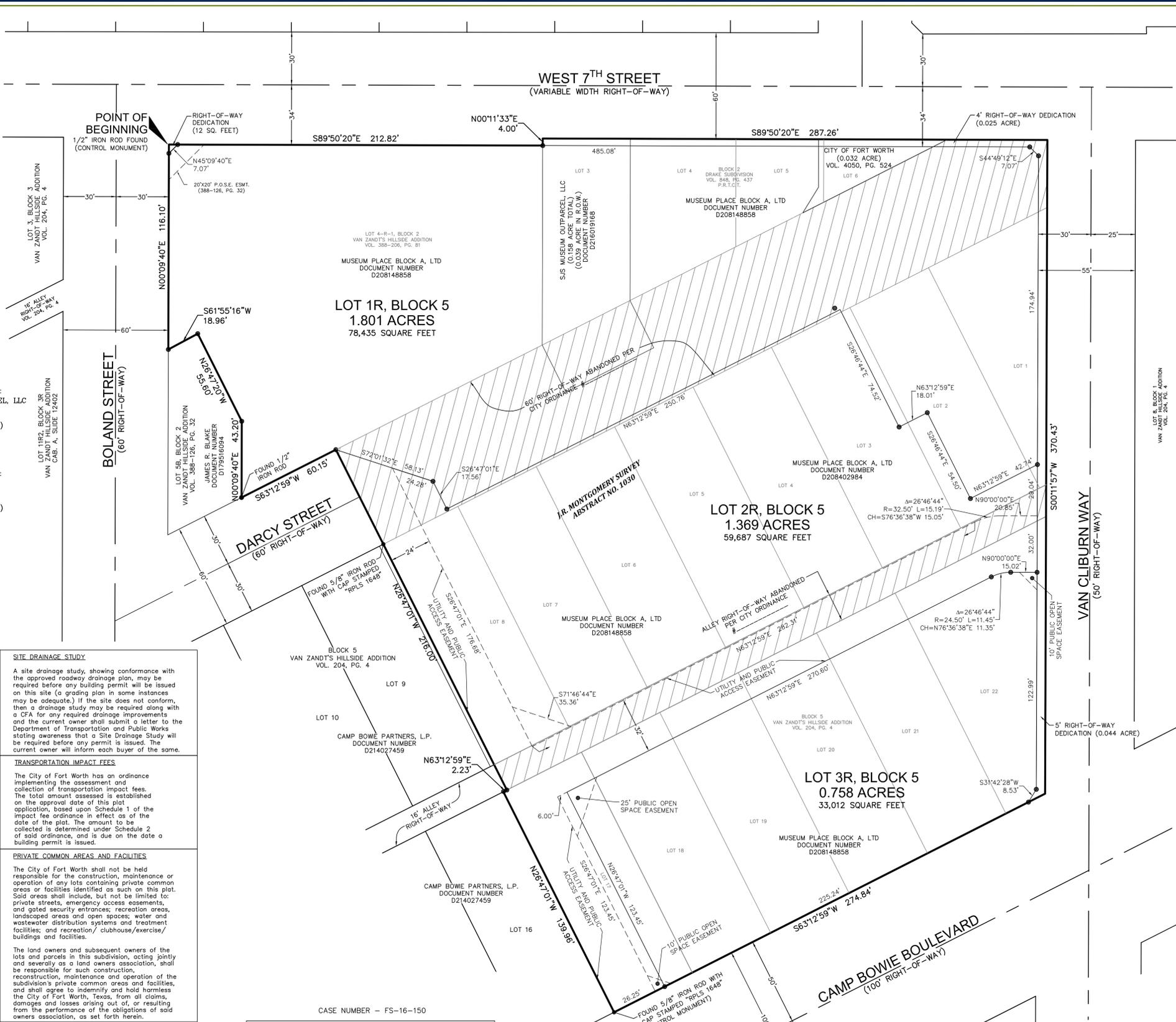
**CONSTRUCTION PROHIBITED OVER EASEMENTS**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**BUILDING PERMITS**  
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.

**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 filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**NOTES:**

- The basis of the bearings shown hereon is the Texas State Plane Coordinate System, North Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
- According to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0190 K, Map Revised Date: September 25, 2009, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- All property corners are 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc LP" set unless otherwise noted.



**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.

**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.

**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.

LAND USE TABLE	
Total Gross Acreage	3.999 Acres
Right-of-Way Dedication	0.069 Acres
Net Acreage	3.930 Acres
Number of Residential Lots	1
Number Non-Residential Lots	2
Non-Residential Acreage	2.238 Acres
Private Park Acreage	0
Public Park Acreage	0

CASE NUMBER - FS-16-150

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

**Plat Approval Date:**

By: \_\_\_\_\_

By: \_\_\_\_\_

**METES AND BOUNDS DESCRIPTION**

BEING a 3.999 acre tract of land situated in the J.R. Montgomery Survey, Abstract Number 1030, Tarrant County, Texas, and being all of Lot 4-R-1, Block 2, Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-206, Page 81, Plat Records, Tarrant County, Texas, and all of Block 2, Drake Subdivision an addition to the City of Fort Worth according to the plat recorded in Volume 848, Page 437, Plat Records, Tarrant County, Texas, and a portion of Block 5, Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 4, Plat Records, Tarrant County, Texas, said 3.999 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast intersection of West 7th Street (a variable width right-of-way) and Boland Street (a 60 feet wide right-of-way) for the northwest corner of said Lot 4-R-1, Block 2;

THENCE with the south right-of-way line of said West 7th Street the following:

South 89° 50' 20" East a distance of 212.82 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for the northeast corner of said Lot 4-R-1, Block 2;

North 00° 11' 33" East a distance of 4.00 feet to a point for corner;

South 89° 50' 20" East a distance of 287.26 feet to the west right-of-way line of Van Cliburn Way (a 50 foot wide right-of-way);

THENCE departing the south right-of-way line of said West 7th Street, with the west right-of-way line of said Van Cliburn Way, South 00° 11' 57" West, a distance of 370.43 feet to the northerly right-of-way line of Camp Bowie Boulevard (a 100 foot wide right-of-way);

THENCE departing the west right-of-way line of said Van Cliburn Way, with the northerly right-of-way line of said Camp Bowie Boulevard, South 63° 12' 59" West, a distance of 274.84 feet to a 1/2 inch iron rod with a cap stamped "RPLS 1648" found for the south common corner of Lots 16 and 17, of said Block 5, Van Zandt's Hillside Addition;

THENCE departing said northerly right-of-way line, with the common line of said Lots 16 and 17, Block 5, North 26° 47' 01" West a distance of 139.96 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set on the southerly right-of-way line of an 16 feet wide alley right-of-way;

THENCE with said southerly alley right-of-way line, North 63° 12' 59" East a distance of 2.23 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner;

THENCE departing said southerly alley right-of-way line, across said Block 5, North 26° 47' 01" West, passing a 1/2 inch iron rod with a cap stamped "RPLS 1648" found on the southerly line of Darcy Street (a 60 foot wide right-of-way) at 156.00 feet, continuing across said Darcy Street a total distance of 216.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner on the northerly right-of-way line of said Darcy Street;

THENCE with said northerly right-of-way line, South 63° 12' 59" West a distance of 60.15 feet to a 1/2 inch iron rod found for the south common corner of said Lot 4-R-1, Block 2, and Lot 5B, Block 2, Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-126, Page 32, Plat Records, Tarrant County, Texas;

THENCE with the common line of said Lot 4-R-1, Block 2, and 5B, Block 2, the following:

North 00° 09' 40" East a distance of 43.20 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner;

North 26° 47' 20" West a distance of 55.60 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner;

South 61° 55' 16" West a distance of 18.96 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc, LP" set for corner on the east right-of-way line of said Boland Street;

THENCE departing said common line, with the east right-of-way line of said Boland Street, North 00° 09' 40" East a distance of 116.10 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 3.999 acres (174,177 square feet) of land.

I, the undersigned, hereby certify that this plat is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2016.

Gregory S. Iffland  
Registered Professional Land Surveyor  
Texas Registration No. 4351

Preliminary, this document shall not be recorded for any purpose and shall not be used or moved on relied upon as a final survey document.

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Museum Place Block B, LTD., does hereby adopt this plat to be known as: LOTS 1R, 2R AND 3R, BLOCK 5, VAN ZANDT'S HILLSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the easements shown hereon.

WITNESS UNDER MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016

Museum Place Block B, LTD.  
Printed Name: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared \_\_\_\_\_, 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.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, Tarrant County, Texas

**A FINAL PLAT OF  
LOTS 1R, 2R, & 3R, BLOCK 5  
VAN ZANDT'S HILLSIDE ADDITION**

Being a Replat of all of Lot 4-R-1, Block 2, Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-206, Page 81, Plat Records, Tarrant County, Texas, and all of Block 2, Drake Subdivision an addition to the City of Fort Worth according to the plat recorded in Volume 848, Page 437, Plat Records, Tarrant County, Texas, and a portion of Block 5, Van Zandt's Hillside Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 204, Page 4, Plat Records, Tarrant County, Texas, situated in the J.R. Montgomery Survey, Abstract Number 1030, City of Fort Worth, Tarrant County, Texas.

3 Lots = 3.999 Acres

THIS PLAT WAS PREPARED IN AUGUST, 2016

DATE: \_\_\_\_\_

JOB NUMBER: B001248.003