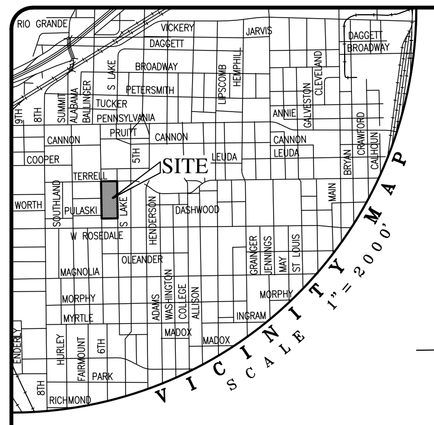


NOTES:

1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.

2) No portion of the subject property appears to lie within the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, according to the Flood Insurance Rate Map (FIRM) for the City of Fort Worth, Texas, as depicted from Community Map No. 48439C0305K, Map Revised September 25, 2009.

3) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

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

_____

Theron W. Sims, R.P.L.S., No. 5887

Date: _____

FORT WORTH

CITY PLANCOMMISSION
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

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.

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.

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.

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".

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency 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.

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.

Parkway Permit

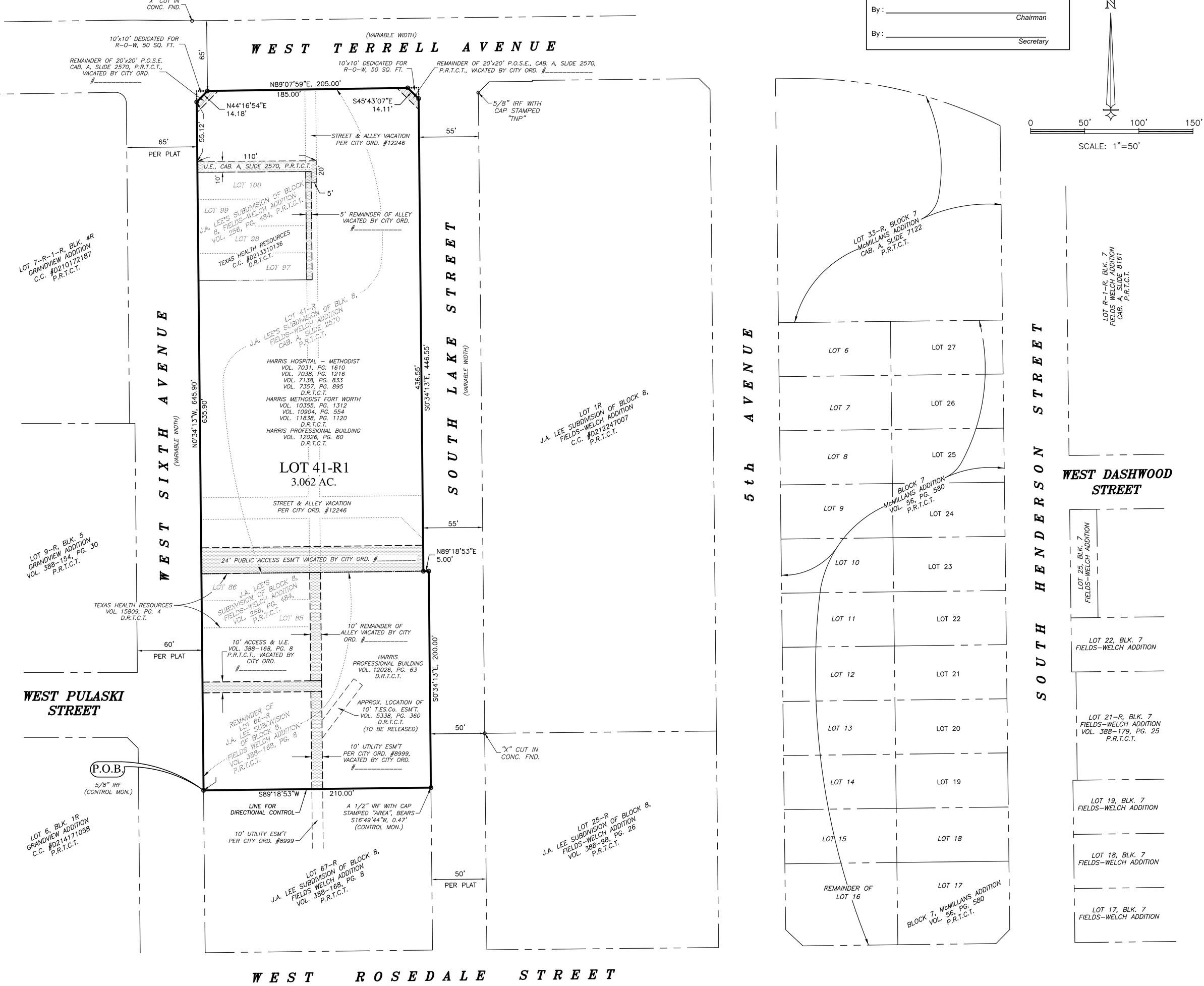
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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 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.

Water / Wastewater - Impact Fee Statement

The City of Fort Worth has an ordinance implementing he 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.



N

0 50' 100' 150'

SCALE: 1"=50'

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Texas Health Resources, a Texas non-profit corporation, is the owner of 3.064 acres of land being the remainder of Lot 66-R, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-168, Page 8, Plat Records of Tarrant County, Texas (P.R.T.C.T.), the deed to said remainder of Lot 66-R, being conveyed by Harris Professional Building, recorded in Volume 12026, Page 63, Deed Records of Tarrant County, Texas (D.R.T.C.T.); also being all of Lot 41-R, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 2570, P.R.T.C.T., the deeds to said Lot 41-R, being conveyed by Harris Hospital-Methodist, recorded in Volume 7031, Page 1610, Volume 7038, Page 1216, Volume 7138, Page 833 and Volume 7357, Page 895, D.R.T.C.T.; Harris Methodist Fort Worth, recorded in Volume 10355, Page 1312, Volume 10904, Page 554 and Volume 11838, Page 1120, D.R.T.C.T.; and Harris Professional Building, recorded in Volume 12026, Page 60, D.R.T.C.T.; also being all of Lots 85, 86 and 97 thru 100, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 256, Page 484, P.R.T.C.T., the deed to said Lots 85 and 86, being conveyed by Texas Health Resources, recorded in Volume 15809, Page 4, D.R.T.C.T. and said Lots 97 thru 100, being conveyed by Texas Health Resources, recorded in County Clerk's (C.C.) #D213310136, D.R.T.C.T.; also containing all of a street, alley and P.O.S.E vacation, per City Ordinance No. 12246; also containing a portion of an alley vacation, per City Ordinance No. 8999; also containing all of the alley and public access easements vacation, per City Ordinance No. _____, and also containing all of the utility and public open space easements vacation, per City Ordinance No. _____; said 3.064 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of West Sixth Avenue (a variable width R-O-W), at the southwest corner of said Lot 66-R, also being the northwest corner of Lot 67-R, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-168, Page 8, P.R.T.C.T.;

THENCE N 00°34'13" W, along the east R-O-W line of said West Sixth Avenue, passing along the west lines of said Lot 66-R, said Lots 85 and 86, said 24' Public Access Easement vacation, said Lot 41-R, and said Lots 97 thru 100, in all a distance of 645.90 feet to the northwest corner of said Lot 41-R, also being the intersection of the east R-O-W line of said West Sixth Avenue, with the south R-O-W line of West Terrell Drive (Variable width);

THENCE N 89°07'59" E, along the south R-O-W line of said West Terrell Drive, and along the north line of said Lot 41-R, a distance of 205.00 feet to the northeast corner of said Lot 41-R, also being the intersection of the south R-O-W line of said West Terrell Drive, with the west R-O-W line of South Lake Street (Variable width);

THENCE S 00°34'13" E, along the west R-O-W line of said South Lake Street, passing along the east line of said Lot 41-R, an said 24' Public Access Easement vacation, in all a distance of 446.55 feet to a 5/8 inch iron rod set with cap stamped "TNP", at the southeast corner of said Lot 41-R;

THENCE N 89°18'53" E, continuing along the west R-O-W line of said South Lake Street, a distance of 5.00 feet to a 5/8 inch iron rod set with cap stamped "TNP", in the east line of said Lot 66-R;

THENCE S 00°34'13" E, continuing along the west R-O-W line of said South Lake Street, and along the east line of said Lot 66-R, a distance of 200.00 feet to the southeast corner of said Lot 66-R, also being the northeast corner of said Lot 67-R, from which a 1/2 inch iron rod found with cap stamped "Area Surveying", bears S 16°49'44" W, a distance of 0.47 feet;

THENCE S 89°18'53" W, along the south line of said Lot 66-R, and along the north line of said Lot 67-R, a distance of 210.00 feet to the **POINT OF BEGINNING**, containing 3.064 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Texas Health Resources, a Texasnon-profit corporation, does hereby adopt this plat as:

LOT 41-R1
J.A. LEE SUBDIVISION OF BLOCK 8, FIELDS-WELCH ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS my hand on this the _____ day of _____2017.

By: _____
Brian Holmes
Senior Vice President Real Estate Development and Deployment

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Brian Holmes of Texas Health Resources, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me 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 the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

My Commission expires _____

FILED IN C.C. #D_____, DATE: ____/____/ 2017.

FINAL PLAT OF

LOT 41–R1

J.A. LEE SUBDIVISION OF BLOCK 8, FIELDS–WELCH ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, being a replat of the being the remainder of Lot 66-R, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-168, Page 8, Plat Records of Tarrant County, Texas; all of Lot 41-R, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 2570, Plat Records of Tarrant County, Texas; being all of Lots 85, 86 and Lots 97 thru 100, J.A. Lee's Subdivision of Block 8, Fields-Welch Addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 256, Page 484, Plat Records of Tarrant County, Texas; also containing all of a street, alley and P.O.S.E vacation, per City Ordinance No. 12246, also containing a portion of an alley vacation, per City Ordinance No. 8999, containing all of the alley and public access easements vacation, per City Ordinance No. _____, and also containing all of the utility and public open space easements vacation, per City Ordinance No. _____; and containing a total of 3.064 acres of land.

Date: August 24, 2017

FS–17–186

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001377301 was used to scale grid coordinates and distances to surface.

OWNER:
Texas Health Resources
612 E. Lamar Blvd.
Arlington, Tx. 76011
(877) 847-9355

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPLS Registration No. 100116-00

\\FWSDS1\Survey\PROJECTS\THR17161\cad\Phase_1\survey\Final Plats\Lot 41-R1, J.A. Lee Subdivision of Blk 8, Fields-Welch Add'n - THR 17161.dwg

THR 17161