

OWNER'S CERTIFICATION

WHEREAS CHILD CARE ASSOCIATES FOUNDATION is the owner of a 2.6202 acre (114,134 square foot) tract of land situated in the Daniel Dulany Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas; said tract being a portion of Lots 9, 10 and 11, Simon and Max K. Mayer Subdivision, an addition to the City of Fort Worth according to the plat recorded in Volume 309, Page 43, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a tree; said iron rod being the northwest corner of Lot 12-R, Simon and Max K. Mayer Subdivision, an addition to the City of Fort Worth according to the plat recorded in Volume 388-205, Page 80, P.R.T.C.T.;

THENCE South 00°05'07" West, along the west line of said Lot 12-R, a distance of 677.53 feet to a point for corner in the north right-of-way line of Ramey Avenue (a variable width right-of-way) and being the southwest corner of said Lot 12-R and the northwest corner of a tract of land described in deed to the City of Fort Worth recorded in Volume 4739, Page 643, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said corner also being the northeast corner of a tract of land described as Parcel 3 in deed to the City of Fort Worth recorded in Volume 4771, Page 543, D.R.T.C.T.; from which an "X" cut found for reference bears South 75°36'05" East, a distance of 0.36 feet;

THENCE South 89°32'44" West, along the north right-of-way line of said Ramey Avenue, a distance of 167.98 feet to an "X" cut found; said "X" cut being the northwest corner of a tract of land described as Parcel 1 in said deed to the City of Fort Worth recorded in Volume 4771, Page 543, D.R.T.C.T.;

THENCE North 00°00'13" East, along the east line of Lot 8 and the west line of said Lot 9, of said Simon and Max K. Mayer Subdivision recorded in Volume 309, Page 43, P.R.T.C.T., a distance of 677.50 feet to a 5/8" iron rod found with a cap stamped "DUNAWAY ASSOC" being the northeast corner of said Lot 8 and northwest corner of said Lot 9;

THENCE North 89°32'24" East, along the north line of said Lots 9, 10, and 11, a distance of 168.95 feet to the POINT OF BEGINNING and containing 114,134 square feet or 2.6202 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Child Care Associates Foundation does hereby adopt this plat as LOT 9R, SIMON AND MAX K. MAYER SUBDIVISION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 4th day of February, 2026.

BY: Child Care Associates Foundation

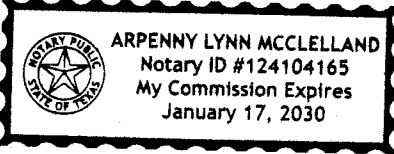
Authorized Signature  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kara Waddell, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of February, 2026.

Notary Public, State of Texas



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 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.

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.

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.

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.

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.

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.

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.

NOTES

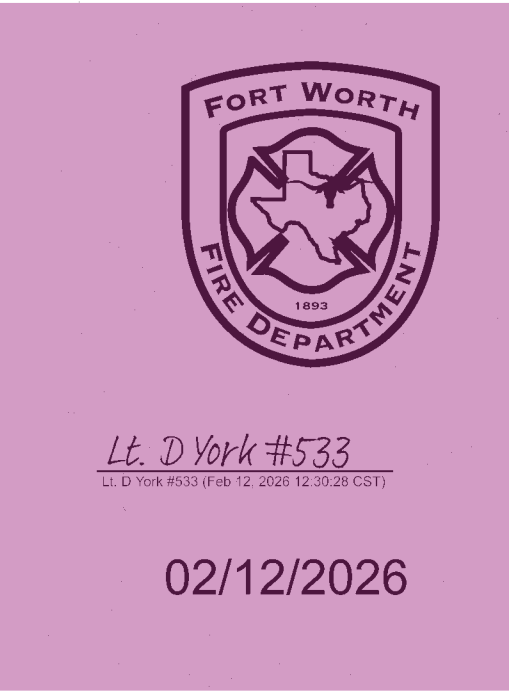
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 11/7/2024 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0330K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, 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.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- 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.
- 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 of or from performance of the obligations of said owners set forth in this paragraph.

SURVEYOR'S CERTIFICATION

I, Stanley Crawford Russell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 11/7/2024 and that all corners are shown hereon.

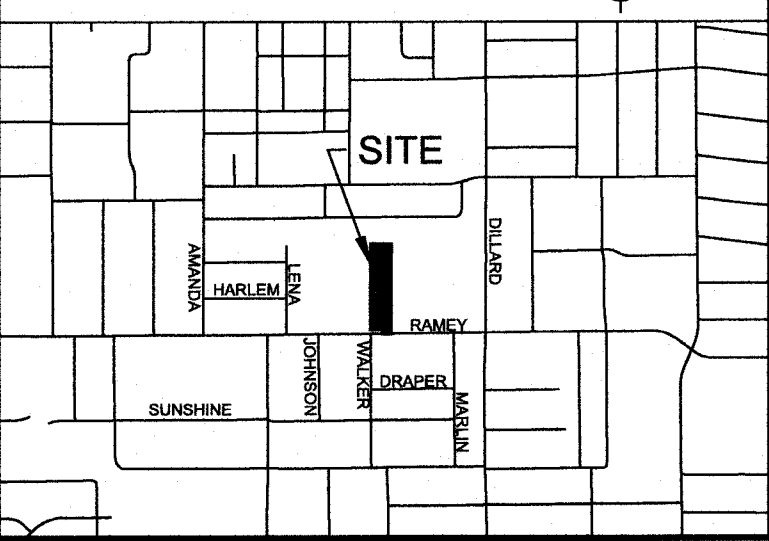


Stanley Crawford Russell  
Registered Professional Land Surveyor  
No. 7080



FP-25-032

VICINITY MAP

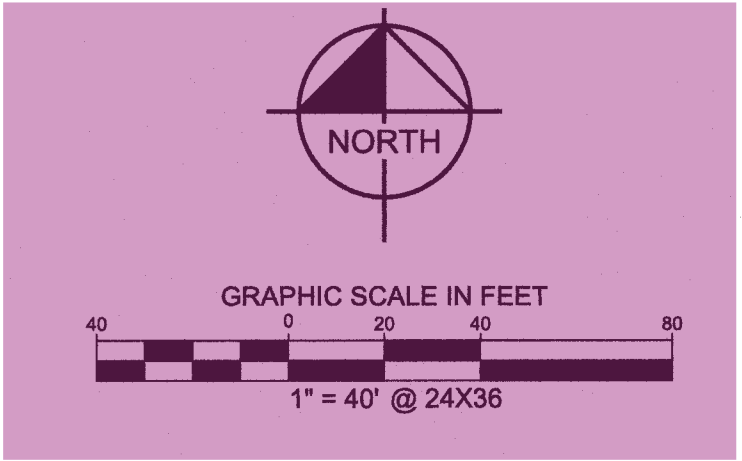


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	DENIAL OF ACCESS LINE

LAND USE

ONE COMMERCIAL LOT
GROSS AREA = 2.6787 ACRES (116,683 SQ. FT.)
RIGHT-OF-WAY DEDICATION AREA = 0.0583 ACRES (2,538 SQ. FT.)
NET AREA = 2.6204 ACRES (114,145 SQ. FT.)



LEGEND

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
IRFC = IRON ROD FOUND CAPPED  
XF = "X" CUT FOUND



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: 02/12/2026

By: Caroline Cranze  
Chairman  
By: Stephen Murray  
Secretary

FINAL PLAT  
LOT 9R  
SIMON AND MAX K. MAYER SUBDIVISION  
DANIEL DULANY SURVEY  
ABSTRACT No. 411

BEING A REPLAT OF A PORTION OF LOTS 9, 10  
& 11, SIMON AND MAX K. MAYER SUBDIVISION,  
AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AS RECORDED IN  
VOLUME 309, PAGE 43, PRCTC

Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MMK	SCR	12/11/2025	066017105	1 OF 1

SURVEYOR  
KIMLEY-HORN AND ASSOC. INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
STANLEY CRAWFORD RUSSELL, RPLS  
TEL. NO. 817-335-6511  
StanC.Russell@Kimley-Horn.com

OWNER  
CHILD CARE ASSOCIATES  
FOUNDATION  
3000 EAST BELKNAP  
FORT WORTH, TX 76111

This plat recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_