

OWNER/DEVELOPER
COOK CHILDREN'S HEALTH CARE SYSTEM
 801 SEVENTH AVENUE
 FORT WORTH, TEXAS 76104
 (882) 885-1614 (PHONE)
 (882) 885-1610 (FAX)
 CONTACT: GEORGE MONTAGUE

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
 550 BAILEY AVENUE
 SUITE 400
 FT. WORTH, TEXAS 76107
 (817) 335-1121 (PHONE)
 (817) 335-7437 (FAX)
 CONTACT: JEFF TAYLOR

LOT 1, BLOCK A
 THR TARRANT
 C.C.D. NO. D211075699
 P.R.T.C.T.

TEXAS HEALTH RESOURCES
 C.C.D. NO. D209326476
 D.R.T.C.T.

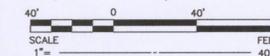
20' GAS EASEMENT
 RESERVATION
 VOLUME 8494, PAGE 1575
 D.R.T.C.T.

20' WATER EASEMENT
 RESERVATION T
 C.C.D. NO. D209326476
 D.R.T.C.T.

20' EASEMENT RESERVATION TO
 ALL INVESTMENT, LP.
 C.C.D. NO. D210249919
 D.R.T.C.T.

TEXAS HEALTH TRAIL
 25' PUBLIC ACCESS EASEMENT
 C.C.D. NO. D211075699
 P.R.T.C.T.

10' ONCOR ELECTRIC DELIVERY
 COMPANY EASEMENT
 C.C.D. NO. D210249919
 D.R.T.C.T.



VICINITY MAP
 NOT TO SCALE

5/8" IRON ROD WITH
 YELLOW CAP STAMPED
 "DUNAWAY ASSOC. LP SET

DRAINAGE EASEMENT
 COUNTY CLERK'S DOCUMENT NO.
 D213256057
 D.R.T.C.T.

ALL INVESTMENT, L.P.
 C.C.D. NO. D20088056
 D.R.T.C.T.

CITY OF FORT WORTH
 SANITARY SEWER EASEMENT
 C.C.D. NO. D213192998
 D.R.T.C.T.

40' COOK CHILDREN'S HEALTH
 CARE SYSTEM VARIABLE
 WIDTH EASEMENT AREA
 C.C.D. NO. D213256056
 D.R.T.C.T.

10' GAS EASEMENT ATMOS
 ENERGY CORPORATION
 C.C.D. NO. D21175696
 D.R.T.C.T.

ANNA RANDALL (TRUSTEE)
 VOLUME 11611, PAGE 2146
 D.R.T.C.T.

FOUND 5/8" IRON ROD
 WITH YELLOW CAP
 STAMPED "INP" FOUND

PRIVATE MAINTENANCE

The City of Fort Worth shall not be held responsible for maintenance or 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 all claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

PARKWAY PERMIT

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

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.

Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to any soil Disturbance exceeding 0.5 acres.

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 plot application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plot. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

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'.

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 plot application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

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.

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 plot; 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.

[Pattern] = SANITARY SEWER EASEMENT
 (CM) = CONTROLLING MONUMENT
 C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

FP 15-009



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: 10/30/2015
 By: [Signature] Chairman
 By: [Signature] Secretary

LAND USE TABLE	
Total Gross Acreage	8.201 Ac.
Right-of-Way Dedication	0.00 Ac.
Net Acreage	8.201 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	8.201 Ac.
Private Park Acreage	0
Public Park Acreage	0

ALL INVESTMENT, L.P.
 VOLUME 14386, PAGE 56
 D.R.T.C.T.

W. MCCOWENS SURVEY
 ABSTRACT NO. 999

10601

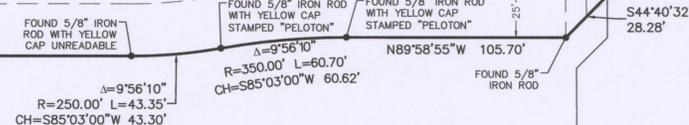
LOT 1, BLOCK 1
 357,253 SQ. FT. / 8.201 ACRES

357,253 SQ. FT. / 8.201 ACRES
 COOK CHILDREN'S HEALTH CARE SYSTEM
 C.C.D. NO. D213256056
 D.R.T.C.T.

25' COOK CHILDREN'S
 HEALTH CARE SYSTEM
 VARIABLE WIDTH
 EASEMENT AREA
 C.C.D. NO. D213256056
 D.R.T.C.T.

FOUND 5/8" IRON ROD
 WITH YELLOW CAP
 STAMPED "PELTON" (CM)

N89°58'55"W 550.11'



Final Plat of **FP15-009**

Cook Children's Medical Center-Alliance

Lot 1, Block 1

Situated in the W. McCowens Survey, Abstract No. 999, Tarrant County, Texas, being all of a tract of land described in deed to Cook Children's Health Care System, recorded on County Clerk's Document Number D213256056, Deed Records, Tarrant County, Texas.

1 Lot 8.201 Acres
 This plat was prepared in February 2015

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 NAD 83, North Central Zone 4202, based upon GPS measurements, according to the GPS Reference Network.

According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 295 of 495, Map Number 48433C0070 K, Map revised date: September 25, 2009, the subject property is located in Zone "X" (unshaded), defined as areas to be outside the 500 year floodplain. This statement does not reflect any type of flood study by this firm.

PLAT FILED IN TARRANT COUNTY DOCUMENT CONTROL NUMBER

D215246601 DATE: 10-30-15

JOB NO. B000840.001



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel 817.335.1121
 FIRM REGISTRATION 10098100



L.T. PSC
 10-21-2015

CERTIFICATION:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do 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 March, 2015.

[Signature]
 Stephen R. Gloup, R.P.L.S.
 Registered Professional Land Surveyor
 srg@dunaway-assoc.com
 Texas Registration No. 5570

October 27, 2015
 Date



DEDICATION OF PLAT

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, COOK CHILDREN'S HEALTH CARE SYSTEM, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of land situated in the W. McCowens Survey, Abstract No. 999, Tarrant County, Texas, said tract being a part of that certain tract of land as described by deed to Cook Children's Health Care System, recorded in County Clerk's Document No. D213256056, Deeds Records, Tarrant County, Texas, said tract of land being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of Lot 1, Block A, THR Tarrant, an addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document No. D211075699, Plat Records, Tarrant County, Texas, being in the west right-of-way line of Old Denton Road, (a 110' public right-of-way);

THENCE South 00°19'28" East, with the west right-of-way line of said Old Denton Road, a distance 434.89 feet to a 5/8" iron rod found for the north end of a corner clip;

THENCE South 44°40'32" West, departing the west right-of-way line of said Old Denton Road, a distance of 28.28 feet to a 5/8" iron rod found for the most southerly southeast corner of said Cook Children's Health Care System tract;

THENCE with the south line of said Cook Children's Health Care System tract, the following courses and distances;

North 89°58'55" West, a distance of 105.70 feet to a 5/8" iron rod with yellow cap stamped "Peloton" found, for the beginning of a curve to the left having a central angle of 9°56'10", a radius of 350.00 feet and a chord bearing and distance of South 85°03'00" West - 60.62 feet;

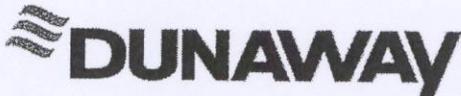
With said curve to the left in southwesterly direction, an arc length of 60.70 feet to a 5/8" iron rod with yellow cap stamped "Peloton" found for a beginning of a reversed curve to the right having a central angle of 9°56'10", a radius of 250.00 feet and a chord bearing and distance of South 85°03'00" West - 43.30 feet;

With said reversed curve to the right in a southwesterly direction, arc length of 43.35 feet to a 5/8" iron rod with yellow cap unreadable found;

North 89°58'55" West, a distance of 550.11 feet to a 5/8" iron rod with yellow cap stamped "Peloton" found for the southwest corner of said Cook Children's Health Care System tract;

THENCE North 00°01'05" East, departing the south line of said Cook Children's Health Care System tract and with the west line of said Cook Children's Health Care System tract, a distance of 459.07 feet to a 5/8" iron rod with yellow cap stamped "Dunaway Assoc. LP" set, for the northwest corner of said Cook Children's Health Care System tract, in the south line of said Lot 1, Block A, THR Tarrant;

THENCE North 89°39'17" East, departing the west line of said Cook Children's Health Care System tract, with the south line of said Lot 1, Block A, THR Tarrant, a distance of 776.63 feet to the point of BEGINNING and containing a calculated area of 357,253 square feet of 8.201 acres of land.



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Tel 817.335.1121
FIRM REGISTRATION 10098100

DATE: OCTOBER 27, 2015

PAGE 1 OF 1

DEDICATION OF PLAT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT COOK CHILDREN'S HEALTH CARE SYSTEM, BEING THE OWNERS OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS;

**LOT 1, BLOCK 1
COOK CHILDREN'S MEDICAL
CENTER-ALLIANCE**

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~

COUNTY OF TARRANT ~

EXECUTED this 28th day of October, 2015.

COOK CHILDREN'S HEALTH CARE SYSTEM

By: George B. Montague

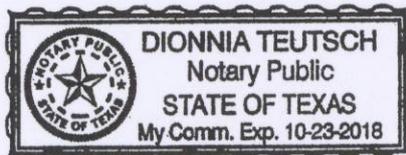
Printed Name: George Montague

Title: Vice President - Real Estate

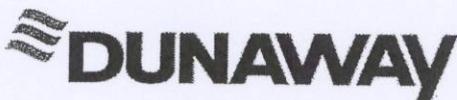
Before Me, the undersigned authority, on this day personally appeared George Montague, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said COOK CHILDREN'S HEALTH CARE SYSTEM Owner, as the Authorized Agent thereof, and for the purpose and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

Given under my hand and seal of office this the 28th day of October, 2015.

Dionnia Teutsch
Notary Public in and for the State of Texas



My commission expires 10-23-18



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DATE: OCTOBER 27, 2015