



VICINITY MAP
NOT TO SCALE

General Notes:

- 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 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. 305 of 430, Map Number 48439C0305 L, map revision date March 21, 2019. A portion of the subject property is located in Zone "X", defined as areas determined to be outside 100 year floodplain and a portion of the property is located in Zone "AE", defined as areas determined to be within 100 year floodplain. Also this area has been updated with Letter of Map Revision (LOMR), Case No. 19-06-0340P, with an effective date January 27, 2020. This statement does not reflect any type of flood study by this firm.
- Minimum Finished Floor Elevations will be determined with the issuances of building permit.
- 5/8" iron rods with yellow caps stamped "Dunaway Assoc." will be set for all property corners unless otherwise noted.

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

▨ = FLOODWAY AREAS IN ZONE AE, PER LOMR Case No. 19-06-0340P

▨ = 100-YEAR FLOODPLAIN ZONE AE, PER LOMR Case No. 19-06-0340P

▨ = Right-of-Way Dedicated By This Plat

● = 5/8" IRON ROD WITH YELLOW CAP STAMPED

"DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED

▲ = MAG NAIL WITH SHINER STAMPED

"DUNAWAY ASSOC." SET

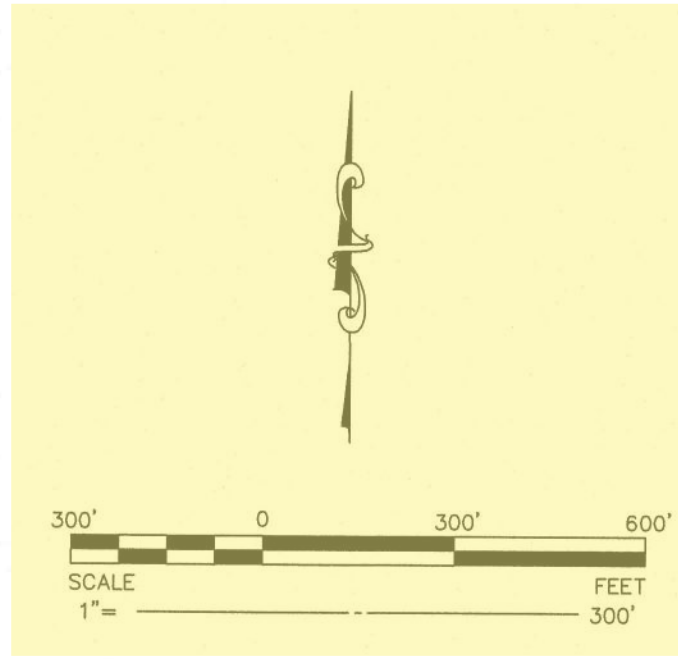
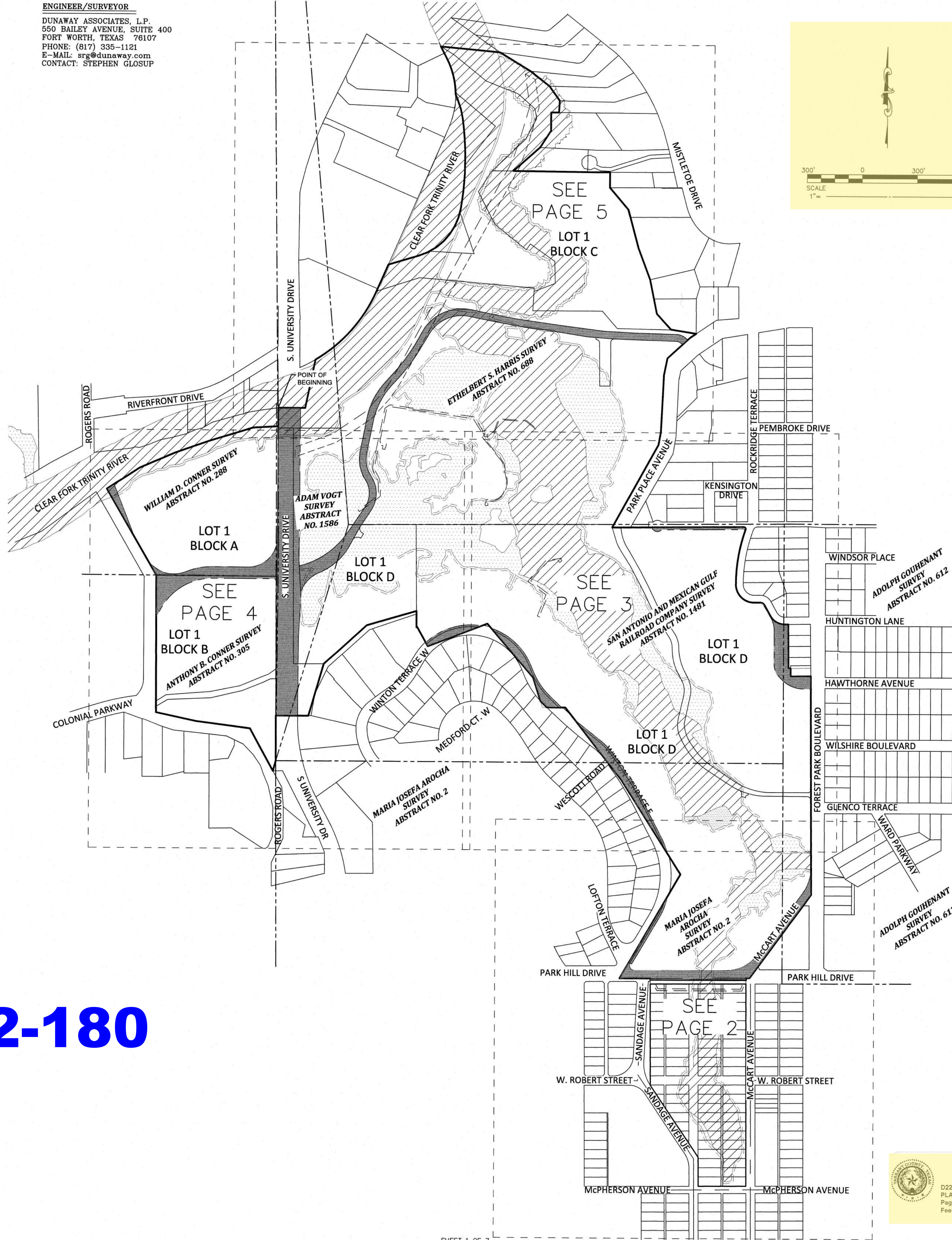
■ = X-CUT SET IN CONCRETE

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
E-MAIL: arg@dunaway.com
CONTACT: STEPHEN GLOSUP

OWNER/DEVELOPER

THE CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 392-5700
CONTACT: RICHARD ZAVALA



LAND USE TABLE	
Total Gross Acreage	185.238 Ac.
Park Roads	2.451 Ac.
Right-of-Way Dedicated by Plat	12.955 Ac.
Net Acreage	169.832 Ac.
Number of Residential Lots	0
Number Non-Residential Blocks	3
Non-Residential Acreage	0
Private Park Acreage	0
Public Park Acreage	0

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.	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.
FLOODPLAIN RESTRICTION No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.	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.
LOT RESTRICTION Lot 1, Block A, Lot 1, Block B, and Lot 1, Block C of Forest Park Addition, an Addition to the City of Fort Worth, is not served by a public water/sewer facility, and no provision for the installations thereof have been made. The property owner of this lot shall be responsible for the cost of installing the public water and sewer facilities to serve the subject lot, as per the water & wastewater installation policy of the City. The City of Fort Worth shall not be responsible for all or any portion of the cost of installing said facility. In the event the owner of said lot desires to change the usage of the property, or makes application for building permit, the City of Fort Worth will require the extension of water/sewer service at the sole cost and expense of the Owner.	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.
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 plot. 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.	SITE DRAINAGE STUDY 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 1.0 acre or more of land disturbance.
	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.
	P.R.V. REQUIRED Private P.R.V.'S will be required; water pressure exceeds 80 P.S.I.
	URBAN FORESTRY Compliance with tree ordinance #17228-10-2006 will be required
	SIDEWALKS Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design Standards".
	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 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.

FS-22-180

FINAL PLAT
OF
FOREST PARK
LOT 1, BLOCK A, LOT 1, BLOCK B,
LOT 1, BLOCK C, AND LOT 1, BLOCK D

Situated in the Maria Josefa Arocha Survey, Abstract No. 2, the Adolph Gouhenant Survey, Abstract No. 612, the San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 1481, the Adam Vogt Survey, Abstract No. 1586, the Anthony B. Conner Survey, Abstract No. 305, the William D. Conner Survey, Abstract No. 288, and the Ethelbert S. Harris Survey, Abstract No. 688, City of Fort Worth, Tarrant County, Texas

4 LOTS 185.238 ACRES

THIS PLAT WAS PREPARED IN OCTOBER, 2024

DUNAWAY

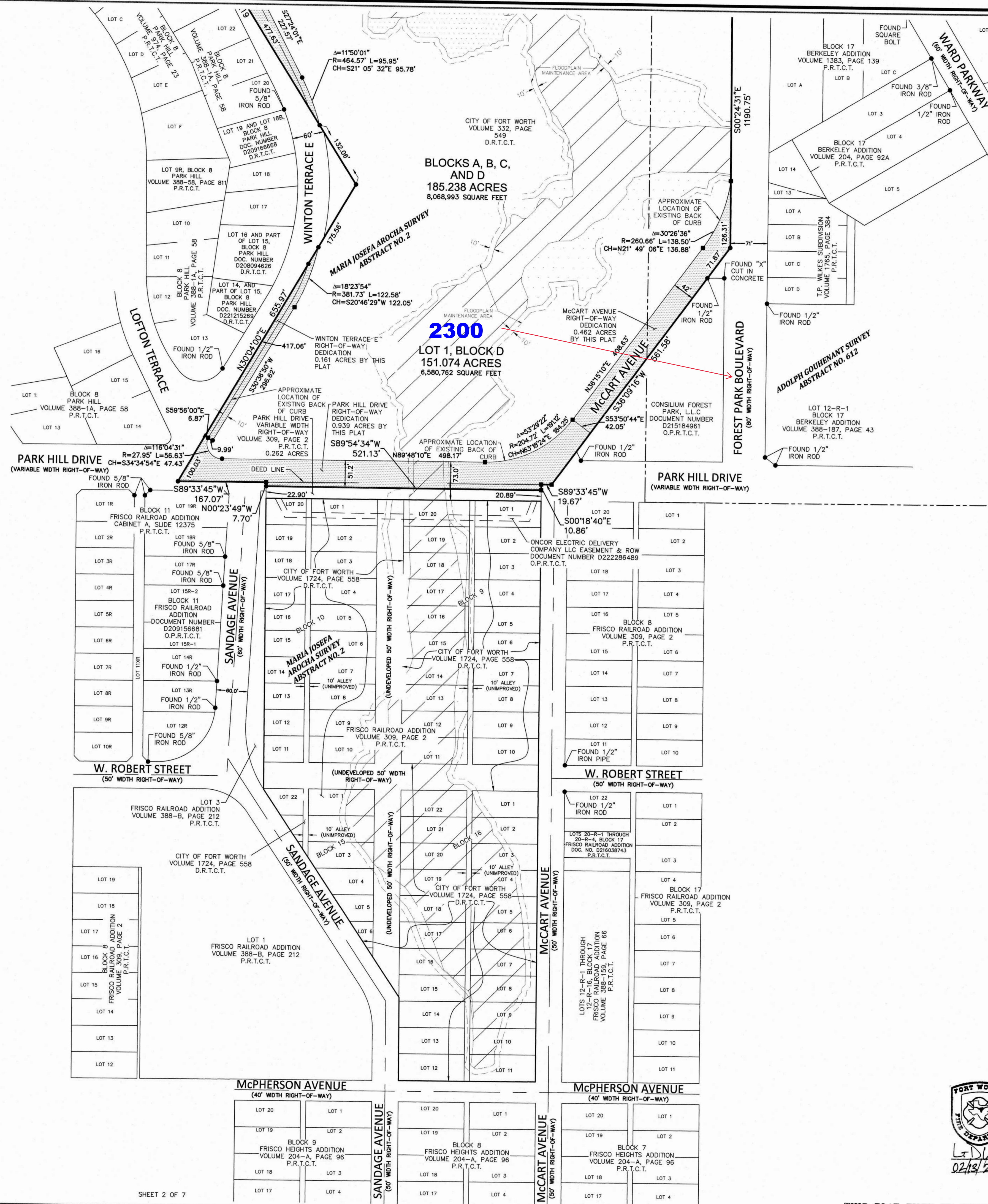
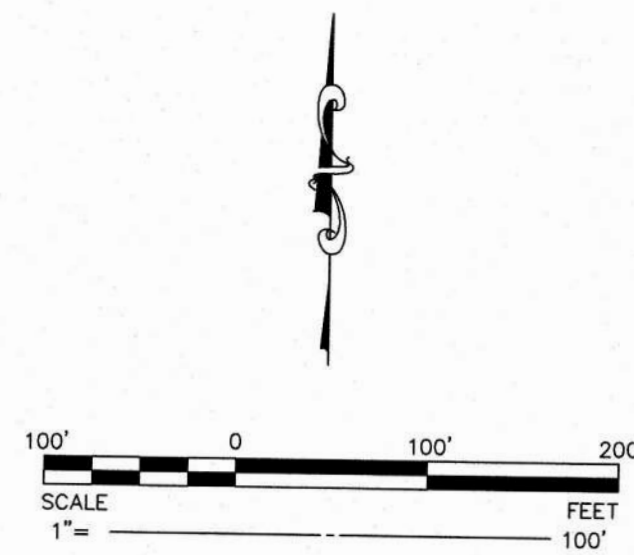
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

B008943.001 FIRM REGISTRATION 10098100



THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D _____ DATE: ____-____-____



NOTE:
SAVE AND EXCEPT ALL PUBLIC ROADS AND ALLEYS
WITHIN CITY OF FORT WORTH TRACT RECORDED IN
VOLUME 1724, PAGE 558
D.R.T.C.T.

= FLOODWAY AREAS IN ZONE AE, PER LOMR Case No. 19-06-0340P

= 100-YEAR FLOODPLAIN ZONE AE, PER LOMR Case No. 19-06-0340P

= Right-of-Way Dedicated By This Plat

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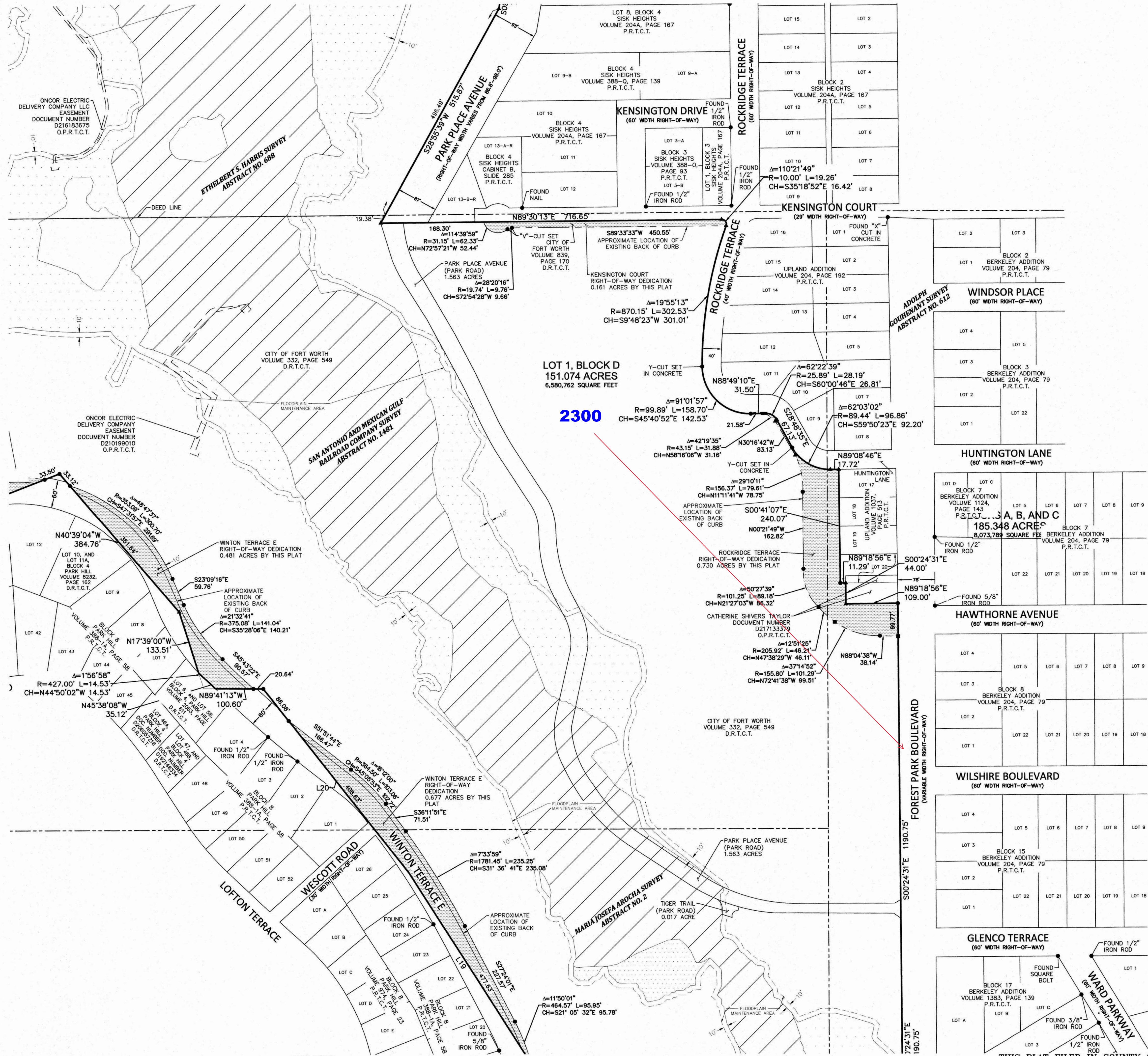
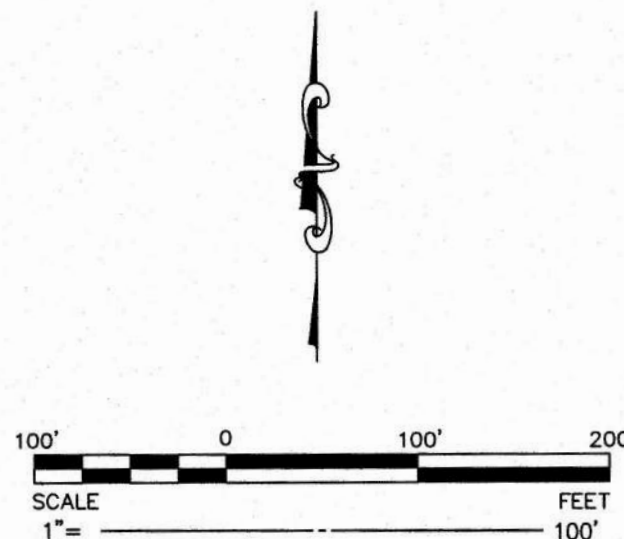
DUNAWAY

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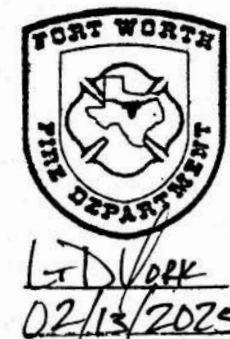
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Line Table		
Line Number	Bearing	Distance
L19	N32°23'56"W	609.69'
L20	N38°09'01"W	494.71'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	67°15'08"	133.09'	156.22'	N00°14'08"E 147.44'



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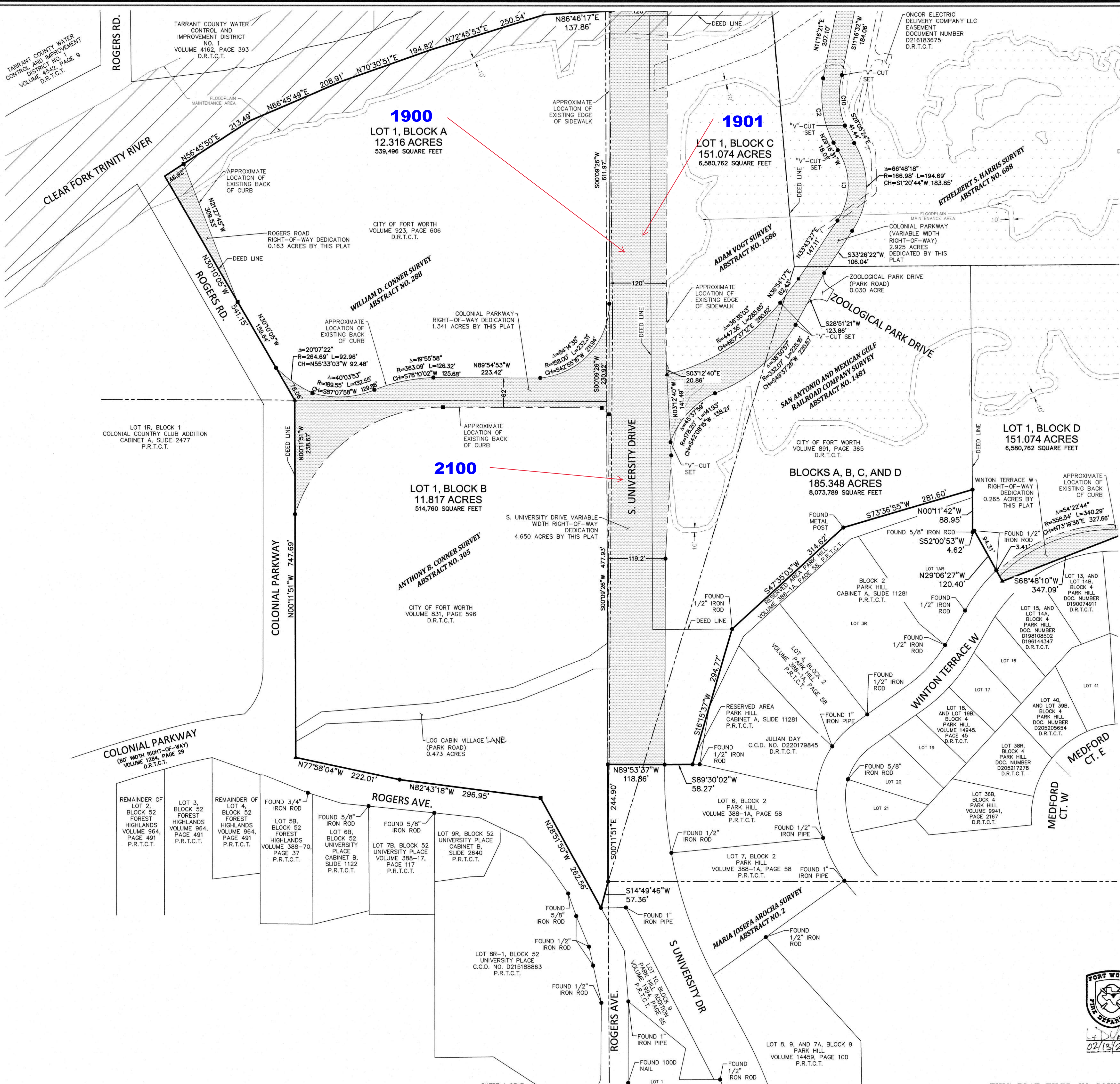
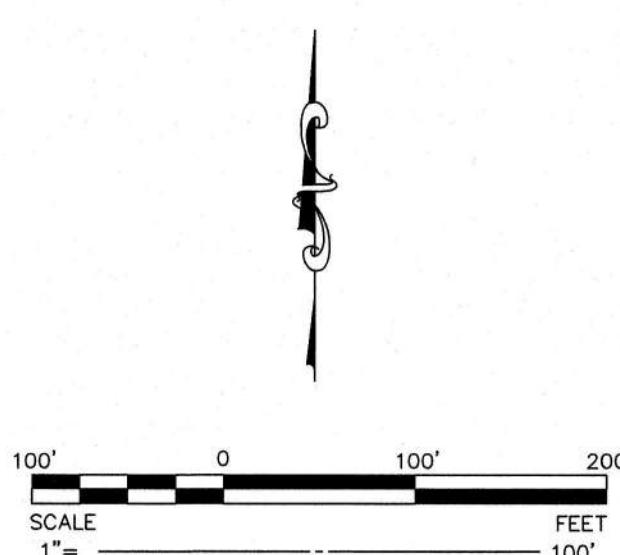
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Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	67°15'08"	133.09'	156.22'	N00°14'08"E 147.40'
C2	37°05'11"	213.76'	138.36'	N09°08'38"W 135.96'
C3	7°41'46"	1085.04'	145.75'	N38°10'59"E 145.64'
C4	5°50'54"	965.36'	98.54'	N31°19'56"E 98.49'
C5	46°27'08"	79.07'	64.11'	S69°14'56"E 62.37'
C6	40°20'02"	43.82'	30.85'	N73°43'41"W 30.21'
C7	6°44'44"	1251.67'	147.36'	S33°10'34"W 147.27'
C8	5°58'33"	1332.47'	138.97'	S40°58'44"W 138.91'
C9	16°48'31"	516.26'	151.45'	S23°58'27"W 150.91'
C10	36°07'53"	169.86'	107.12'	S03°24'13"E 105.35'

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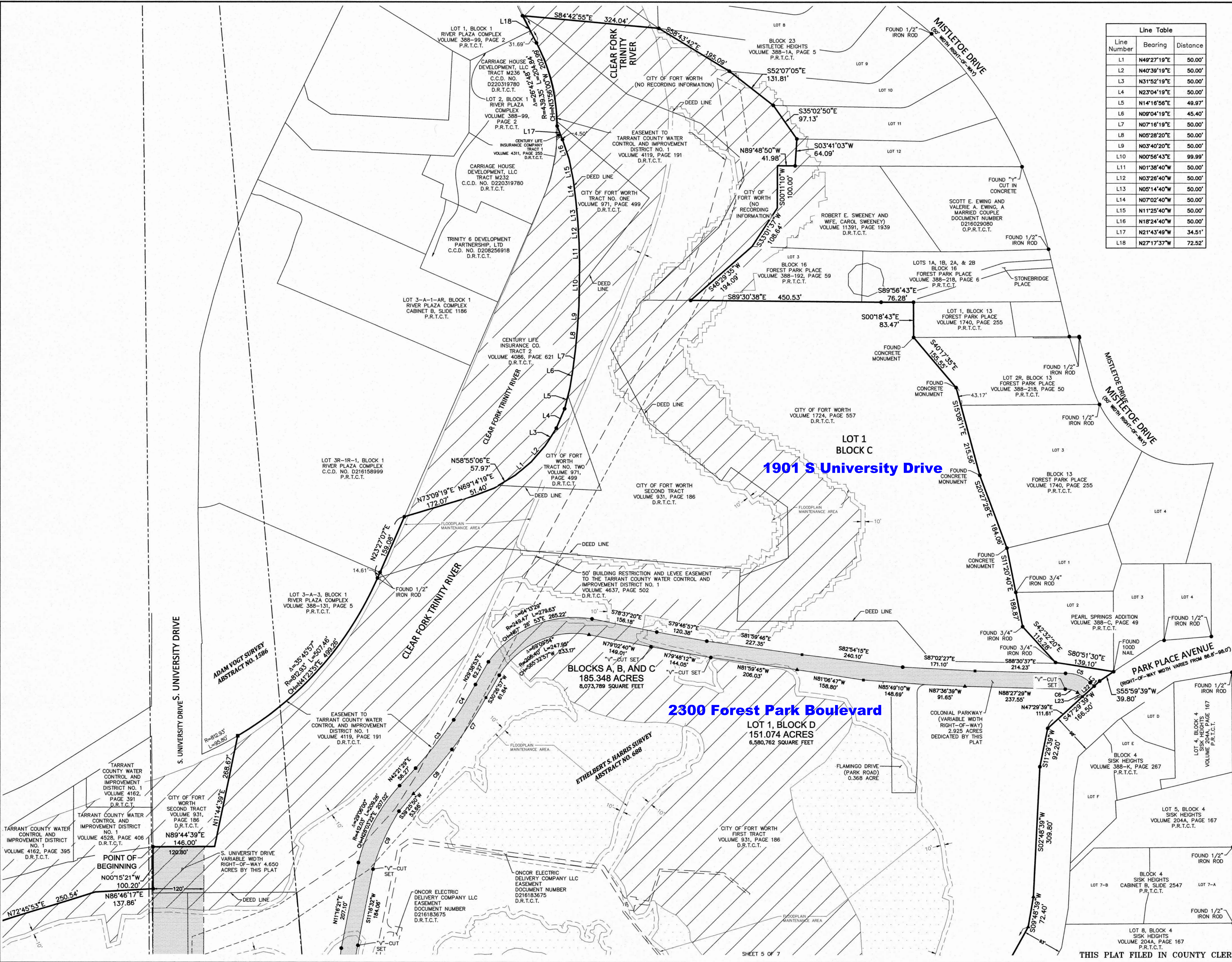
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Line Table		
Line Number	Bearing	Distance
L1	N49°27'19"E	50.00'
L2	N40°39'19"E	50.00'
L3	N31°52'19"E	50.00'
L4	N23°04'19"E	50.00'
L5	N14°16'56"E	49.97'
L6	N09°04'19"E	45.40'
L7	N07°16'19"E	50.00'
L8	N05°28'20"E	50.00'
L9	N03°40'20"E	50.00'
L10	N00°56'43"E	99.99'
L11	N01°38'40"W	50.00'
L12	N03°26'40"W	50.00'
L13	N05°14'40"W	50.00'
L14	N07°02'40"W	50.00'
L15	N11°25'40"W	50.00'
L16	N18°24'40"W	50.00'
L17	N21°43'49"W	34.51'
L18	N27°17'37"W	72.52'

Line Table		
Line Number	Bearing	Distance
L21	S49°25'26"E	12.35'
L22	S47°29'39"W	37.17'
L23	N51°57'40"W	15.15'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	67°15'08"	133.09'	156.22'	N00°14'08"E 147.40'
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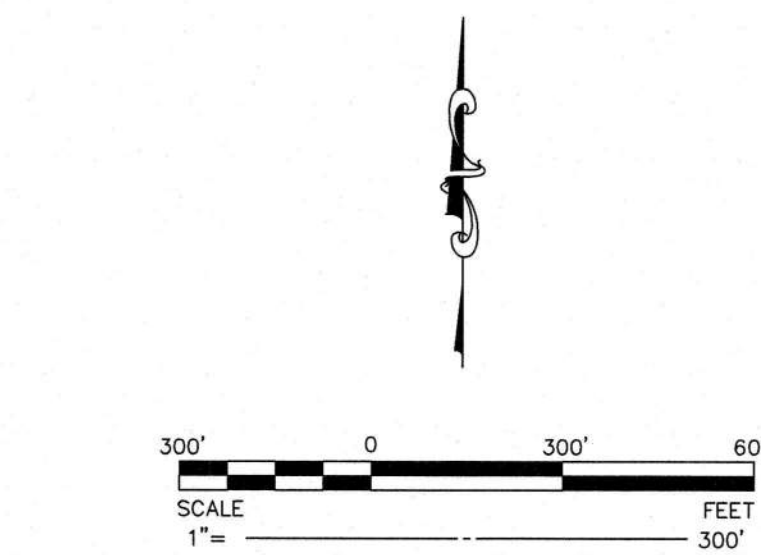
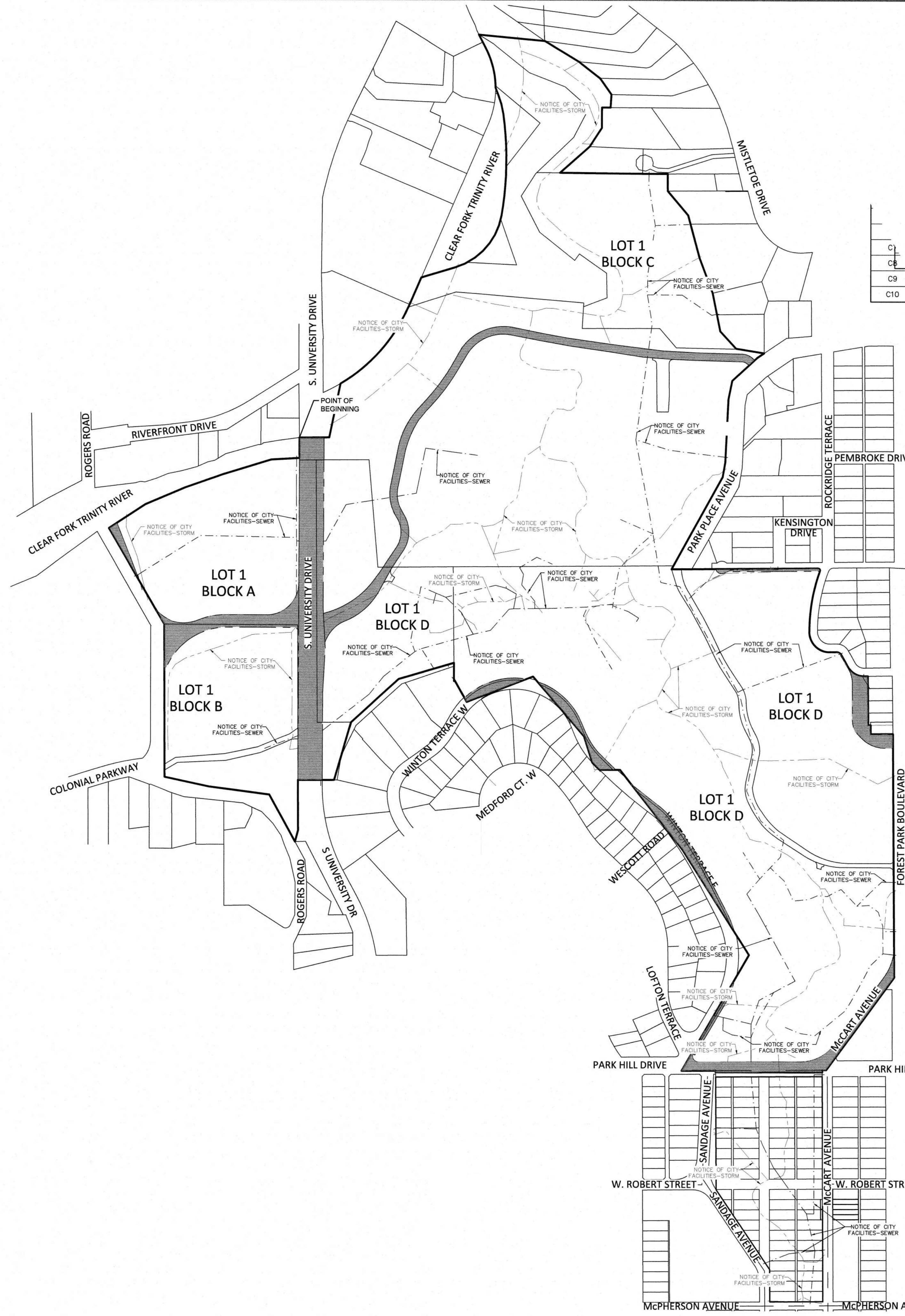
THIS PLAT WAS PREPARED IN OCTOBER, 2024



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Tel: 817.335.1121
FIRM REGISTRATION 10098100

8008943.001

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Note:
 Notice of Sewer, Water, & Storm Drain City Facilities shown hereon were
 Provided by the City of Fort Worth Geographic Information System (GIS).
 The locations are approximate.

- = Right-of-Way Dedicated By This Plat
- = APPROXIMATE GIS NOTICE OF CITY FACILITIES - SEWER
- = APPROXIMATE GIS NOTICE OF CITY FACILITIES - STORM

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FOREST PARK
PROPERTY DESCRIPTION
BLOCK'S A, B, C, & D

BEING a tract of land situated in the William D. Conner Survey, Abstract No. 288, the Adam Vogt Survey, Abstract No. 1586, the Ethelbert Harris Survey, Abstract No. 688, the Adolph Gouhenant Survey, Abstract No. 612, the San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 1481, the Anthony B. Conner Survey, Abstract No. 305, and the Maria Josefa Arocha Survey, Abstract No. 2, City of Fort Worth, Tarrant County, Texas, being a part of those certain tracts of land as described by deeds to the City of Fort Worth, recorded in Volume 931, Page 186 (First & Second Tracts), and Volume 332, Page 549, Deed Records, Tarrant County, Texas, and being all of those certain tracts of land as described by deeds to the City of Fort Worth, recorded in Volume 971, Page 499 (Tracts 1 & 2), Volume 831, Page 596, Volume 891, Page 365, Volume 923, Page 606, and Volume 1724, Page 557, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the approximate center of the Clear Fork Trinity River, the west line of South University Drive (a variable width apparent prescriptive right-of-way), the southwest corner of said City of Fort Worth second tract, recorded in Volume 931, Page 186;

THENCE North 89°44'39" East, departing the west line of said South University Drive, with the south line of said City of Fort Worth second tract, recorded in Volume 931, Page 186, a distance of 146.00 feet to a point for the southeast corner of said City of Fort Worth second tract, recorded in Volume 931, Page 186;

THENCE North 11°44'39" East, departing the south line of said City of Fort Worth second tract, recorded in Volume 931, Page 186, crossing said Clear Fork Trinity River, with the east line of said City of Fort Worth second tract, recorded in Volume 931, Page 186, a distance of 268.67 feet to an X-cut set in concrete in the south line of Lot 3-A-3, Block 1, River Plaza Complex, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-131, Page 5, Plat Records, Tarrant County, Texas, for the beginning of a non-tangent curve to the left, having a central angle of 33°45'57", a radius of 812.93 feet and a chord bearing and distance of North 41°23'51" East - 499.26 feet, from which the southwest corner of said Lot 3-A-3, Block 1, River Plaza Complex bears an arc length of 95.80 feet;

THENCE with the southeasterly line of said Block 1, River Plaza Complex, and with said non-tangent curve to the left in a northeasterly direction, an arc length of 507.46 feet to a 1/2" iron rod found;

THENCE North 23°27'07" East, continuing with the southeasterly line of said Block 1, River Plaza Complex, a passing distance of 14.61 feet, the southeast corner of Lot 3R-1R-1, Block 1, River Plaza Complex, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D216158999, Plat Records, Tarrant County, Texas, with the east line of said Lot 3R-1R-1, Block 1, River Plaza Complex, a total distance of 159.08 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called a 5/8" YCIR) set in the south line of that certain tract of land described as Tract 2, by deed to Century Life Insurance Co., recorded in Volume 4086, Page 621, Deed Records, Tarrant County, Texas;

THENCE departing the east line of said Lot 3R-1R-1, Block 1, River Plaza Complex, crossing into said Clear Fork Trinity River with the south and east lines of said Tract 2, Century Life Insurance Co. tract, the following courses and distances:

North 73°09'19" East, a distance of 172.07 feet to a point;

North 69°14'19" East, a distance of 51.40 feet to a point;

North 58°55'06" East, a distance of 57.97 feet to a point;

North 49°27'19" East, a distance of 50.00 feet to a point;

North 40°39'19" East, a distance of 50.00 feet to a point;

North 31°52'19" East, a distance of 50.00 feet to a 5/8" YCIR set;

North 23°04'19" East, a distance of 50.00 feet to a 5/8" YCIR set;

North 14°16'56" East, a distance of 49.97 feet to a point;

North 09°04'19" East, a distance of 45.40 feet to a point;

North 07°16'19" East, a distance of 50.00 feet to a point;

North 05°28'20" East, a distance of 50.00 feet to a point;

North 03°40'20" East, a distance of 50.00 feet to a point;

North 00°56'43" East, a distance of 99.99 feet to a point;

North 01°38'40" West, a distance of 50.00 feet to a point;

North 03°26'40" West, a distance of 50.00 feet to a point;

North 05°14'40" West, a distance of 50.00 feet to a point;

North 07°02'40" West, a distance of 50.00 feet to a point;

North 11°25'40" West, a distance of 50.00 feet to a point;

North 18°24'40" West, a distance of 50.00 feet to a 5/8" YCIR set;

North 21°43'49" West, a passing distance of 4.5 feet the northeast corner of said Tract 2, Century Life Insurance Co. tract, the southeast corner of that certain tract of land described as Tract 1, by deed to Century Life Insurance Company, recorded in Volume 4311, Page 255, Deed Records, Tarrant County, Texas, continuing with the east line of said Tract 1, by deed to Century Life Insurance Company tract, a total distance of 34.51 feet to a 5/8" YCIR set in the east line of Lot 2, Block 1, River Plaza Complex, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-99, Page 2, Plat Records, Tarrant County, Texas, the beginning of a non-tangent curve to the left, having a central angle of 28°42'48", a radius of 439.35 feet and a chord bearing and distance of North 13°56'00" West - 202.99 feet;

THENCE departing the east line of said Tract 1, by deed to Century Life Insurance Company tract, with the east line of said Block 1, River Plaza Complex and with said non-tangent curve to the left, in a northwesterly direction, an arc length of 204.84 feet to a 5/8" YCIR set;

THENCE North 27°17'37" West, continuing with the east line of said Block 1, River Plaza Complex, a passing distance of 31.69 feet, the northeast corner of said Lot 2, Block 1, River Plaza Complex, continuing for a total distance of 72.52 feet to a 5/8" YCIR set;

THENCE South 84°42'55" East, departing the east line of said Block 1, River Plaza Complex, crossing said Clearfork Trinity River, a distance of 324.04 feet to a 5/8" YCIR set for the new northwest corner of Lot 9, Block 23, Mistletoe Heights, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-1A, Page 5, Plat Records, Tarrant County, Texas;

THENCE with the west line of said Block 23, Mistletoe Heights, the following courses and distances:

South 58°43'42" East, a distance of 195.09 feet to a 5/8" YCIR set;

South 52°07'05" East, a distance of 131.81 feet to a 5/8" YCIR set;

South 35°02'50" East, a distance of 97.13 feet to a 5/8" YCIR set;

South 03°41'03" West, a distance of 64.09 feet to a 5/8" YCIR set in the north line of that certain tract of land described by deed to Robert E. Sweeney and wife, Carol Sweeney, recorded in Volume 11391, Page 1939, Deed Records, Tarrant County, Texas;

THENCE North 89°48'50" West, departing the west line of said Block 23, Mistletoe Heights, with the north line of said Sweeney tract, a distance of 41.98 feet to a point for the northwest corner of said Sweeney tract;

THENCE South 00°11'10" West, departing the north line of said Sweeney tract, with the west line of said Sweeney tract, a distance of 100.00 feet to a point;

THENCE South 33°01'37" West, continuing with the west line of said Sweeney tract, a distance of 108.64 feet to a point for the northwest corner of Lot 3, Block 16, Forest Park Place, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-192, Page 59, Plat Records, Tarrant County, Texas;

THENCE South 48°29'35" West, departing the west line of said Sweeney tract and with the west line of said Block 16, Forest Park Place, a distance of 194.09 feet to a 5/8" YCIR set for the southwest corner of said Lot 3, Block 16, Forest Park Place;

THENCE South 89°30'38" East, departing the west line of said Block 16, Forest Park Place, with the south line of said Block 16, Forest Park Place, a distance of 450.53 feet to a 5/8" YCIR set;

THENCE South 89°56'43" East, continuing with the south line of said Block 16, Forest Park Place, a distance of 76.28 feet to a 5/8" YCIR set for the northwest corner of Lot 1, Block 13, Forest Park Place, an Addition to the City of Fort Worth according to the plat recorded in Volume 1740, Page 255, Plat Records, Tarrant County, Texas;

THENCE South 00°18'43" East, departing the south line of said Block 16, Forest Park Place with the west line of said 1, Block 13, Forest Park Place, a distance of 83.47 feet to a concrete monument found for the northwest corner of Lot 2R, Block 13, Forest Park Place, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-218, Page 50, Plat Records, Tarrant County, Texas;

THENCE South 40°17'35" East, departing the west line of said 1, Block 13, Forest Park Place, with the west line of said Lot 2R, Block 13, Forest Park Place, a distance of 155.55 feet to a concrete monument found;

THENCE South 15°08'11" East, continuing with the west line of said Lot 2R, Block 13, Forest Park Place, a passing distance of 43.17 feet, the southwest corner of said Lot 2R, Block 13, Forest Park Place, the northwest corner of Lot 3, Block 13, Forest Park Place, recorded in said Volume 1740, Page 255, continuing with the west line of said Lot 3, Block 13, Forest Park Place, a total distance of 215.56 feet to a concrete monument found;

THENCE South 20°27'28" East, continuing with the west line of said Lot 3, Block 13, Forest Park Place, a distance of 184.06 feet to a concrete monument found for the northwest corner of Lot 1, Pearl Springs Addition, an

Addition to the City of Fort Worth according to the plat recorded in Volume 388-C, Page 49, Plat Records, Tarrant County, Texas;

THENCE South 11°20'40" East, departing the west line of said Lot 3, Block 13, Forest Park Place, with the west line of said Pearl Springs Addition, a distance of 189.87 feet to a 3/4" iron rod found;

THENCE South 42°32'20" East, continuing with the west line of said Pearl Springs Addition, a distance of 115.28 feet to a 3/4" iron rod found;

THENCE South 80°51'30" East, continuing with the west line of said Pearl Springs Addition, a distance of 139.10 feet to a 100d nail found in the west right-of-way line of Park Place Avenue (a variable width right-of-way), the southeast corner of Lot 2, said Pearl Springs Addition, and the most easterly northeast corner of said First Tract by deed to City of Fort Worth, recorded in Volume 831, Page 186;

THENCE departing the west line of said Pearl Springs Addition, with the west right-of-way line of said Park Place Avenue and the east line of said City of Fort Worth First Tract, recorded in Volume 931, Page 186, the following course and distances:

South 55°59'39" West, a distance of 39.80 feet to a 5/8" YCIR set;

South 47°29'39" West, a distance of 166.50 feet to a 5/8" YCIR set;

South 11°29'39" West, a distance of 92.20 feet to a 5/8" YCIR set;

South 02°48'39" West, a distance of 309.80 feet to a mag nail with shiner stamped "DUNAWAY ASSOC." (hereinafter called mag nail with shiner) set;

South 09°48'39" West, a distance of 72.40 feet to a mag nail with shiner set;

South 28°55'39" West, a passing distance of 496.49 feet, the southeast corner of said City of Fort Worth First Tract, recorded in Volume 931, Page 186, the north line of said City of Fort Worth tract, recorded in Volume 332, Page 549, crossing into said City of Fort Worth, recorded in Volume 332, Page 549 for a total distance of 515.87 feet to a mag nail with shiner set;

THENCE North 89°30'13" East, continuing across said City of Fort Worth tract, recorded in Volume 332, Page 549, a passing distance of 649.04 feet, the east line of said City of Fort Worth tract, recorded in Volume 332, Page 549, the northwest corner of said City of Fort Worth tract, recorded in Volume 839, Page 170, continuing with the north line of said City of Fort Worth tract, recorded in Volume 839, Page 170, a total distance of 716.65 feet to a mag nail with shiner set for the beginning of a curve to the right having a central angle of 110°21'49", a radius of 10.00 feet and a chord bearing and distance of South 35°18'52" East - 16.42 feet;

THENCE departing the north line of said City of Fort Worth tract, recorded in Volume 839, Page 170, crossing said City of Fort Worth tract, recorded in Volume 839, Page 170, with said curve to the right in a southeasterly direction, an arc length of 19.26 feet to a mag nail with shiner set in the east line of said City of Fort Worth tract, recorded in Volume 839, Page 170, the west right-of-way line of Rockridge Terrace (a 40' width right-of-way), the beginning of a reverse curve to the left, having a central angle of 19°55'13", a radius of 870.15 feet and a chord bearing and distance of South 09°48'23" West - 301.01 feet;

THENCE with the west and south right-of-way line of said Rockridge Terrace, the following courses and distances:

With said reverse curve to the left in a southwesterly direction, an arc length of 302.53 feet to an "Y"-cut set in concrete for the beginning of a compound curve to the left, having a central angle of 91°01'57", a radius of 99.89 feet and a chord bearing and distance of South 45°40'52" East - 142.53 feet;

With said compound curve to the left in a southeasterly direction, an arc length of 158.70 feet to a 5/8" YCIR set;

North 88°49'10" East, a distance of 31.50 feet to a "X"-cut set in concrete for the beginning of a non-tangent curve to the right, having a central angle of 62°22'39", a radius of 25.89 feet and a chord bearing and distance of South 60°00'46" East - 26.81 feet;

With said non-tangent curve to the right in a southeasterly direction, an arc length of 28.19 feet to a mag nail with shiner set;

South 28°48'35" East, a distance of 67.13 feet to an "Y"-cut set in concrete for the beginning of a non-tangent curve to the left, having a central angle of 62°03'02", a radius of 89.44 feet and a chord bearing and distance of South 59°50'23" East - 92.20 feet;

With said non-tangent curve to the left in a southeasterly direction, an arc length of 96.86 feet to a mag nail with shiner set;

North 89°08'46" East, distance of 17.72 feet to a mag nail with shiner set for the northwest corner of Lot 17, Upland Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 1037, Page 513, Plat Records, Tarrant County, Texas;

THENCE South 00°41'07" East, departing the south right-of-way line of said Rockridge Terrace with the west line of said Upland Addition, a distance of 240.07 feet to a 5/8" YCIR set for the southwest corner of Lot 20, said Upland Addition, recorded in Volume 1037, Page 513;

THENCE North 89°18'56" East, departing the west line of said Upland Addition and with the south line of said Upland Addition, a distance of 11.29 feet to a mag nail set in the west line of that certain tract of land as described by deed to Catherine Shivers Taylor, recorded in County Clerk's Document Number D217133379, Deed Records, Tarrant County, Texas;

THENCE South 00°24'31" East, with the west line of said Taylor tract, a distance of 44.00 feet to a mag nail set in asphalt for the southwest corner of said Taylor tract;

THENCE North 89°18'56" East, with the south line of said Taylor tract, a distance of 109.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." set for the southeast corner of said Taylor tract and in the west right-of-way line of Forest Park Boulevard (a variable width right-of-way);

THENCE South 00°24'31" East, departing the south line of said Taylor tract, with the west right-of-way line of said Forest Park Boulevard and with the east line of said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 1,190.75 feet to a 5/8" YCIR set;

THENCE South 36°09'16" West, departing the west right-of-way line of said Forest Park Boulevard and the east line of said City of Fort Worth tract recorded in Volume 332, Page 549, crossing said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 561.58 feet to an "X"-cut set in concrete in the south line of said City of Fort Worth tract recorded in Volume 332, Page 549;

THENCE South 89°33'45" West, with the south line of said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 19.67 feet to an "X"-cut set in concrete;

THENCE South 00°18'40" East, departing the south line of said City of Fort Worth tract recorded in Volume 332, Page 549, crossing into Park Hill Drive (a variable width right-of-way), a distance of 10.86 feet to an "X"-cut set in concrete;

THENCE South 89°54'34" West, with said Park Hill Drive, a distance of 521.13 feet to a 5/8" YCIR set;

THENCE North 00°23'49" West, continuing with said Park Hill Drive, a distance of 7.70 feet to an "X"-cut set in concrete in the south line of said City of Fort Worth tract recorded in Volume 332, Page 549;

THENCE South 89°33'45" West, with the south line of said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 167.07 feet to a 5/8" YCIR set in the west line of said south line of said City of Fort Worth tract recorded in Volume 332, Page 549;

THENCE departing the south line of said City of Fort Worth tract recorded in Volume 332, Page 549, with the west line of said City of Fort Worth tract recorded in Volume 332, Page 549, the following courses and distances:

North 30°04'00" East, a distance of 655.97 feet to a 5/8" YCIR set;

North 32°23'56" West, a distance of 609.69 feet to a point;

North 38°09'01" West a distance of 494.71 feet to a 5/8" YCIR set;

North 89°41'13" West, a distance of 100.60 feet to a point in the west right-of-way line of Winton Terrace E (a variable width apparent prescriptive right-of-way),

North 45°38'08" West, with the west right-of-way line of said Winton Terrace E, a distance of 35.12 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 01°56'58", a radius of 427.00 feet and a chord bearing and distance of North 44°50'02" West - 14.53 feet;

Continuing with the west right-of-way line of said Winton Terrace E and with said non-tangent curve to the right in a northwesterly direction, an arc length of 14.53 feet to a point;

North 17°39'00" West, a distance of 133.51 feet to a mag nail with shiner set;

North 40°39'04" West, 384.76 feet to a 5/8" YCIR set;

South 68°48'10" West, a distance of 347.09 feet to a mag nail with shiner set;

THENCE North 29°06'27" West, departing the west line of said City of Fort Worth tract recorded in Volume 332, Page 549, crossing into said west line of said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 120.40 feet to a 1/2" iron rod found;

THENCE South 52°00'53" West, continuing across said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 4.62 feet to a 5/8" iron rod found in the west line of said City of Fort Worth tract recorded in Volume 332, Page 549;

THENCE North 00°11'42" West, with the west line of said City of Fort Worth tract recorded in Volume 332, Page 549, a distance of 88.95 feet to a 5/8" YCIR set for the southeast corner of that certain tract of land described by deed to City of Fort Worth, recorded in Volume 891, Page 365, Deed Records, Tarrant County, Texas;

THENCE South 73°36'55" West, with the south line of said City of Fort Worth tract, recorded in Volume 891, Page 365, a distance of 281.60 feet to a metal post found;

THENCE South 47°35'03" West, continuing with the south line of said City of Fort Worth tract, recorded in Volume 891, Page 365, a distance of 314.62 feet to a 1/2" iron rod found for the most easterly northeast corner of that certain tract of land described by deed to City of Fort Worth, recorded in Volume 923, Page 606, Deed Records, Tarrant County, Texas;

THENCE South 16°15'37" West, departing the south line of said City of Fort Worth tract, recorded in Volume 891, Page 365, with the east line of said City of Fort Worth tract, recorded in Volume 923, Page 606, a distance of 294.77 feet to a 5/8" YCIR set for the southeast corner of said City of Fort Worth tract, recorded in Volume 923, Page 606;

THENCE South 89°30'02" West, with the south line of said City of Fort Worth tract, recorded in Volume 923, Page 606, a distance of 58.27 feet to a 5/8" YCIR set;

THENCE North 89°53'37" West, continuing with the south line of said City of Fort Worth tract, recorded in Volume 923, Page 606, a distance of 118.86 feet to a 5/8" YCIR set in the east line of that certain tract of land described by deed to City of Fort Worth, recorded in Volume 831, Page 596, deed Records, Tarrant County, Texas;

THENCE South 00°11'51" East, departing the south line of said City of Fort Worth tract, recorded in Volume 923, Page 606, with the east line of said City of Fort Worth tract, recorded in Volume 831, Page 596, a distance of 244.90 feet to a 5/8" YCIR set;

THENCE South 14°49'46" West, continuing with the east line of said City of Fort Worth tract, recorded in Volume 831, Page 596, a distance of 57.36 feet to a 5/8" YCIR set for the southeast corner of said City of Fort Worth tract, recorded in Volume 831, Page 596;

THENCE with the south and west line of said City of Fort Worth tract, recorded in Volume 831, Page 596, the following courses and distances:

North 28°51'50" West, a distance of 262.56 feet to an "X"-cut set in concrete;

North 82°43'18" West, a distance of 296.95 feet to a 5/8" YCIR set;

North 77°58'04" West, a distance of 222.01 feet to a mag nail with shiner set;

North 00°11'51" West, a distance of 747.69 feet to a mag nail with shiner set for the northwest corner of said City of Fort Worth tract, recorded in Volume 831, Page 596, the southwest corner of that certain tract of land described by deed to City of Fort Worth, recorded in Volume 923, Page 606, Deed Records, Tarrant County, Texas;

THENCE North 30°10'05" West, departing the west line of said City of Fort Worth tract, recorded in Volume 831, Page 596, with the west line of said City of Fort Worth tract, recorded in Volume 923, Page 606, a distance of 541.15 feet to a point in the approximate center of Clear Fork Trinity River for the northwest corner of said City of Fort Worth tract, recorded in Volume 923, Page 606;

THENCE departing the west line of said City of Fort Worth tract, recorded in Volume 923, Page 606, with the approximate center of said Clear Fork Trinity River and the north line of said City of Fort Worth tract, recorded in Volume 923, Page 606, the following courses and distances:

North 56°45'50" East, a distance of 213.49 feet to a point;

North 66°45'49" East, a distance of 208.91 feet to a point;

North 70°30'51" East, a distance of 194.82 feet to a point;

North 72°45'53" East, a distance of 250.54 feet to a point;

North 86°46'17" East, a distance of 137.86 feet to a 5/8" YCIR set in the west right-of-way line of said South University Drive;

THENCE North 00°15'21" West, departing the approximate center of said Clear Fork Trinity River, the north line of said City of Fort Worth tract, recorded in Volume 923, Page 606 and with the west line of said South University Drive, a distance of 100.20 feet to the POINT OF BEGINNING and containing a calculated area of 8,068,993 square feet or 185.238 acres of land.

DEDICATION OF PLAT

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT, CITY OF FORT WORTH, BEING THE OWNER OF THE PREVIOUSLY DESCRIBED PROPERTY DO HEREBY ADOPT THIS PLAT AS:

FOREST PARK
LOT 1, BLOCK A,
LOT 1, BLOCK B,
LOT 1, BLOCK C, AND
LOT 1, BLOCK D,

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 12 day of February, 2025.

City of Fort Worth

By: Dana Burghouff

Printed Name: Dana Burghouff

Title: Assistant City Manager

APPROVED AS TO FORM AND LEGALITY:

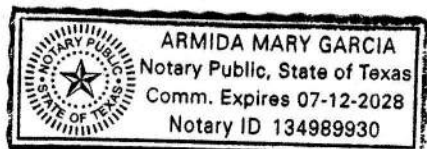
Attest: City Attorney

Before Me, the undersigned authority, on this day personally appeared Dana Burghouff, Assistant City Manager, 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 City of Fort Worth, 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 12th day of February, 2025.

Notary Public in and for the State of Texas

My commission expires 07-12-2028



FS-22-180

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: <	

THE STATE OF TEXAS

COUNTY OF TARRANT

Before me the undersigned authority on this day personally appeared Dana Burghdoff, known to me to be the person whose name is subscribed below, being by me duly sworn, on her oath, stated the following:

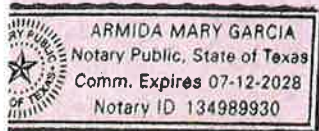
1. My name is Dana Burghdoff.
2. I am an Assistant City Manager for the City of Fort Worth.
3. I hereby attest and affirm that the City of Fort Worth purchased through a voluntary sale or condemnation, real property located in Tarrant County, Texas.
4. The City of Fort Worth is a political subdivision of the State of Texas, Tarrant County, Texas and a taxing entity. Accordingly, under the Texas Property Code 12.002(e) (2), the City of Fort Worth is not required to attach an original tax certificate with the plat which is being recorded in the Office of the County Clerk, of Tarrant County, Texas.

FURTHER, AFFIANT SAYETH NOT.


Dana Burghdoff
Assistant City Manager

SUBSCRIBED AND SWORN TO before me this 12th day of February, 2025, to certify which I witness my hand and seal of office.


Notary Public-State of Texas



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Page: 1 of 8

Fees: \$93.00

PLAT

SUBMITTER: DUNAWAY ASSOCIATES


MARY LOUISE NICHOLSON
COUNTY CLERK