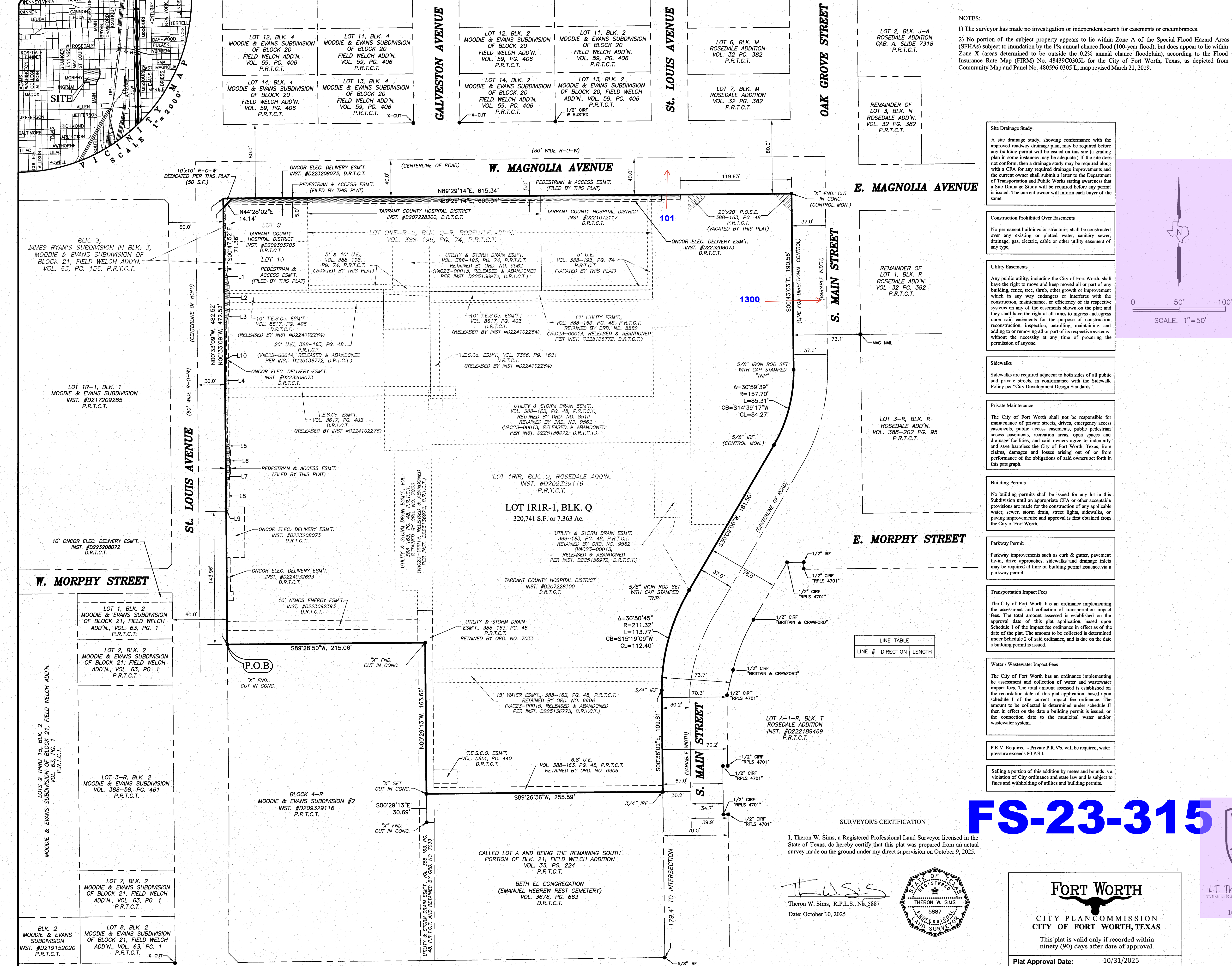




STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, is the owner of 7.364 acres of land being all of Lot 1R-1, Block Q, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D209329116, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lot One-R-2, Block Q-R, Rosedale Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-195, Page 74, P.R.T.C.T., and all of Lots 9 and 10, Block 3, James Ryan's Subdivision in Block 3, Moodie & Evans Subdivision of Block 21, Field Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 63, Page 136, P.R.T.C.T., also being a portion of that certain tract of land described in the deed to Tarrant County Hospital District (Lot 1R-1, Block Q, Rosedale Addition and a west portion of Lot One-R-2, Block Q-R, Rosedale Addition), according to the deed filed in Instrument #D207228300, Deed Records of Tarrant County, Texas (D.R.T.C.T.), all of that certain tract of land described in the deed to Tarrant County Hospital District (the remaining east portion of Lot One-R-2, Block Q-R, Rosedale Addition), according to the deed filed in Instrument #D221072117, D.R.T.C.T., and all of that certain tract of land described in the deed to Tarrant County Hospital District (Lots 9 & 10, Block 3, James Ryan's Subdivision in Block 3, Moodie & Evans Subdivision of Block 21, Field Welch Addition), according to the deed filed in Instrument #D209303703, D.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found in concrete at the most westerly southwest corner of said Lot 1R-1, also being the northwest corner of Block 4-R, Moodie & Evans Subdivision #2, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in said Instrument #D209329116, P.R.T.C.T., and being in the east Right-of-Way (R.O.-W) line of St. Louis Avenue (60' in width);

THENCE N 00°33'09" W, along the east R.O.-W line of said St. Louis Avenue, and along the west line of said Lot 1R-1, also passing along the west line of said Lots 9 & 10, a distance of 482.52 feet to the northwest corner of said Lot 9, also being the intersection of the east R.O.-W line of said St. Louis Avenue, with the south R.O.-W line of W. Magnolia Avenue (variable width);

THENCE N 89°29'14" E, along the south R.O.-W line of said W. Magnolia Avenue, and along the north line of said Lot 9, also passing along the north line of said Lot One-R-2, and said Lot 1R-1, a distance of 615.34 feet to an "X" cut found in concrete at the northeast corner of said Lot 1R-1, also being the intersection of the south R.O.-W line of said W. Magnolia Avenue, with the west R.O.-W line of S. Main Street (variable width);

THENCE along the west R.O.-W line of said S. Main Street, and along the east line of said Lot 1R-1, the following courses, and distances;

S 00°43'03" E, a distance of 190.56 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the beginning of a curve to the right whose radius is 157.70 feet, and whose long chord bears S 14°39'17" W, a distance of 84.27 feet;

Along said curve in a southerly direction, through a central angle of 30°59'39", an arc length of 85.31 feet to a 5/8 inch iron rod found at the end of said curve;

S 30°09'06" W, a distance of 181.50 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 211.32 feet, and whose long chord bears S 15°19'09" W, a distance of 112.40 feet;

Along said curve in a southerly direction, through a central angle of 30°50'45", an arc length of 113.77 feet to a 3/4 inch iron rod found at the end of said curve;

S 00°36'02" E, a distance of 109.81 feet to a 3/4 inch iron rod found at the southeast corner of said Lot 1R-1, also being in the west R.O.-W line of said S. Main Street, also being the northeast corner of a tract of land conveyed to Beth-El Congregation (Emanuel Hebrew Rest Cemetery), according to the deed filed in Volume 3676, Page 663, D.R.T.C.T., also called Lot A, and being the remaining south portion of Block 21, Field Welch Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 33, Page 224, P.R.T.C.T.;

THENCE S 89°29'14" W, along the most southerly line of said Lot 1R-1, and along the north line of the remainder of said Block 21, a distance of 255.59 feet to an "X" cut set in concrete at the southwest corner of said Lot 1R-1, also being the northwest corner of the remainder of said Block 21, and being in the east line of aforementioned Block 4-R, from which an "X" cut found in concrete in the east line of said Block 4-R, also being in the west line of the remainder of said Block 21, bears S 00°29'13" E, a distance of 30.69 feet;

THENCE N 00°29'13" W, along the most southerly west line of said Lot 1R-1, and along the east line of said Block 4-R, a distance of 163.66 feet to an "X" cut found in concrete at the northeast corner of said Block 4-R, also being a re-entrant corner of said Lot 1R-1;

THENCE S 89°29'14" W, along the most westerly south line of said Lot 1R-1, and along the north line of said Block 4-R, a distance of 215.06 feet to the POINT OF BEGINNING and containing 320,791 square feet or 7.364 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, does hereby adopt this plat as:

LOT 1R-1, BLOCK Q
ROSEDALE 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 16 day of October, 2025.

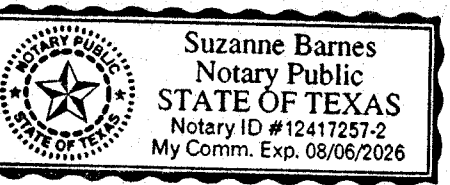
Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network
Karen Duncan
Karen Duncan, MD
President and Chief Executive Officer

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Karen Duncan, MD, President and Chief Executive Officer of Tarrant County Hospital District, a Texas governmental subdivision, d/b/a JPS Health Network, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she 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 16 day of October, 2025.

Suzanne Barnes
Notary Public in and for the State of Texas
My Commission expires 8/16/2026



Development Yield	
Gross Site Area	7,364 Ac. / Total Number Lots 1
Total Residential Lots 0 / Acreage 0	
Single Family Detached 0 / Single Family Attached 0	
Two Family Lots 0 / Multifamily Lots 0	
Total Dwelling Units 0	
Total Non-Residential Lots 1 / Acreage 7.363 Ac.	
Commercial Lots 1 / 7.363 Ac. Industrial Lots 0 / 0 Ac.	
Open Space Lots 0 / 0	Right-of-Way 1 / 0.001 Ac.

NOTES:
1) The surveyor has made no investigation or independent search for easements or encumbrances.
2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 4849C0305L for the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0305 L, map revised March 21, 2019.

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 CTA 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.

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, 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.

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 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.

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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 1 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

P.R.V. Required - Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

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 on October 9, 2025.

Theron W. Sims
Theron W. Sims, R.P.L.S., No. 5887
Date: October 10, 2025



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:	10/31/2025
By: <i>[Signature]</i>	Chairman
By: <i>[Signature]</i>	Secretary

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone: NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000148415 was used to scale grid coordinates and distances to surface.

