

LINE TABLE

NO.	BEARING	LENGTH
L1	N62°59'42"E	15.00'
L2	S28°07'28"E	88.43'
L3	N82°12'16"E	2.50'
L4	S72°47'44"E	89.62'
L5	N62°12'16"E	39.07'
L6	S27°47'44"E	20.00'
L7	S62°12'16"W	1.61'
L8	S61°22'43"E	19.24'
L9	S42°50'51"E	30.76'
L10	S00°17'18"E	4.36'
L11	S87°14'04"E	3.97'
L12	S01°00'41"E	20.04'
L13	N87°14'04"W	11.97'
L14	N50°17'18"W	12.34'
L15	N42°50'51"W	28.80'
L16	N61°22'43"W	29.26'
L17	S62°12'16"W	14.67'
L18	N72°47'44"W	96.69'
L19	S62°12'16"W	13.71'

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	866.47'	0°13'34"	N28°00'39"W	3.42'	3.42'
C2	911.46'	8°18'45"	S23°56'03"E	132.12'	132.24'

OWNER'S CERTIFICATION

WHEREAS Cowtown 109, LLC is the owner of a 1.9865 acre (86,533 square foot) tract of land situated in the Maria Josefa Arocha Survey, Abstract No. 2, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 8 & 9, Block 9, Park Hill, an addition to the City of Fort Worth according to the plat recorded in Volume 1994, Page 85 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "AREA SURVEYING" cap found in the east right-of-way line of South University Drive (a variable width right-of-way); said point being the southeast corner of that tract of land described in Deed to the City of Fort Worth recorded in Volume 2444, Page 258 of the Deed Records of Tarrant County, Texas; said point also being in the south line of said Lot 8; said point being the beginning of a non-tangent curve to the left with a radius of 896.47 feet, a central angle of 19°39'46", and a chord bearing and distance of North 18°17'33" West, 306.14 feet;

THENCE along the said east line of South University Drive, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 307.65 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 28°07'26" West, a distance of 140.75 feet to a 1/2-inch iron rod with "AREA SURVEYING" cap found for corner at the beginning of a tangent curve to the right with a radius of 866.47 feet, a central angle of 00°13'34", and a chord bearing and distance of North 28°00'39" West, 3.42 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 3.42 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the north line of said Lot 9;

THENCE North 54°12'19" East, along the said north line of Lot 9, a distance of 133.38 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 42°37'41" East, along the east line of said Lot 9, a distance of 294.15 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 01°00'41" East, along the east line of said Lot 8, a distance of 278.52 feet to a 5/8-inch iron rod with "KHA" cap set for the southeast corner of said Lot 8;

THENCE South 89°38'19" West, along the said south line of Lot 8, a distance of 148.27 feet to the **POINT OF BEGINNING** and containing 86,533 square feet or 1.9865 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Cowtown 109, LLC does hereby adopt this plat as **LOT 8R, BLOCK 9, PARK HILL**, 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 2nd day of January, 2025.

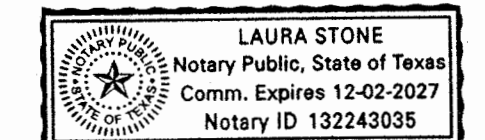
By: *[Signature]*
Kyle Poulson, Managing Member

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 Kyle Poulson, 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 2nd day of January, 2024- 2025.

[Signature]
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 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 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.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/overseas/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

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

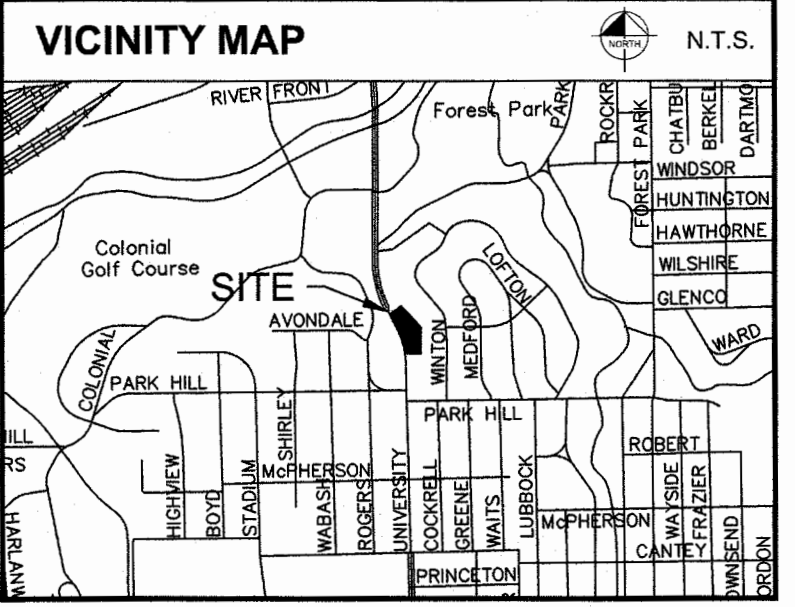
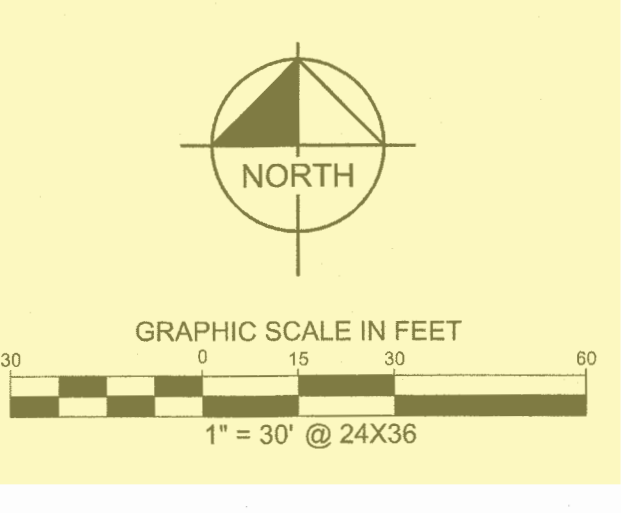
No permanent buildings or structures shall be constructed over any existing or plated water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.



LINE TYPE LEGEND

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

LAND USE

1	NEIGHBORHOOD COMMERCIAL LOT
GROSS AREA = 1.9865 ACRES	
RIGHT-OF-WAY DEDICATION AREA = 0 ACRES	
NET AREA = 1.9865 ACRES	

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on April 17, 2023 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0305L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, 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.
- The purpose of this plat is to create one lot and dedicate easements.
- 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.
- Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, 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 June 6, 2024 and that all corners are shown hereon.



[Signature]
Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

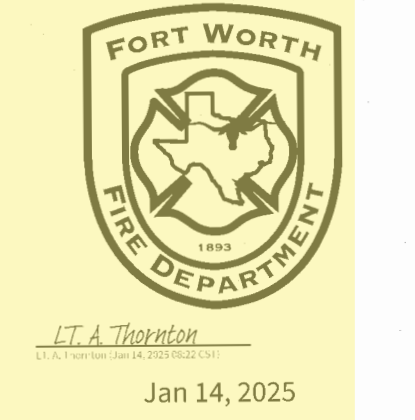
FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

By: *[Signature]* Donald R. Boren Jan 13, 2025
Chairman

By: *[Signature]* _____ Secretary



FINAL PLAT
LOT 8R, BLOCK 9
PARK HILL
BEING A REPLAT OF LOTS 8 & 9, BLOCK 9
PARK HILL (VOL. 1994, PG. 85)
MARIA JOSEFA AROCHA SURVEY,
ABSTRACT No. 2
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

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" = 30'	MCB	KHA	12/19/2024	061324305	1 OF 1

FS-24-168

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER
COWTOWN 109 LLC
1635 ROGERS ROAD
FORT WORTH, TEXAS 76102