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OWNER'S CERTIFICATION

WHEREAS Texas Christian University if the owner of a 5.1762 acre (225,477 square foot) tract of land situated in the Wa 717, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2, Block 10, TCU Addition, an addition to the City recorded in Instrument No. D207164527 of the Official Public Records of Tarrant County, Texas; said tract being all o addition to the City of Fort Worth according to the plat recorded in Cabinet A, Page 4484 of the Plat Records of Tarrant C Lots 1 & 2, Block E, University Place, an addition to the City of Fort Worth according to the plat recorded in Volume 310, tract also being part of Lots 1 & 10 and all of Lots 2-9 and 11-17, Block 12, Forest Park Addition, an addition to the City recorded in Volume 310, Page 49 of said Plat Records; said tract being more particularly described as follows:

BEGINNING at a mag nail with "KHA" washer set at the east end of a right-of-way corner clip at the intersection of the Street (a variable width right-of-way) and the east right-of-way line of S University Drive (an 80-foot wide right-of-way);

THENCE North 45°22'06" West, along the northeast line of said corner clip, a distance of 28.29 feet to a mag nail with "KH THENCE North 00°22'03" West, along the said east line of S University Drive, a distance of 185.25 feet to a mag nail w

westerly northwest corner of said Lot 2, Block 10; THENCE North 89°38'01" East, departing the said east line of S University Drive and along the north line of said Lot 2, BI

a mag nail with "KHA" washer set for corner in the east line of a 12-foot wide alley;

THENCE North 00°22'14" West, along the said east line of the 12-foot wide alley, a distance of 150.00 feet to a mag nail w THENCE North 89°38'07" East, departing the said east line of the 12-foot wide alley, a distance of 175.00 feet to a mag na

THENCE North 00°22'04" West, along the said east line of Cockrell Avenue, a distance of 150.00 feet to a point for corner line of Cockrell Avenue and the south right-of-way line of W Bowie Street (a variable width right-of-way);

THENCE North 89°21'50" East, along the said south line of W Bowie Street, a distance of 262.00 feet to a point for corner line of W Bowie Street and the west right-of-way line of Greene Avenue (a 50-foot wide right-of-way);

THENCE South 00°22'04" East, along the said west line of Greene Avenue, a distance of 508.40 feet to a mag nail with intersection of the said west line of Greene Avenue and the said north line of W Berry Street

THENCE along the said north line of W Berry Street, the following three (3) calls:

in the east right-of-way line of Cockrell Avenue (a variable width right-of-way);

South 89°27'05" West, a distance of 262.00 feet to a mag nail with "KHA" washer set for corner;

North 87°44'02" West, a distance of 60.06 feet to a mag nail with "KHA" washer set for corner;

South 89°37'59" West, a distance of 242.50 feet to the POINT OF BEGINNING and containing 225,477 square feet or 5.17

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that Texas Christian University does hereby adopt this plat as TCU Addition, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public easements as shown hereon

Executed this the day of Ul , 2025. TEXAS CHRISTIAN UNIVERSITY

WILLIAM J. NUNEZ, Vice Chancellor for Finance and Administration

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 William person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed considerations therein expressed and in the capacity therein stated.

day of JWW GIVEN JUNDER MY HAND AND SEAL OF OFFICE this the , 2025. Hanen IEIN Notary Public, State of Texas

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 f established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance determined under schedule II then in effect on the date a building permit is issues, or the connection date to the municipal

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, improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpo inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at a of anyone.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of 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 buildi (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Wo 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 identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easeme recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; a buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting joint association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's pr and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses a 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 a applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, easement of any type.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Polic 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 restrictions.

FLOODPLAIN/FLOODWAY/DRAINAGEWAY MAINTENANCE

The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain ur maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort W maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways. and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow an defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement without written approval of the Director of Transporta secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, will be prep wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum base flood elevation resulting from ultimate development of the watershed.

Private P.R.V.s will be required; water pressure exceeds 80 P.S.I.

Page 10 of 10

			VICINITY MAP		NORTH	N.T.S.
ade H Hudson Survey, Abstract No. y of Fort Worth according to the plat	LINE TYPE LEGEND					
of Lot 1, Block 9, TCU Addition, an County, Texas; said tract being all of Page 72 of said Plat Records; said		/ LINE PROPERTY LINE ASEMENT LINE	3sity DR			
of Fort Worth according to the plat	PROPOSED	ASEMENT LINE ACCESS LINE	BELLAIRE DR. N	W BOY	WEST.	
e north right-of-way line of W Berry]	DELLAIRE DR. N			
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	NET AREA = 5.149 ACRES		V	VDEVITT ST.		
lock 10, a distance of 147.51 feet to	NOTES					
with "KHA" washer set for corner;	 The bearing system for this survey is observations made on April 25, 2024 w 			1), North Central Z	.'one 4202 t	based on
ail with "KHA" washer set for corner	 The grid coordinates shown hereon at 			rth Central Zone 42	.02. no scal	e and no
r at the intersection of the said east	projection.		•			
	According to Federal Emergency Ma and incorporated areas, dated March outside the 0.2% annual chance floo	h 21, 2019, this property	is located within Zone X (unsha	ded) defined as "Are	eas determir	ned to be
at the intersection of the said south	not imply that the property and/or the can and will occur and flood heights	e structures thereon will	be free from flooding or flood da	mage. On rare occa	sions, great	ter floods
"KHA" washer set for corner at the	on the part of the surveyor.3. Notice: Selling a portion of any lot with	ain this addition by mote	on and bounds is a violation of st	to low and sity ordi	nanco and i	is subject
	to fines and withholding of utility servic			the law and city ordin	ance and a	s subject
	SURVEYOR'S CERTIFICATION					
	I, Michael Cleo Billingsley, Registered Pro property as determined by an on the groun	ofessional Land Survey nd survey, made under	or, do hereby certify that the plat my supervision on July 12, 2024	shown hereon accu and that all corners	irately repre are shown ł	esents the hereon.
762 acres of land, more or less.	OF TH					
	S. & EGISTER STER	\wedge	$\sum_{i=1}^{n}$			
s LOT 1R, 2R1 & 2R2, BLOCK 10,	MICHAEL CLEO BILLINGSLEY	Michael Cleo Billingsley	/			
use forever the rights-of-way and	6558	Registered Professiona No. 6558				
	10 SURVE					
	·					
		FORT	r Worth			
J. Nunez, known to me to be the	C	CITY PLAN		N		
ed the same for the purposes and	(CITY OF FOR	RT WORTH, TEXAS	3		
			ONLY IF RECORDED WITHIN AFTER DATE OF APPROVAL	1		
	Diet Appro	aval Data:				
	Plat Appro		07/10/2025			
		<u>ald Boren</u> in (Jul 10, 2025 14:51 CDT)	Chair	man		
fees. The total amount assessed is ce. The amount to be collected is water and/or wastewater system.	\	- 14	erra.			
	Ву:	3	Secre	etary		
, fence, tree, shrub, other growth or e systems on any of the easements ose of construction, reconstruction,						
any time of procuring the permission	FORT WORTH					
s. The total amount assessed is f the date of the plat. The amount to	TRACE					
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ing permit will be issued on this site d along with a CFA for any required	Eng D Hood 7/10/2025 Eng D Hood 7/10/2025 (Jul 10, 2025 (08:45 CDT)					
orks stating awareness that a Site	eng D Hood 7/10/2025 (Jul 10, 2025 08:45 CDT)					
g private common areas or facilities		(OF THIS CORRECTION PLA			
ents, and gated security entrances; and recreation/ clubhouse/exercise/		(ABANDONMENT/UTILITY ELL AVENUE AND ALLEY AB		ABELS {	
tly and severally as a land owners rivate common areas and facilities, arising out of, or resulting from the						
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re made for the construction of any he City of Fort Worth.		LOT 1	R, 2R1 & 2R2,	BLOCK '	10	
			TCU ADDITI			
, gas, electric, cable or other utility	В		PLAT OF LOT 2)U
cy per "City Development Design			ON (INST. NO. D			
			, BLOCK 9, TCU G. 4484), LOT 1			
or remove any deed covenants or		\	TY PLACE (VOL			K
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nobstructed at all times and will be Vorth will not be responsible for the	A		1-17, BLOCK 12			١K
ways traversing their property clean f entry for the purpose of inspecting			ITION (VOL. 310	,		
nd/or bank erosion that cannot be a, nor the failure of any structure(s) a the plat.	WA		SON SURVEY, A		ΓNΟ.	717
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tion and Public Works. In order to pared and submitted by the party(s)		1	a			
of two (2) feet above the floodplain		Kin	nley»	Hnr	'n	
		801 Cherry Street, Un Fort Worth, Texas 76			(817) 335-6 lley-horn.co	
		cale <u>Drawn by</u> = 40' CDP	<u>Checked by</u> MCB 6/26/2			Sheet No. 1 OF 1
	0/102 110. 10-24-103	UP CDP	0/20/2	0000000	~ 7	