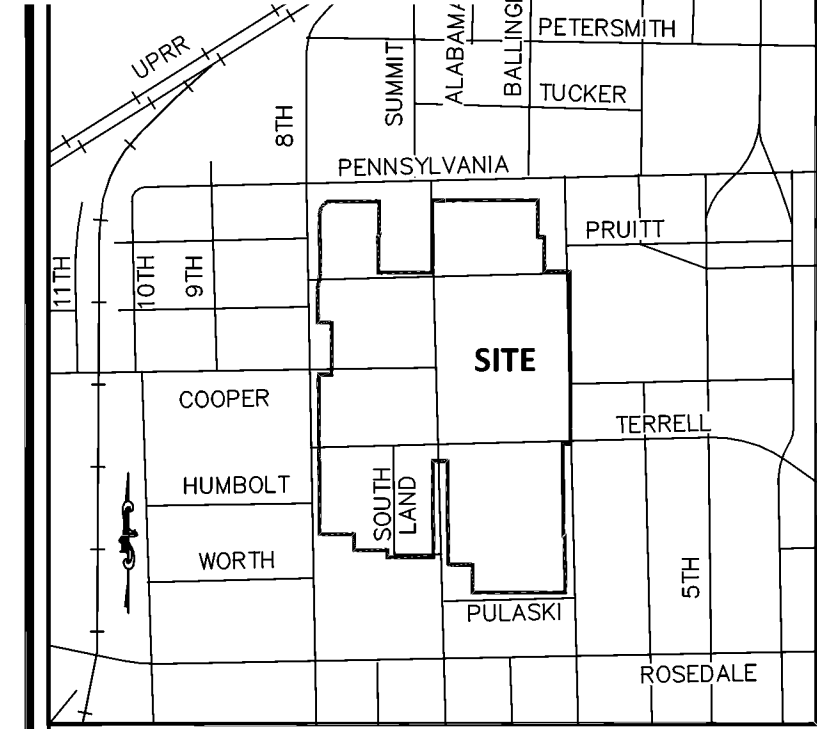




VICINITY MAP
NOT TO SCALE

- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET
 - = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." FOUND
 - ▲ = MAG. NAIL WITH SHINER STAMPED "DUNAWAY ASSOC." SET IN ASPHALT
 - = "X" CUT SET IN CONCRETE
- 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

- 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 Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Map No. 48439C0305L Map revised date: March 21, 2019, the subject property is located in Zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.
 - All property corners are 5/8" iron rods with yellow caps stamped "DUNAWAY ASSOC." unless otherwise noted herein.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED.

This Replat does not vacate the previous "Plat of Record" governing the subdivision, nor does it amend or remove any deed covenants or restrictions.

TRAFFIC IMPACT STUDY

No Building Permits shall be issued for any lot in this Subdivision until an appropriate Traffic Impact Study or other acceptable provisions are submitted and approved by the City of Fort Worth for the development's traffic impacts to the existing roadway system.

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 platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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.

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.

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.

OWNER/DEVELOPER
COOK CHILDREN'S HEALTH CARE SYSTEM
901 SEVENTH AVENUE
FT. WORTH, TEXAS 76104
(817) 682-885-7145 (PHONE)
CONTACT: Spencer Seals
EMAIL: spencer.seals@cookchildrens.org

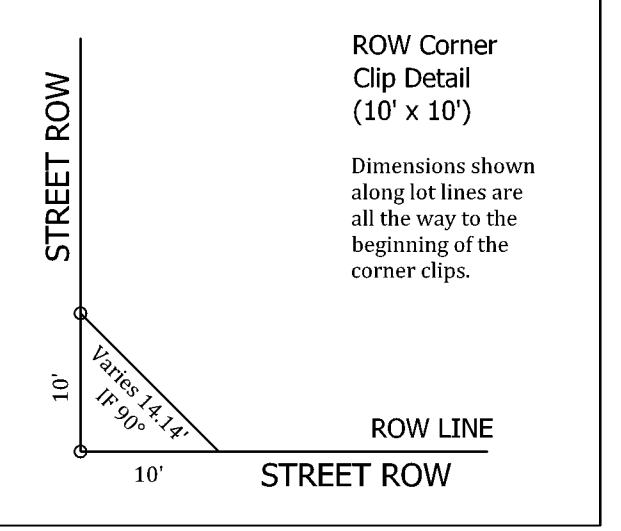
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RIGHT-OF-WAY VACATION

RIGHT-OF-WAY VACATION TO BE RETAINED AS A PUBLIC ACCESS EASEMENT

- LOT 18 & PART OF LOT 17, SOUTHLAND SUBDIVISION OF BLOCK 10, FIELD'S WELCH ADDITION VOLUME 310, PAGE 5 P.R.T.C.T.
- SOUTHLAND SUBDIVISION OF BLOCK 10, FIELD'S WELCH ADDITION VOLUME 310, PAGE 5 P.R.T.C.T.



SIDEWALKS AND STREET LIGHTS

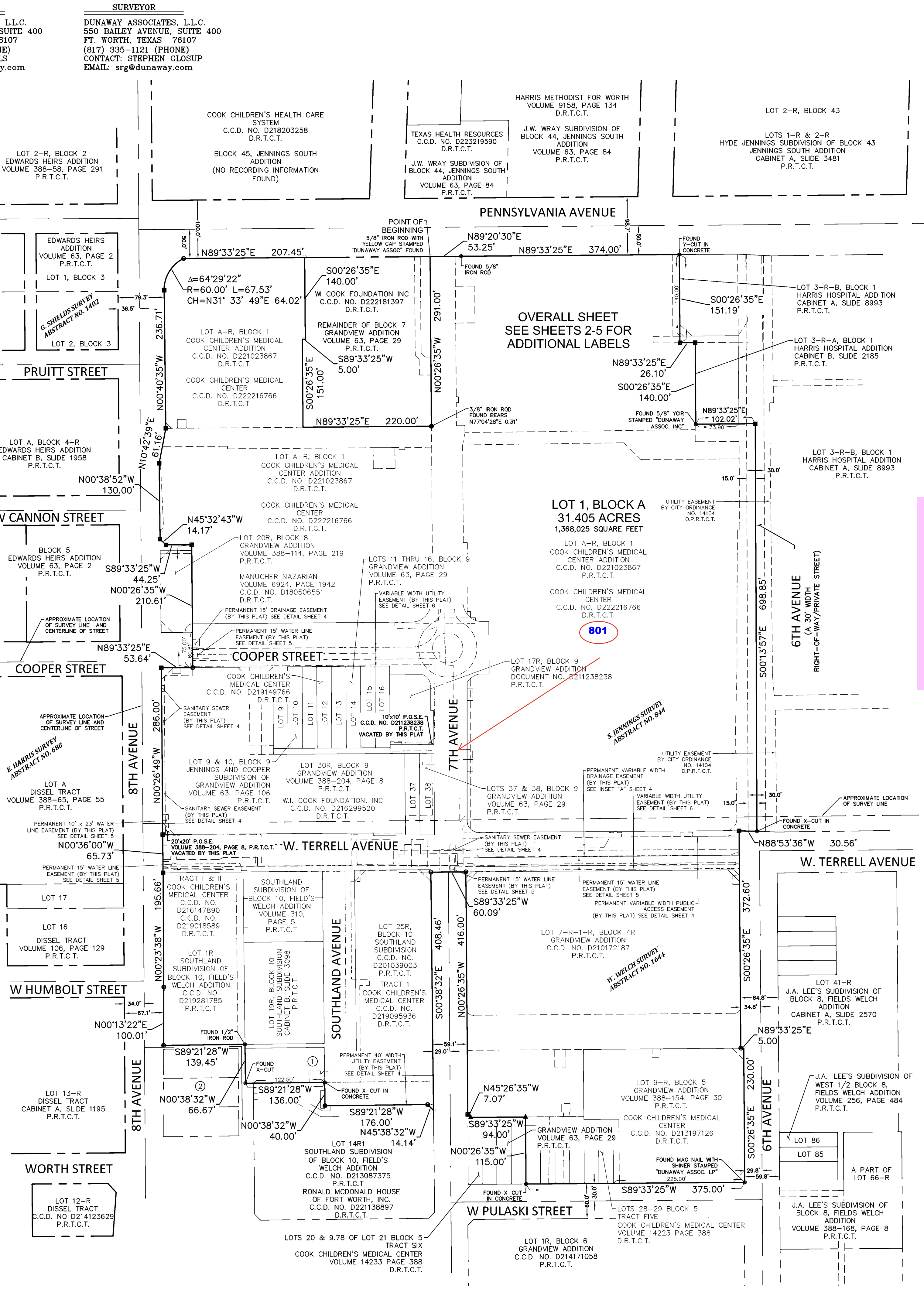
Sidewalks and street lights are required for all public and private streets per City of Fort Worth Standards.

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 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 2 of the ordinance on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

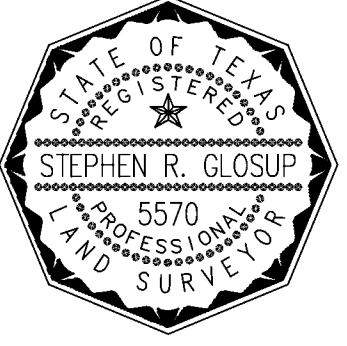


FS-24-280

CERTIFICATION:
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of June, 2024.

Stephen R. Glosup
Stephen R. Glosup, RPLS
Registered Professional Land Surveyor
srg@dunaway.com
Texas Registration No. 5570

October 8, 2025
Date



FS-24-280

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: 10/15/2025

By: *Tim Tidwell* Chairman
By: *Steph* Secretary

LAND USE TABLE	
Total Gross Acreage	31.405 Ac.
Right-of-Way Dedication	0 SQ. FT.
Net Acreage	31.405 Ac.
NO. of Residential Lots	0
NO. Non-Residential Lots	0
Non-Residential Acreage	31.405 Ac.
Private Park Acreage	0
Public Park Acreage	0

FINAL PLAT
OF
COOK CHILDREN'S MEDICAL
CENTER ADDITION
LOT 1, BLOCK A

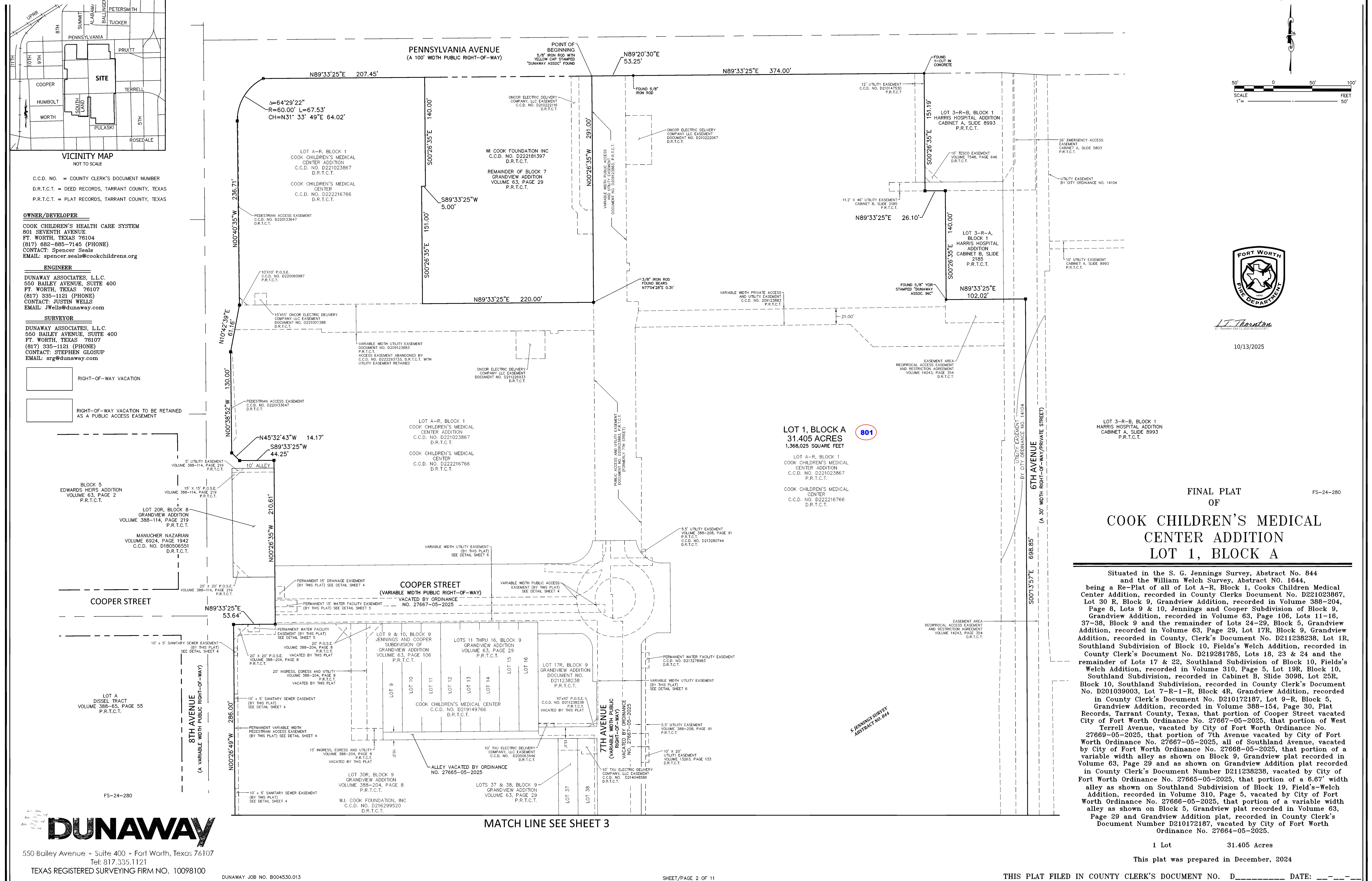
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1 Lot 31.405 Acres

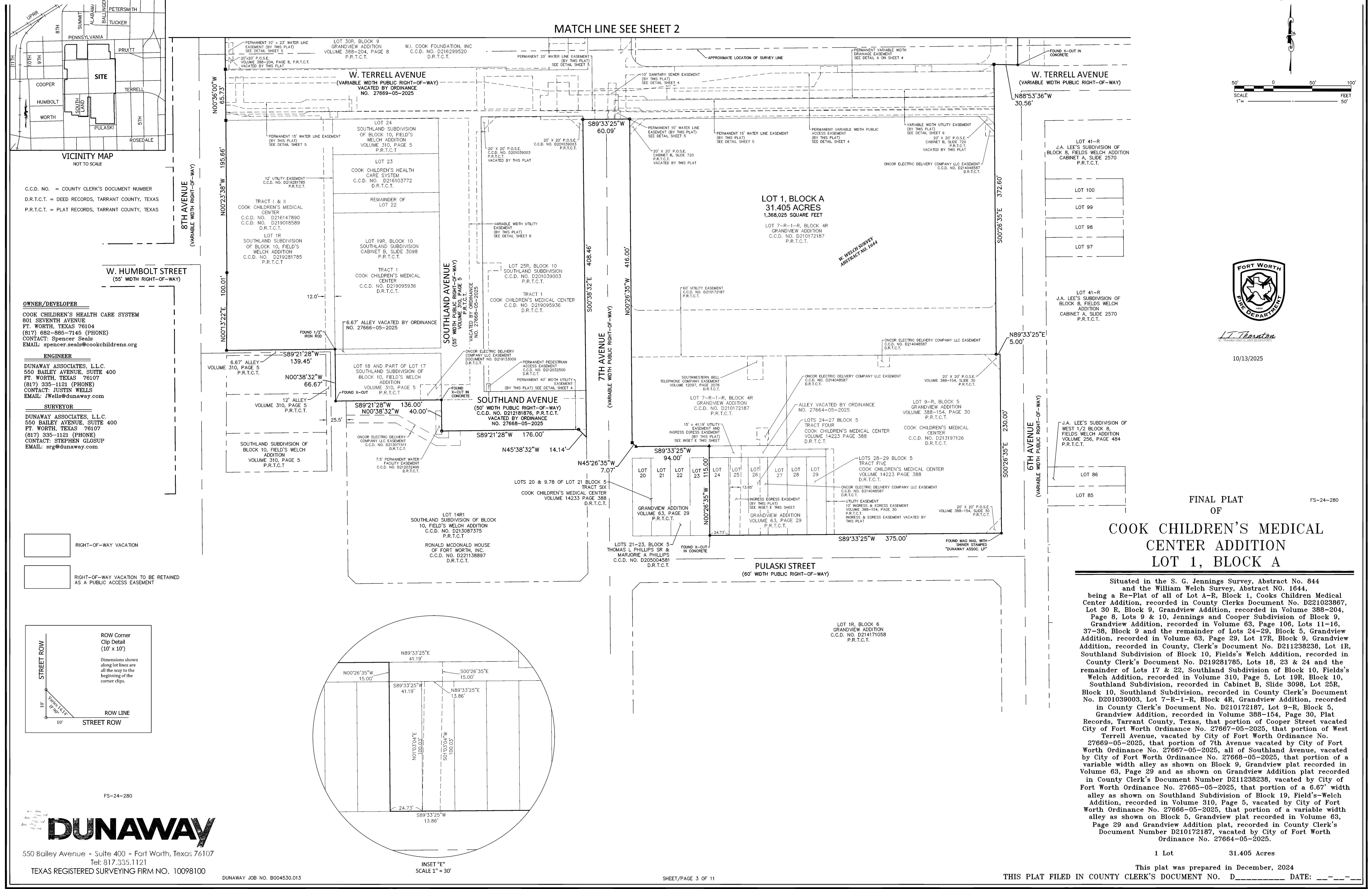
This plat was prepared in December, 2024

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__

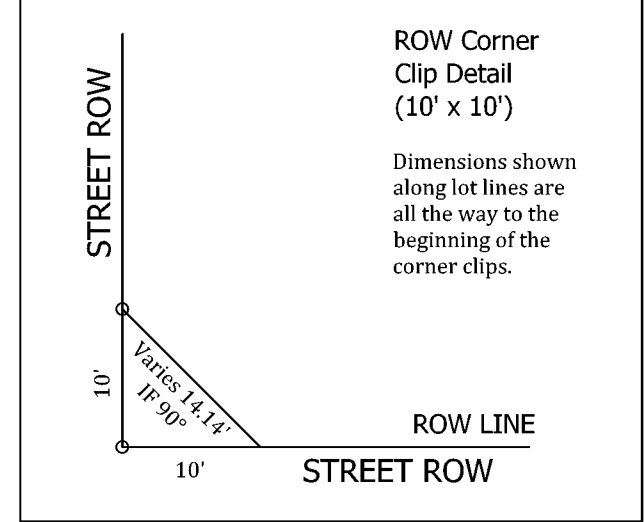
PLOTTED BY: Steve Glosup On: Monday, October 13, 2025 AT: 12:25 PM PREPARED BY: MARCOV, CSD/013/3/Steve Glosup Drawings: Total of 48m B004530.013 Cooks Child Plat Part of 18m.dwg



PLOTTED BY: James Grubbs, DCR, Monday, October 13, 2025 AT: 11:15 AM PREPARED BY: J. Thornton, Surveyor, Drawing East of 8th, B004530.013 - Cooks Childs Medical Center Addition



PLOTTED BY: James Grubbs, DKS, Monday, October 13, 2025 AT: 11:15 AM PREPARED BY: 1044530.v4501013 Survey Drawing East of 8th B004530.013 - Cooks Childs Medical Center Addition



FS-24-280

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B004530.013

INSET "E"
SCALE 1" = 30'

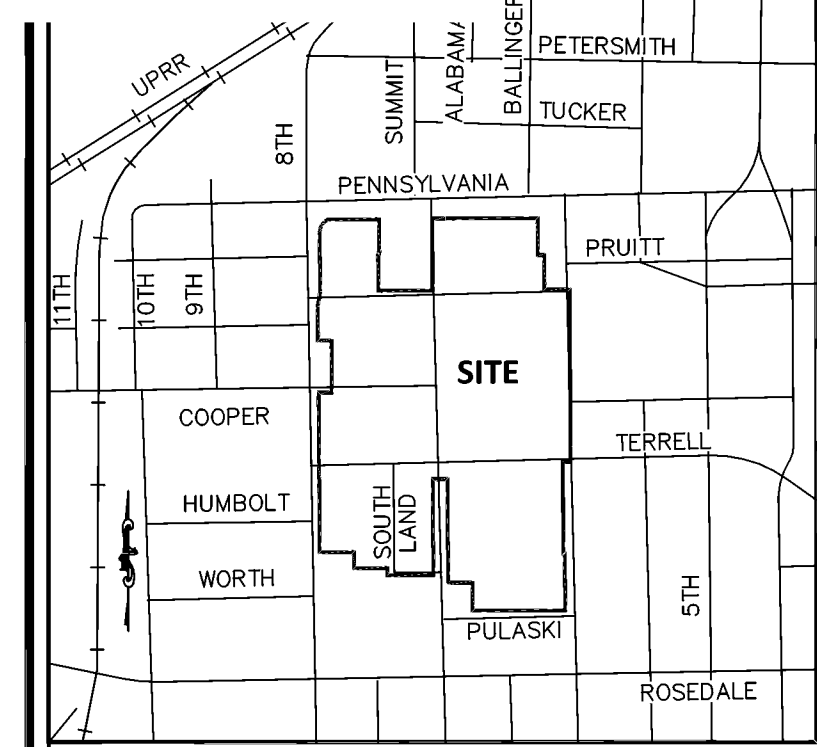
SHEET/PAGE 3 OF 11

THIS PLAT WAS PREPARED IN DECEMBER, 2024
THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: ____-____-____

1 Lot 31.405 Acres

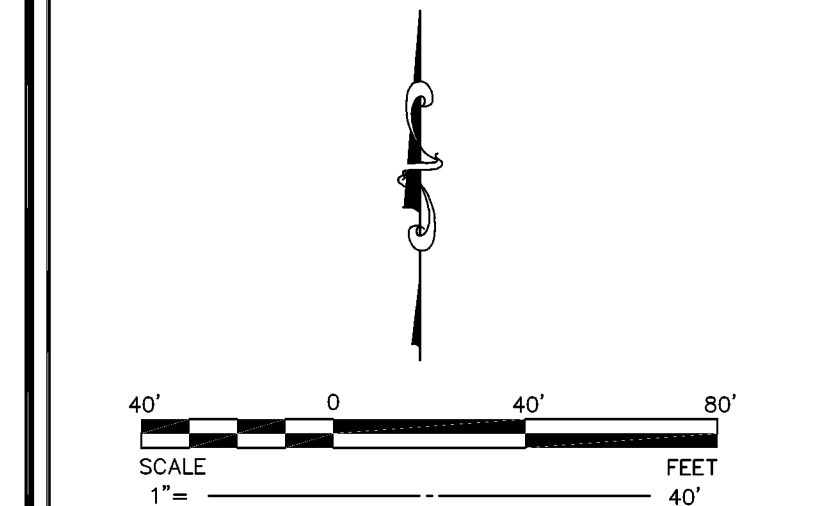
FINAL PLAT OF
**COOK CHILDREN'S MEDICAL
CENTER ADDITION
LOT 1, BLOCK A**

Situated in the S. G. Jennings Survey, Abstract No. 844 and the William Welch Survey, Abstract No. 1644, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition, recorded in County Clerks Document No. D221023867, Lot 30 R, Block 9, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Jennings and Cooper Subdivision of Block 9, Grandview Addition, recorded in Volume 63, Page 108, Lots 11-16, 37-38, Block 9 and the remainder of Lots 24-29, Block 5, Grandview Addition, recorded in Volume 63, Page 29, Lot 17R, Block 9, Grandview Addition, recorded in County, Clerk's Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in County Clerk's Document No. D219281785, Lots 18, 23 & 24 and the remainder of Lots 17 & 22, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk's Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, recorded in County Clerk's Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, that portion of Cooper Street vacated City of Fort Worth Ordinance No. 27667-05-2025, that portion of West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, that portion of 7th Avenue vacated by City of Fort Worth Ordinance No. 27668-05-2025, that portion of a variable width alley as shown on Block 9, Grandview plat recorded in Volume 63, Page 29 and as shown on Grandview Addition plat recorded in County Clerk's Document Number D211238238, vacated by City of Fort Worth Ordinance No. 27665-05-2025, that portion of a 6.67' width alley as shown on Southland Subdivision of Block 19, Field's-Welch Addition, recorded in Volume 310, Page 5, vacated by City of Fort Worth Ordinance No. 27666-05-2025, that portion of a variable width alley as shown on Block 5, Grandview plat recorded in Volume 63, Page 29 and Grandview Addition plat, recorded in County Clerk's Document Number D210172187, vacated by City of Fort Worth Ordinance No. 27664-05-2025.



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CONTACT: Spencer Seals
EMAIL: spencer.seals@cookchildrens.org

ENGINEER
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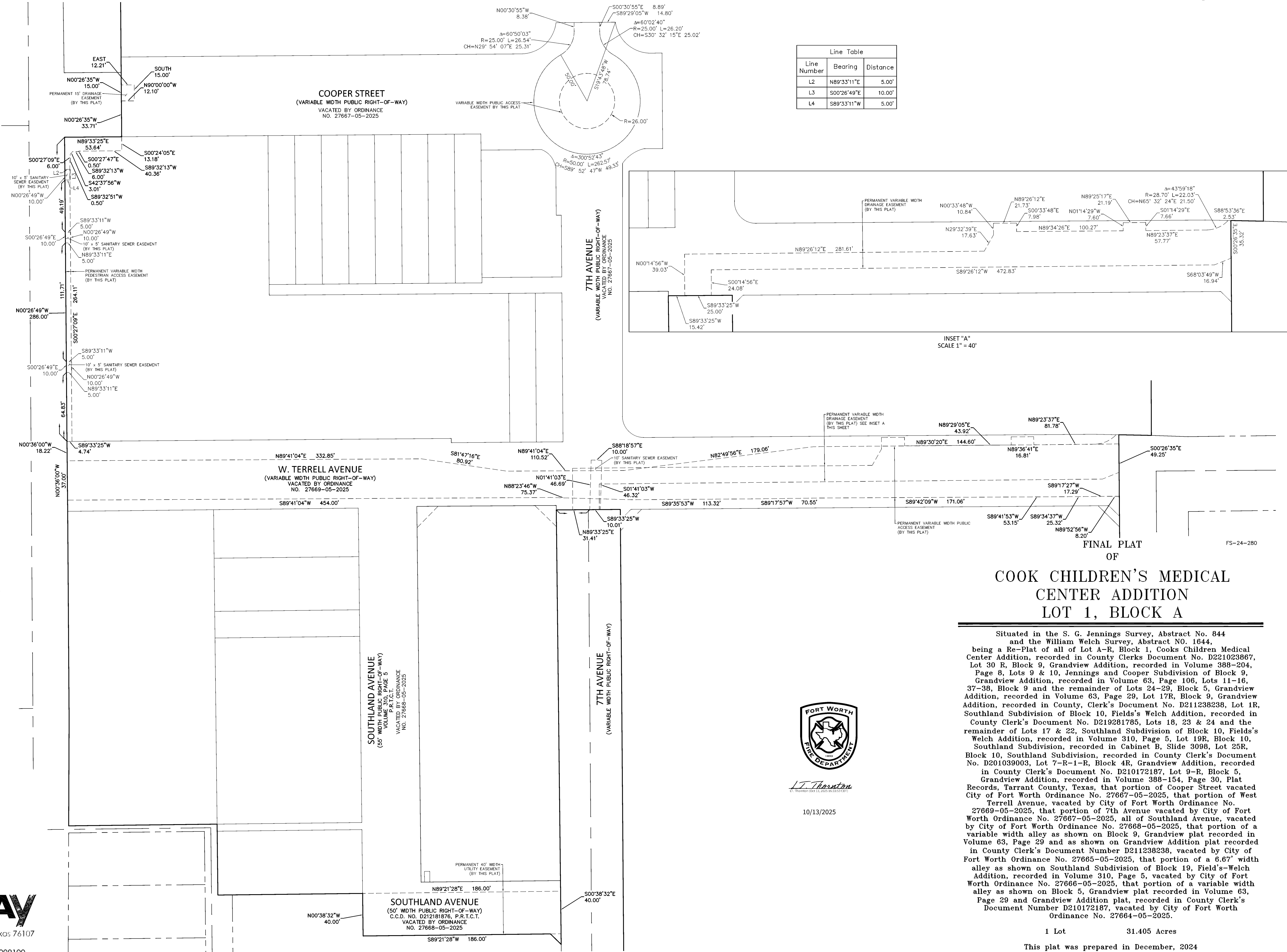
RIGHT-OF-WAY VACATION

RIGHT-OF-WAY VACATION TO BE RETAINED
AS A PUBLIC ACCESS EASEMENT

FS-24-280

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



L.T. Thornton
L.T. Thornton, Surveyor

10/13/2025

FINAL PLAT
OF
COOK CHILDREN'S MEDICAL
CENTER ADDITION
LOT 1, BLOCK A

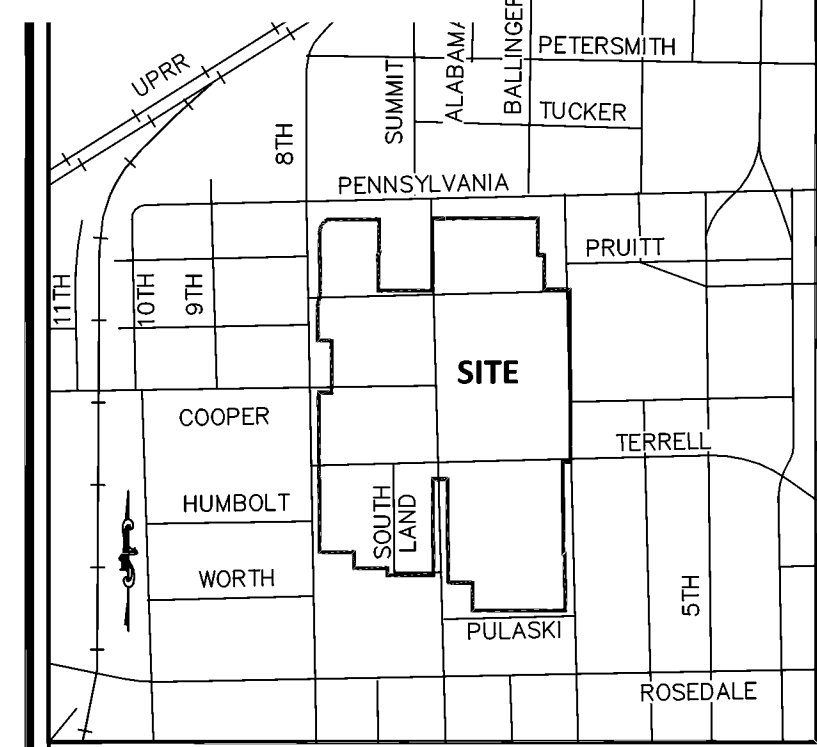
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1 Lot 31.405 Acres

This plat was prepared in December, 2024

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO. D_____ DATE: __-__-__

PLOTTED BY: James Grubbs, DKS, Monday, October 13, 2025 AT: 11:15 AM PREPARED BY: J004530.v520/U13 Survey, Drawing East of 8th B004530.013 - Cooks Child Plat East of 8th.dwg



VICINITY MAP
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ENGINEER

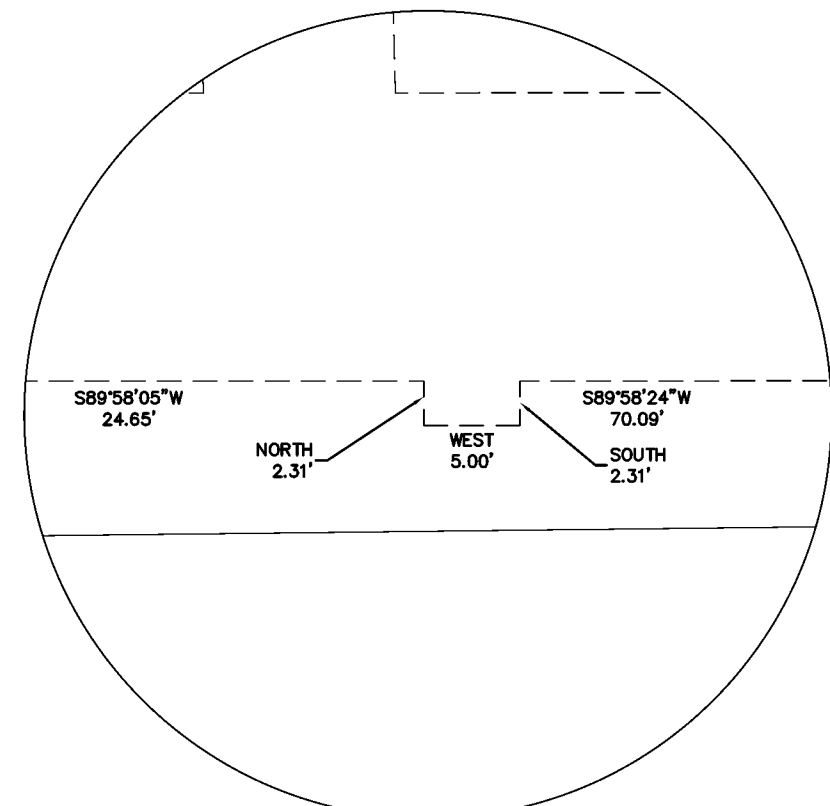
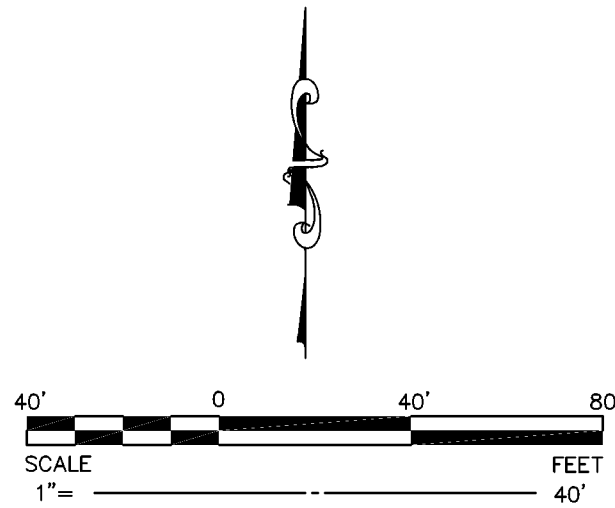
DUNAWAY ASSOCIATES, L.L.C.
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RIGHT-OF-WAY VACATION

RIGHT-OF-WAY VACATION TO BE
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EASEMENT



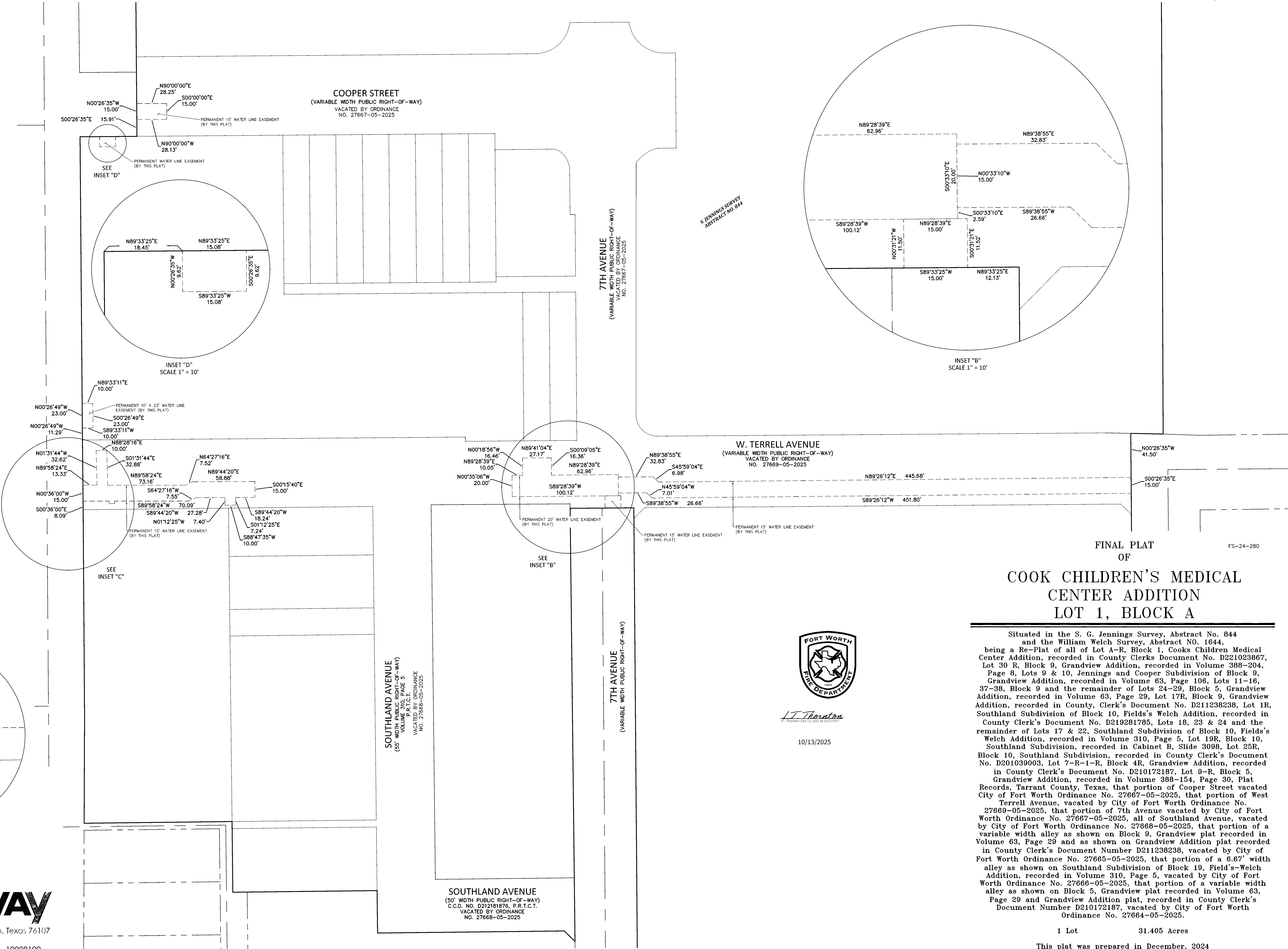
INSET "C"
SCALE 1" = 10'

FS-24-280



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B004530.013



FINAL PLAT
OF

FS-24-280

COOK CHILDREN'S MEDICAL
CENTER ADDITION
LOT 1, BLOCK A

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1 Lot 31.405 Acres

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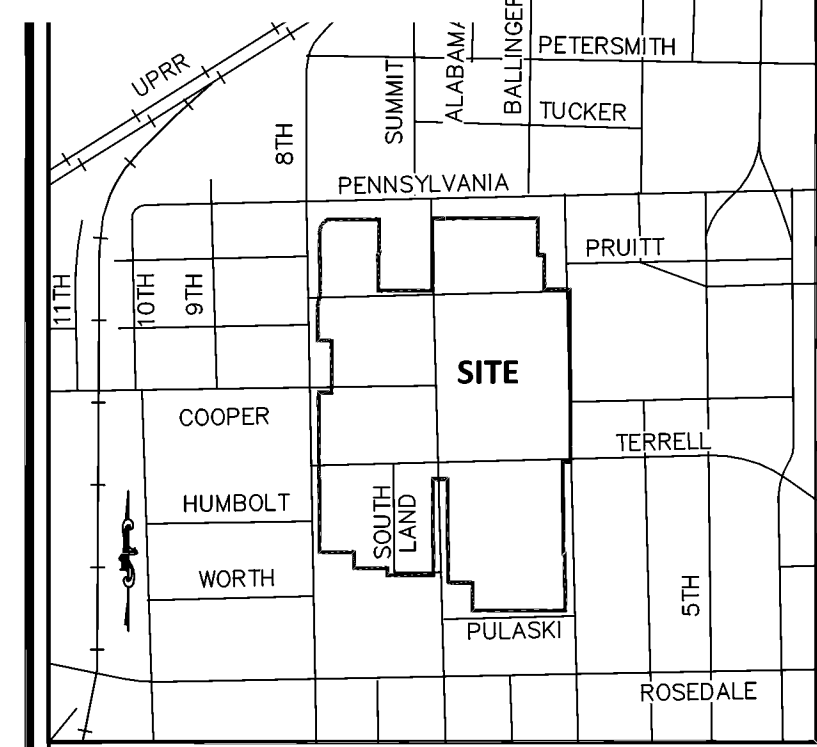
SHEET/PAGE 5 OF 11



J.T. Thornton
LT, Thornton (Oct 13, 2025 963353.CDT)

10/13/2025

PLOTTED BY: James Grubbs, ON: Monday, October 13, 2025 AT: 11:15 AM, FILENAME: F:\004530\4530.013 Survey, Drawing: East of 8th, B004530.013 - Cooks Child Plat East of 8th.dwg



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ENGINEER

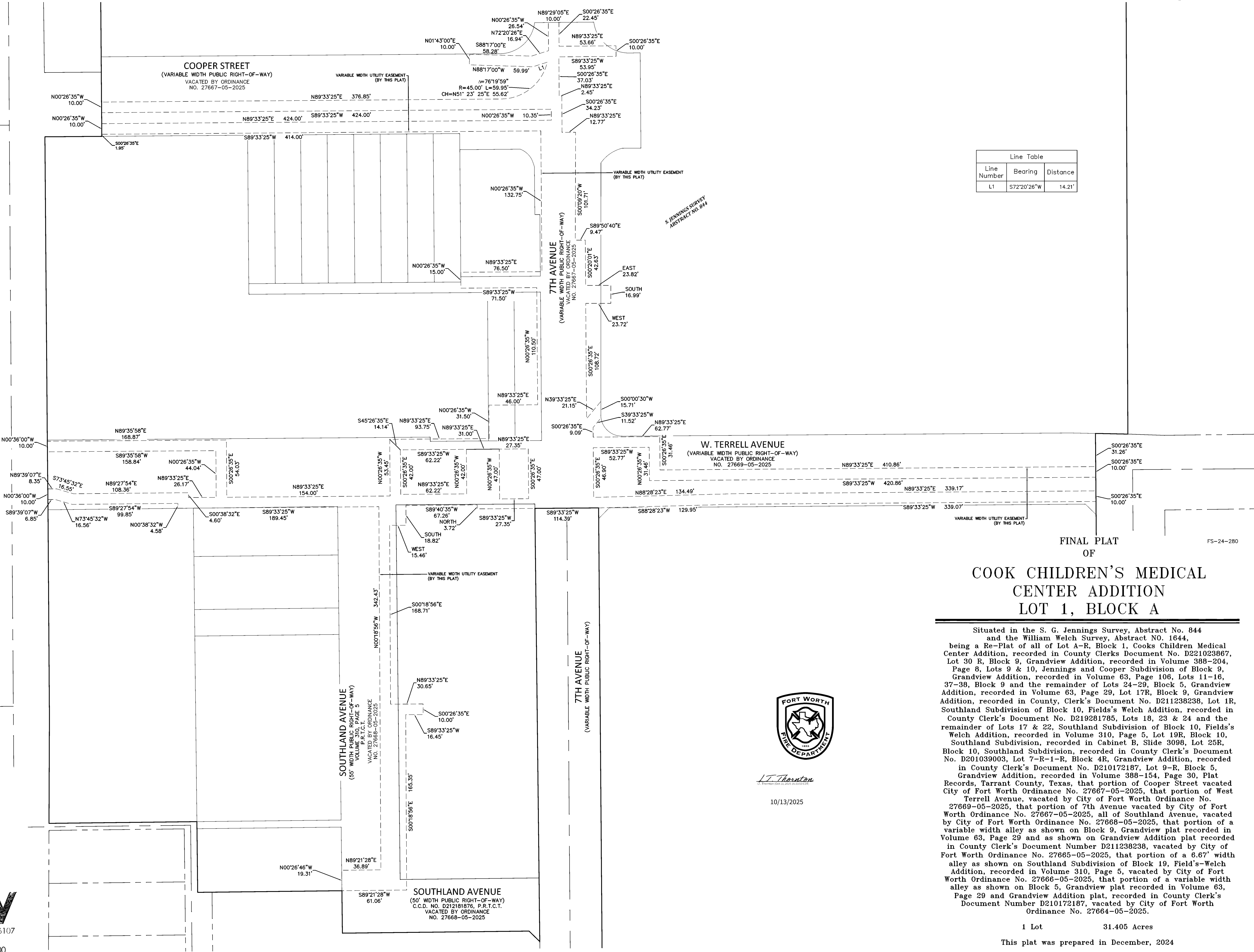
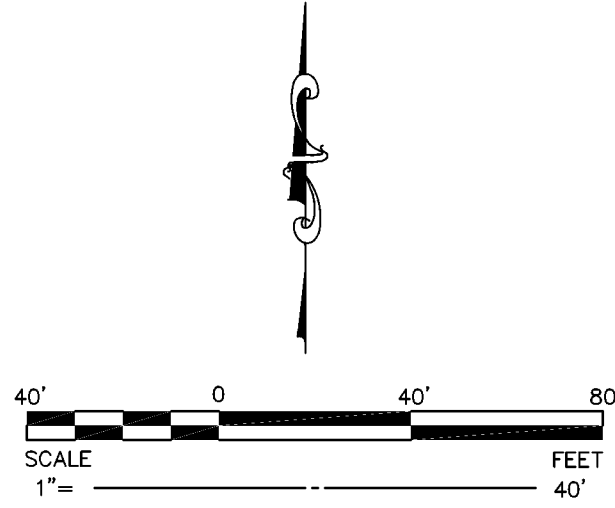
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SURVEYOR

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RIGHT-OF-WAY VACATION

RIGHT-OF-WAY VACATION TO BE
RETAINED AS A PUBLIC ACCESS
EASEMENT



Line Table		
Line Number	Bearing	Distance
L1	S72°20'26"W	14.21'

FINAL PLAT
OF

COOK CHILDREN'S MEDICAL
CENTER ADDITION
LOT 1, BLOCK A

Situated in the S. G. Jennings Survey, Abstract No. 844 and the William Welch Survey, Abstract NO. 1644, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition, recorded in County Clerks Document No. D221023867, Lot 30 R, Block 9, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Jennings and Cooper Subdivision of Block 9, Grandview Addition, recorded in Volume 63, Page 106, Lots 11-16, 37-38, Block 9 and the remainder of Lots 24-29, Block 5, Grandview Addition, recorded in Volume 63, Page 29, Lot 17R, Block 9, Grandview Addition, recorded in County, Clerk's Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in County Clerk's Document No. D219281785, Lots 18, 23 & 24 and the remainder of Lots 17 & 22, Southland Subdivision of Block 10, Fields's Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk's Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, recorded in County Clerk's Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, that portion of Cooper Street vacated City of Fort Worth Ordinance No. 27667-05-2025, that portion of West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, that portion of 7th Avenue vacated by City of Fort Worth Ordinance No. 27667-05-2025, all of Southland Avenue, vacated by City of Fort Worth Ordinance No. 27668-05-2025, that portion of a variable width alley as shown on Block 9, Grandview plat recorded in Volume 63, Page 29 and as shown on Grandview Addition plat recorded in County Clerk's Document Number D211238238, vacated by City of Fort Worth Ordinance No. 27665-05-2025, that portion of a 6.67' width alley as shown on Southland Subdivision of Block 19, Field's-Welch Addition, recorded in Volume 310, Page 5, vacated by City of Fort Worth Ordinance No. 27666-05-2025, that portion of a variable width alley as shown on Block 5, Grandview plat recorded in Volume 63, Page 29 and Grandview Addition plat, recorded in County Clerk's Document Number D210172187, vacated by City of Fort Worth Ordinance No. 27664-05-2025.

1 Lot 31.405 Acres

This plat was prepared in December, 2024

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



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

DUNAWAY JOB NO. B004530.013

SHEET/PAGE 6 OF 11



J.T. Thornton
J.T. Thornton (00113, 00133, 00134)

10/13/2025

PLOTTED BY: James Grubbs, DKS, Monday, October 13, 2025 AT: 11:15 AM PREPARED BY: J004530.013 Survey, Drawings East of 8th B004530.013 - Cooks Childs Plat East of 8th.dwg

DEDICATION OF PLAT

FS-24-280

STATE OF TEXAS)(

COUNTY OF TARRANT)(

WHEREAS, COOK CHILDREN’S HEALTHCARE SYSTEM, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

PROPERTY DESCRIPTION

BEING a tract of situated in the S. G. Jennings Survey, Abstract No. 844 and the William Welch Survey, Abstract NO. 1644, being a Re-Plat of all of Lot A-R, Block 1, Cooks Children Medical Center Addition, recorded in County Clerks Document No. D221023867, Lot 30 R, Block 9, Grandview Addition, recorded in Volume 388-204, Page 8, Lots 9 & 10, Jennings and Cooper Subdivision of Block 9, Grandview Addition, recorded in Volume 63, Page 106, Lots 11-16, 37-38, Block 9 and the remainder of Lots 24-29, Block 5, Grandview Addition, recorded in Volume 63, Page 29, Lot 17R, Block 9, Grandview Addition, recorded in County, Clerk’s Document No. D211238238, Lot 1R, Southland Subdivision of Block 10, Fields’s Welch Addition, recorded in County Clerk’s Document No. D219281785, Lots 18, 23 & 24 and the remainder of Lots 17 & 22, Southland Subdivision of Block 10, Fields’s Welch Addition, recorded in Volume 310, Page 5, Lot 19R, Block 10, Southland Subdivision, recorded in Cabinet B, Slide 3098, Lot 25R, Block 10, Southland Subdivision, recorded in County Clerk’s Document No. D201039003, Lot 7-R-1-R, Block 4R, Grandview Addition, recorded in County Clerk’s Document No. D210172187, Lot 9-R, Block 5, Grandview Addition, recorded in Volume 388-154, Page 30, Plat Records, Tarrant County, Texas, that portion of Cooper Street vacated City of Fort Worth Ordinance No. 27667-05-2025, that portion of West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, that portion of 7th Avenue vacated by City of Fort Worth Ordinance No. 27667-05-2025, all of Southland Avenue, vacated by City of Fort Worth Ordinance No. 27668-05-2025, that portion of a variable width alley as shown on Block 9, Grandview plat recorded in Volume 63, Page 29 and as shown on Grandview Addition plat recorded in County Clerk’s Document Number D211238238, vacated by City of Fort Worth Ordinance No. 27665-05-2025, that portion of a 6.67’ width alley as shown on Southland Subdivision of Block 19, Field’s-Welch Addition, recorded in Volume 310, Page 5, vacated by City of Fort Worth Ordinance No. 27666-05-2025, that portion of a variable width alley as shown on Block 5, Grandview plat recorded in Volume 63, Page 29 and Grandview Addition plat, recorded in County Clerk’s Document Number D210172187, vacated by City of Fort Worth Ordinance No. 27664-05-2025. said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8” iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) found in the south right-of-way line of Pennsylvania Avenue (a 100’ width right-of-way), the northeast corner of that certain tract of land described by deed to W.I. Cook Foundation, Inc., recorded in County Clerk’s Document No. D222181397, Deed Records, Tarrant County, Texas, a northerly corner of said Lot A-R, Block 1, Cook Children’s Medical Center Addition;

THENCE North 89°20’30” East, with the south right-of-way line of said Pennsylvania Avenue and the north line of said Lot A-R, Block 1, Cook Children’s Medical Center Addition, a distance of 53.25 feet to a 5/8” iron rod found;

THENCE North 89°33’25” East, continuing with the south right-of-way line of said Pennsylvania Avenue, the north line of said Lot A-R, Block 1, Cook Children’s Medical Center Addition, a distance of 374.00 feet to an “Y” cut in concrete found, the northwest corner of Lot 3-R-B, Block 1, Harris Hospital Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 8993, Plat Records, Tarrant County, Texas, the northeast corner of said Lot A-R, Block 1, Cook Children’s Medical Center Addition;

THENCE departing the south right-of-way line of said Pennsylvania Avenue, the north line of said Lot A-R, Block 1, Cook Children’s Medical Center Addition, with the east line of said Lot A-R, Block 1, Cook Children’s Medical Center Addition the following courses and distances:

continued....



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L.T. Thornton
L.T. Thornton (Oct 13, 2025 16:33:53 CDT)

10/13/2025

PLOTTED BY: James Gardella ON: Monday, October 13, 2025 AT: 11:15 AM FILEPATH: P:\004500\4530\013\Survey\Drawings\East of 8th\8004530.013 - Cooks Final Plat East of 8th.dwg

DEDICATION OF PLAT

FS-24-280

continued....

South 00°26'35" East, with the west line of said Lot 3-R-B, Block 1, Harris Hospital Addition, a passing distance of 140.00 feet for the northwest corner of Lot 3-R-A, Block 1, Harris Hospital Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 2185, Plat Records, Tarrant County, Texas, and continuing for a total distance of 151.19 feet to an "X" cut set in concrete;

North 89°33'25" East, a distance of 26.10 feet to an "X" cut set in concrete for a re-entrant corner of said Lot 3-R-A, Block 1, Harris Hospital Addition;

South 00°26'35" East, a distance of 140.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC INC" found for the southwest corner of said Lot 3-R-A, Block 1, Harris Hospital Addition;

North 89°33'25" East, a passing distance of 73.90 feet for the southeast corner of said Lot 3-R-A, Block 1, Harris Hospital Addition, continuing with a westerly line of said Lot 3-R-B, Block 1, Harris Hospital Addition for a total distance of 102.02 feet to an "X" cut set in concrete for the most easterly northeast corner of said Lot A-R, Block 1, Cook Children's Medical Center Addition and a re-entrant corner of said Lot 3-R-B, Block 1, Harris Hospital Addition;

South 00°13'57" East, with a west line of said Lot 3-R-B, Block 1, Harris Hospital Addition, a distance of 698.85 feet to an "X" cut found in concrete in the north right-of-way line of West Terrell Avenue (a variable width right-of-way), the southeast corner of said Lot A-R, Block 1, Cook Children's Medical Center Addition and the southwest corner of said Lot 3-R-B, Block 1, Harris Hospital Addition;

THENCE North 88°53'36" West, with the north right-of-way line of said West Terrell Avenue and the south line of said Lot A-R, Block 1, Cook Children's Medical Center Addition, a distance of 30.56 feet to an "X" cut set in concrete for the northeast corner of W. Terrell Avenue vacated by City of Fort Worth Ordinance Number 27669-05-2025, the west right-of-way line of 6th Avenue (a variable width right-of-way);

THENCE South 00°26'35" East, departing the north right-of-way line of said West Terrell Avenue and the south line of said Lot A-R, Block 1, Cook Children's Medical Center Addition with the west right-of-way line of said 6th Avenue and with the east line of said Lot 7-R-1-R, Block 4R, Grandview Addition, a distance of 372.60 feet a 5/8" YCIR set in the north line of said Lot 9-R, Block 5, Grandview Addition, the southeast corner of said Lot 7-R-1-R, Block 4R, Grandview Addition;

THENCE North 89°33'25" East, departing the east line of Lot 7-R-1-R, Block 4R, Grandview Addition with the north line of said Lot 9-R, Block 5, Grandview Addition, a distance of 5.00 feet to a 5/8" YCIR found in the west right-of-way line of 6th Avenue, the northeast corner of said Lot 9-R, Block 5, Grandview Addition;

THENCE South 00°26'35" East, with the west right-of-way line of said 6th Avenue and the east line of said Lot 9-R, Block 5, Grandview Addition, a distance of 230.00 feet to a Mag nail with shiner stamped "DUNAWAY ASSOC. LP" found for the southeast corner of said Lot 9-R, Block 5, in the north right-of-way line of West Pulaski Street (60' width right-of-way);

THENCE South 89°33'25" West, with the north right-of-way line of said West Pulaski Street, the south line of said Lot 9-R, Block 5, Grandview Addition, at a passing distance of 225.00 feet, the southwest corner of said Lot 9-R, Block 5, Grandview Addition and continuing with the north right-of-way line of said West Pulaski Street, a total distance of 375.00 feet to an "X" cut found in concrete for the southeast corner of Lot 23, Block 5, Grandview Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 29, Plat Records, Tarrant County, Texas;

THENCE North 00°26'35" West, departing the north right-of-way line of said West Pulaski Street, with the west line of said Lot 24, east line of said Lot 23, Block 5, Grandview Addition, a passing distance of 100.00 feet the northeast corner of said Lot 23, Block 5, Grandview Addition, the south line of a 15' alley as shown on said Grandview Addition, and crossing said 15 foot alley for a total distance of 115.00 feet to Mag nail with shiner stamped "DUNAWAY ASSOC." set in asphalt in the south line of said Lot 7-R-1-R, Block 4R, Grandview Addition, the north line of said 15' alley;

continued....

DUNAWAY

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L.T. Thornton
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DEDICATION OF PLAT

FS-24-280

continued....

THENCE South 89°33'25" West, with the north line of said 15' alley and the south line of said Lot 7-R-1-R, Block 4R, Grandview Addition, a distance of 94.00 feet to a Mag nail with shiner stamped 'DUNAWAY ASSOC.' set in asphalt for the south end of a corner clip at the most westerly southwest corner of said Lot 7-R-1-R, Block 4R, Grandview Addition;

THENCE North 45°26'35" West, with said corner clip a distance of 7.07 feet to an "X" cut set in concrete for the north end of said corner clip, the west line of said Lot 7-R-1-R, Block 4R, Grandview Addition, the east right-of-way line of 7th street, (variable width right-of-way);

THENCE North 00°26'35" West, with the east right-of-way of said 7th Avenue, the west line of said Lot 7-R-1-R, Block 4R, Grandview Addition, distance of 416.00 feet to a 5/8" YCIR set in the south right-of-way line of said West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025;

THENCE South 89°33'25" West, departing the east right-of-way of said 7th Avenue, the west line of said Lot 7-R-1-R, Block 4R, Grandview Addition, with the south line of said West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, a distance of 60.09 feet to a 5/8" YCIR set in the west right-of-way line of said 7th Avenue, the east line of said Lot 25R, Block 10, Southland Subdivision;

THENCE South 00°38'32" East, departing the south right-of-way line of said West Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, with the west right-of-way line of said 7th Avenue, the east line of said Lot 25R, Block 10, Southland Subdivision, a distance of 408.46 feet to a 5/8" YCIR found for the southeast corner of Southland Avenue, vacated by City of Fort Worth Ordinance No. 27558-05-2025, the south end of a corner clip at the northeast corner of Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition, an Addition to the City of Fort Worth according to the plat recorded in County Clerk's Document Number D213087375, Plat Records, Tarrant County, Texas;

THENCE North 45°38'32" West, with said corner clip a distance of 14.14 feet to a 5/8" YCIR set for the north end of said corner clip, the north line of said Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition;

THENCE South 89°21'28" West, with the north line of said Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition, a distance of 176.00 feet to a 5/8" YCIR set;

THENCE North 00°38'32" West, continuing with the north line of said Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition, a distance of 40.00 feet to an "X" cut found;

THENCE South 89°21'28" West, continuing with the north line of said Lot 14R1, a passing distance of 122.50 feet for the northwest corner of said Lot 14R1, Southland Subdivision of Block 10, Field's Welch Addition for a total distance of 136.00 feet to an "X" cut found in concrete in the east line of a 12' alley as shown on said Southland Subdivision of Block 10, Welch Addition plat;

THENCE North 00°38'32" West, with the east line of said 12' alley, a distance of 66.67 feet to a 1/2" iron rod found for the southeast corner of said Lot 1R Southland Subdivision of Block 10, Field's Welch Addition;

THENCE South 89°21'28" West, departing the east line of said 12' alley, with the south line of said Lot 1R Southland Subdivision of Block 10, Field's Welch Addition, a distance of 139.45 feet to a 5/8" YCIR set in the east right-of-way line of 8th Avenue (variable width right-of-way) for the southwest corner of said Lot 1R, Southland Subdivision of Block 10, Field's Welch Addition;

THENCE North 00°13'22" East, departing the south line of said Lot 1R Southland Subdivision of Block 10, Field's Welch Addition, with the east right-of-way line of said 8th Avenue, a distance of 100.01 feet to a 5/8" YCIR set;

THENCE North 00°23'38" West, continuing with the east right-of-way line of said 8th Avenue, a distance of 195.66 feet to an "X" cut set in concrete for the northwest corner of said Lot 1R, Southland Subdivision of Block 10, Field's Welch Addition, the south right-of-way line of said W. Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025;

continued....

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FORT WORTH

1893

FIRE DEPARTMENT

LT. Thornton

LT. Thornton (Oct 13, 2025 16:33:53 CDT)

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DEDICATION OF PLAT

FS-24-280

continued....

THENCE North 00°36'00" West, continuing with the east right-of-way line of said 8th Avenue, a distance of 65.73 feet to an "X" cut set in concrete in the north right-of-way line of said W. Terrell Avenue, vacated by City of Fort Worth Ordinance No. 27669-05-2025, the southwest corner of said Lot 30R, Block 9, Grandview Addition;

THENCE North 00°26'49" West, continuing with the east right-of-way line of said 8th Avenue, a distance of 286.00 feet to an "X" cut set in concrete in the south right-of-way line of Cooper Street (60' width right-of-way), for the northwest corner of said Lot 30R, Block 9, Grandview Addition;

THENCE North 89°33'25" East, departing the east right-of-way line of said 8th Avenue, with the south right-of-way line of said Cooper Street, the north line of said Lot 30R, Block 9, Grandview Addition, a distance of 53.64 feet to a 5/8" YCIR set;

THENCE North 00°26'35" West, departing the south right-of-way line of said Cooper Street, the north line of said Lot 30R, Block 9, Grandview Addition, a passing distance of 60.61 feet for the southeast corner of Lot 20R, Block 8, Grandview Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 388-114, Page 219, Plat Records, Tarrant County, Texas, a passing distance of 75.00 feet for the southwest corner of said A-R, Block 1, Cooks Medical Center Addition, and continuing for a total distance of 210.61 feet to an "X" cut set in concrete in the north line of a 10' alley.

THENCE South 89°33'25" West, with the north line of said 10' alley, a distance of 44.25 feet to an "X" cut set in concrete in the south end of a corner clip at the most westerly southwest corner of said Lot A-R, Block 1, Cooks Medical Center Addition;

THENCE North 45°32'43" West, with said corner clip, a distance of 14.17 feet to an "X" cut set in concrete in the north end of said corner clip at the most westerly southwest corner of said Lot A-R, Block 1, Cooks Medical Center Addition and in the east right-of-way line of 8th Avenue (a variable width public right-of-way)

THENCE departing said corner clip, with the east right-of-way line of said 8th Avenue and the west line of said Lot A-R, Block 1, Cooks Medical Center Addition, the following courses and distances:

North 00°38'52" West, a distance of 130.00 feet to an "X" cut set in concrete;

North 10°42'39" East, a distance of 61.16 feet to an "X" cut set in concrete;

North 00°40'35" West, a distance of 236.71 feet to an "X" cut set in concrete for the beginning of a curve to the right, having a central angle of 64°29'22", a radius of 60.00 feet and a chord bearing and distance of North 31°33'49" East — 64.02 feet;

With said curve to the right in a northeasterly direction, an arc length of 67.53 feet to a 5/8" YCIR set in the south right-of-way line of said Pennsylvania Avenue;

THENCE North 89°33'25" East, departing the east right-of-way line of said 8th Avenue and the west line of said Lot A-R, Block 1, Cooks Medical Center Addition, with the south line of said Pennsylvania Avenue, a distance of 207.45 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC LP" found for the northwest corner of said W.I. Cook Foundation, Inc., tract;

THENCE South 00°26'35" East, departing the south line of said Pennsylvania Avenue, with the west line of said W.I. Cook Foundation, Inc. tract, a distance of 140.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC LP" found;

THENCE South 89°33'25" West, continuing with the west line of said W.I. Cook Foundation, Inc. tract, a distance of 5.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC LP" found;

THENCE South 00°26'35" East, continuing with the west line of said W.I. Cook Foundation, Inc. tract, a distance of 151.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC LP" found for the southwest corner of said W.I. Cook Foundation, Inc. tract;

THENCE North 89°33'25" East, departing the west line of said W.I. Cook Foundation, Inc. tract, with the south line of said W.I. Cook Foundation, Inc. tract, a distance of 220.00 feet to a point for the southeast corner of said W.I. Cook Foundation, Inc. tract;

THENCE North 00°26'35" West, departing the south line of said W.I. Cook Foundation, Inc. tract, with the east line of said W.I. Cook Foundation, Inc. tract, a distance of 291.00 feet to the POINT OF BEGINNING and containing a calculated area of 1,368,025 square feet or 31.405 acres of land.

DUNAWAY

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DEDICATION OF PLAT

FS-24-280

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

COOK CHILDREN'S MEDICAL CENTER ADDITION
LOT 1, BLOCK A

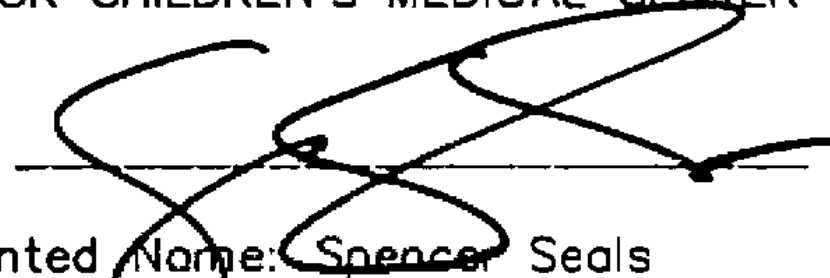
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

STATE OF TEXAS ~

COUNTY OF TARRANT ~

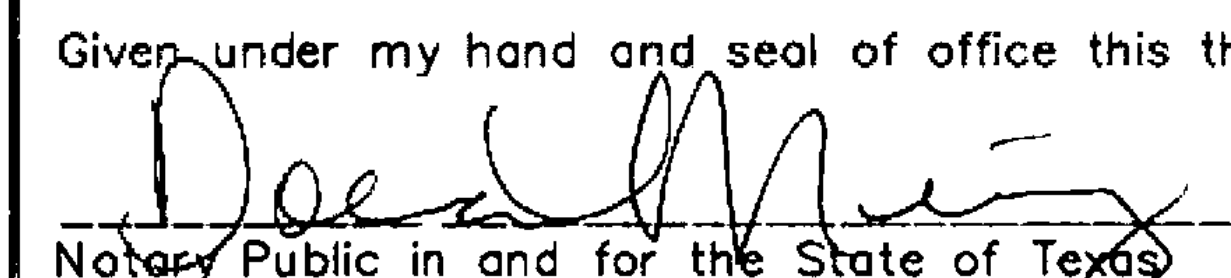
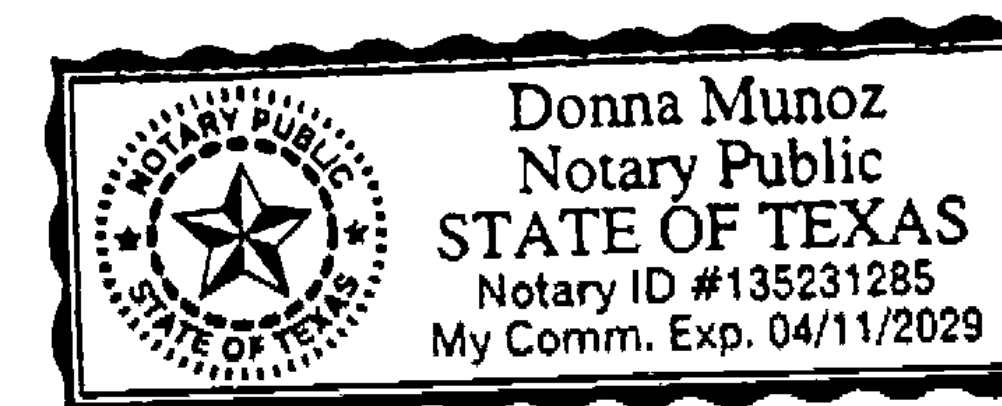
EXECUTED this 8th day of October, 2025.

COOK CHILDREN'S MEDICAL CENTER

By: Printed Name: Spencer Seals

Title: Vice President - Construction and Real Estate

Before Me, the undersigned authority, on this day personally appeared Spencer Seals, 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 Medical Center, as the Vice President - Construction and Real Estate 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 8th day of October, 2025.
Notary Public in and for the State of TexasMy commission expires 7-7-28

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J.T. Thornton
LT Thornton (Oct 13, 2025 16:33:53 CDT)

10/13/2025

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PLOTTED BY: Lee Flanagin ON: Wednesday, October 08, 2025 AT: 1:35 PM FILEPATH: P:\004500\4530\013\Survey\Drawings\East of 8th\8004530.013 - Cooks Final Plat East of 8th.dwg