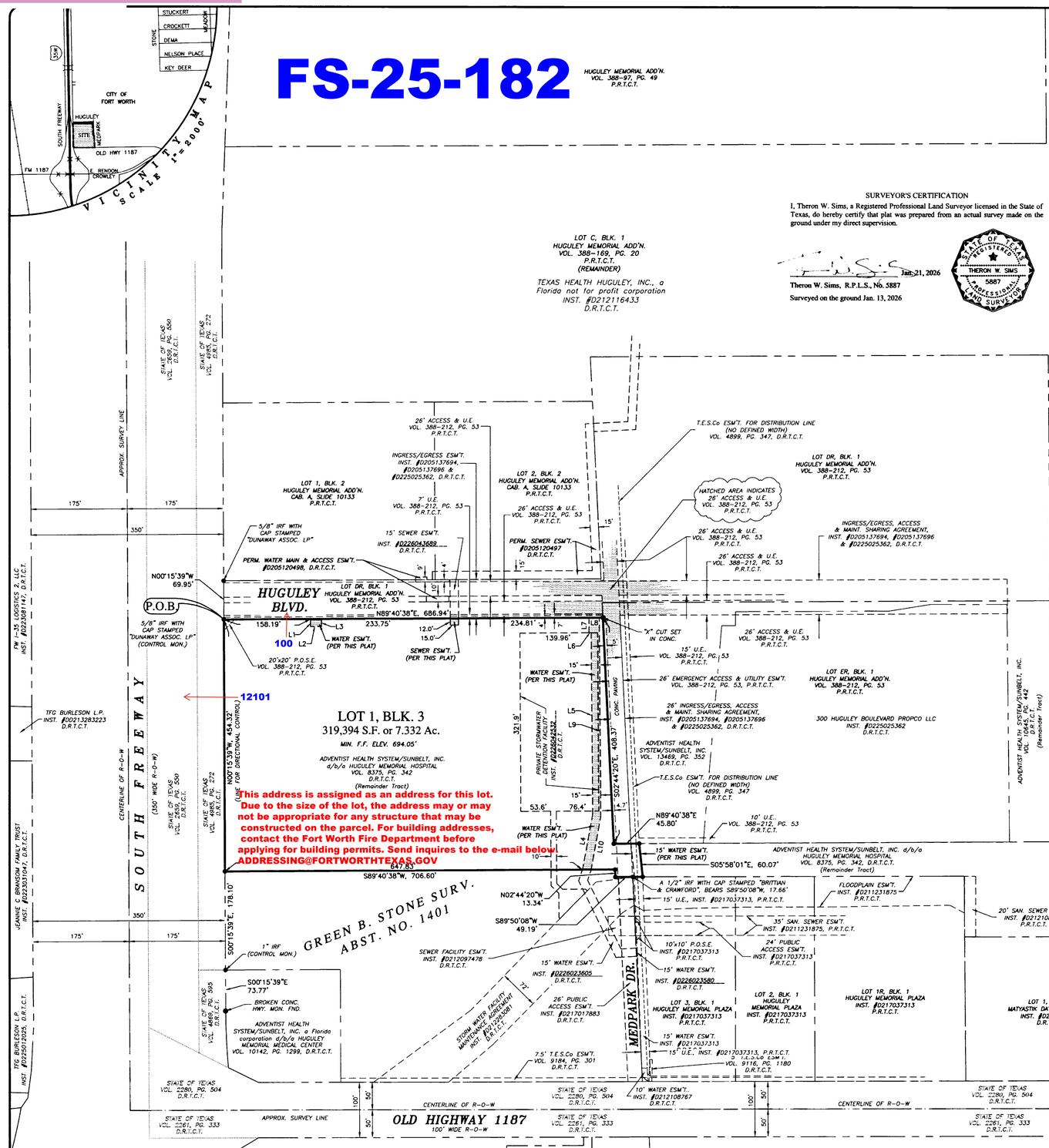
FS-25-182



SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that plat was prepared from an actual survey made on the ground under my direct supervision.

Jan. 21, 2026

Theron W. Sims, R.P.L.S., No. 5887

Surveyed on the ground Jan. 13, 2026

STATE OF TEXAS REGISTERED THERON W. SIMS 5887 PROFESSIONAL LAND SURVEYOR

This address is assigned as an address for this lot. Due to the size of the lot, the address may or may not be appropriate for any structure that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires to the e-mail below: ADDRESSING@FORTWORTHTEXAS.GOV

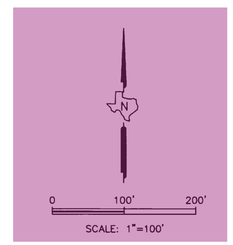
NOTES:

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. 48439C0430L for Tarrant County, Texas, and depicted from City of Fort Worth, Texas, Community Map and Panel No. 480596 0430 L, Map Revised March 21, 2019.

3) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°19'22"W	13.57'
L2	S89°40'38"W	20.00'
L3	S00°19'22"E	13.57'
L4	N10°28'25"E	101.77'
L5	N00°27'54"W	327.85'
L6	S89°34'59"W	3.80'
L7	N00°25'01"W	26.51'
L8	N89°40'38"E	18.78'
L9	S00°27'54"E	356.91'
L10	S10°14'12"W	99.09'



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.

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, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat; and any public utility, including the City of Fort Worth, shall have the right at all times of 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 and Streetlights

Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth 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 PER 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 II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

TxDOT Facility Access

Direct access to [South Freeway] is restricted to those locations that have been reviewed and approved by TXDOT.

Development Yield	
Gross Site Area	7.332 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 7.332 Ac.
Commercial Lots	1 / 7.332 Ac. Industrial Lots 0 / 0 Ac.
Open Space Lots	0 / 0 Right-of-Way 0 / 0.000 Ac.

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: 03/13/2026

By: Caroline Craig — Chairman

By: Stephen Sanderson (Mar 13, 2026 10:48:14 CDT) — Secretary

FORT WORTH FIRE DEPARTMENT 1893

Lt. D York #533
Lt. D York #533 (Mar 13, 2026 10:45:30 CDT)

03/13/2026

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, is the owner of 7.332 acres of land situated in the Green B. Stone Survey, Abstract No. 1401, City of Fort Worth, Tarrant County, Texas, and being a remainder of that certain tract of land described in the deed to Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, according to the deed filed in Volume 8375, Page 342, Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "Dunaway Assoc. LP", found at the southwest corner of Lot DR, Block 1, Huguley Memorial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Volume 388-212, Page 53, Plat Records of Tarrant County, Texas (P.R.T.C.T.), with the west portion of said Lot DR being a 70' wide lot which contains two 26' wide Access Easements for Huguley Boulevard, and said southwest corner also being in the east Right-of-Way (R-O-W) line of South Freeway (variable width), and also being a northwest corner of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), from which a 5/8 inch iron rod with cap stamped "Dunaway Assoc. LP", found in the east R-O-W line of South Freeway, at the northwest corner of said Lot DR, also being the southwest corner of Lot 1, Block 2, Huguley Memorial Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Cabinet A, Slide 10133, P.R.T.C.T., bears N 00°15'39" W, a distance of 69.95 feet;

THENCE N 89°40'38" E, along the south line of said Lot DR, and along a north line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), a distance of 686.94 feet to an "X" cut set in concrete at the most southerly southeast corner of said Lot DR, also being in the west line of Lot ER, of said Block 1, Huguley Memorial Addition, (Vol. 388-212, Pg. 53, P.R.T.C.T.), and being a northeast corner of said Adventist Health System remainder tract (Vol. 8375, Pg. 342);

THENCE S 02°44'20" E, along the west line of said Lot ER, and along an east line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), a distance of 408.37 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 southwest corner of said Lot ER, also being a re-entrant corner of a remainder of said Adventist Health System tract (Vol. 8375, Pg. 342);

THENCE N 89°40'38" E, along the south line of said Lot ER, and along a north line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), passing over and across a 26' Ingress & Egress Easement, as filed in Instrument No's D205137694, D205137696 and D225025362, D.R.T.C.T., a distance of 45.80 feet to a 5/8 inch iron rod set;

THENCE S 05°58'01" E, leaving said line, passing over and across said Adventist Health System remainder tract (Vol. 8375, Pg. 342), a distance of 60.07 feet to a 5/8 inch iron rod set in a south line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), also being in the north line of Lot 3, Block 1, Huguley Memorial Plaza, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument #D217037313, P.R.T.C.T.;

THENCE S 89°50'08" W, along the north line of said Lot 3, and along a south line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), at a distance of 17.66 feet passing a 1/2 inch iron rod with cap stamped "Brittian & Crawford", found at a re-entrant corner of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), also being the northwest corner of said Lot 3, also being the northeast corner of a 26' Public Access Easement, as filed in Instrument No. D217017883, D.R.T.C.T., and continuing over and across said Adventist Health System remainder tract (Vol. 8375, Pg. 342), passing over and across said 26' Ingress & Egress Easement, as filed in Instrument No's D205137694, D205137696 and D225025362, D.R.T.C.T., in all a distance of 49.19 feet to a 5/8 inch iron rod set;

THENCE N 02°44'20" W, continuing over and across said Adventist Health System remainder tract (Vol. 8375, Pg. 342), a distance of 13.34 feet to a 5/8 inch iron rod set;

THENCE S 89°40'38" W, continuing over and across said Adventist Health System remainder tract (Vol. 8375, Pg. 342), a distance of 706.60 feet to a 5/8 inch iron rod set in the west line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), also being in the east R-O-W line of said South Freeway, from which a 1 inch iron rod found at the most westerly southwest corner of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), also being the northwest corner of a tract of land described in the deed to Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, according to the deed filed in Volume 10142, Page 1299, D.R.T.C.T., and being in the east R-O-W line of said South Freeway bears S 00°15'39" E, a distance of 178.10 feet, from which a broken concrete highway monument found in said line and the beginning of a curve to the left, bears S 00°15'39" E, a distance of 73.77 feet;

THENCE N 00°15'39" W, along the west line of said Adventist Health System remainder tract (Vol. 8375, Pg. 342), and along the east R-O-W line of said South Freeway, a distance of 454.32 feet to the **POINT OF BEGINNING** and containing 319,394 square feet or 7.332 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, does hereby adopt plat as:

LOT 1, BLOCK 3
HUGULEY MEMORIAL 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 the 21st day of January 2026.

Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital

By: Penny Johnson, President/CEO

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Penny Johnson, President/CEO of Adventist Health System/Sunbelt, Inc. d/b/a Huguley Memorial Hospital, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/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 the 21st day of January, 2026.

Notary Public in and for the State of Texas

My Commission expires 10/3/2029

Candice Rios
My Commission Expires
10/3/2029
Notary ID 135535046

A FINAL PLAT OF

LOT 1, BLOCK 3
HUGULEY MEMORIAL ADDITION

An addition to the City of Fort Worth, Tarrant County, Texas, situated in the Green B. Stone Survey, Abstract No. 1401, City of Fort Worth, Tarrant County, Texas, and containing 7.332 acres of land total.

Date: Jan. 21, 2026

This plat recorded in Document Number_____, Date: _____.

PP-25-064
FS-25-182

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 Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.0001228473 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

SURVEYOR:
Teague Nall and Perkins, Inc. (TNP)
5237 N Riverside Dr #100, Fort Worth, TX 76137
(817-336-5773)
Prepared by: T. Sims

OWNER:
Adventist Health System/Sunbelt, Inc.
d/b/a Huguley Memorial Hospital
11801 South Fwy.
Burleson, Texas 76028-7021
(817) 293-9110

tnp teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPELS Registration No. 100116-00

T:\Projects\HWR24425\Sur-C3D\cad\survey\Final Plat\Lot 1, Blk. 3, Huguley Memorial Addition - HWR 24425.dwg