

FS-24-229

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: 08/13/2025

By: *David Kim* Chairman
By: *[Signature]* Secretary

LAND USE TABLE	
Total Gross Acreage	1.376 Ac.
Right-of-Way Dedication	37 SQ. FT.
Net Acreage	1.375 Ac.
Number of Residential Lots	0
Number Non-Residential Lots	1
Non-Residential Acreage	1.375 Ac.
Private Park Acreage	0
Public Park Acreage	0

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 July 23, 2025
Registered Professional Land Surveyor Date
srg@dunaway.com
Texas Registration No. 5570

FINAL PLAT
OF
EDWARDS HEIRS ADDITION
LOT 1R, BLOCK 8R

Situated in the George Shield Survey, Abstract No. 1402, being a Re-Plat of all of Lots 3 and 4 and the remainder of Lot 1, Block 8, Edwards Heirs Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County, Texas, all of Lot 2R, Block 8, Edwards Heirs Addition, an Addition to the City of Fort Worth, according to the plat recorded in Cabinet B, Slide 3081, Plat Records, Tarrant County, Texas and a 20' Alley vacated by City of Fort Worth Ordinance No. 27395-01-2025.

1 Lot 1.375 Acres
This plat was prepared in June, 2024

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

DEDICATION OF PLAT

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 land situated in the George Shield Survey, Abstract No, 1402, City of Fort Worth, Tarrant County, Texas, being all of Lots 3 and 4 and a part of Lot 1, Block 8, Edwards Heirs Addition, an Addition to the City of Fort Worth according to the plat recorded in Volume 63, Page 2, Plat Records, Tarrant County Texas, all of Lot 2R, Block 8, Edwards Heirs Addition, an Addition the City of Fort Worth according to the plat recorded n Cabinet B, Slide 3081, Plat Records, Tarrant County, Texas, that portion of a 20' alley vacated by City of Fort Worth Ordinance Number 27395-01-2025, and being all of those certain tracts of land described as Tracts 1, 3, 4, 5, and 7, by deed to Cook Children's Health Care System, recorded in County Clerk's Document Number D216039106, Deed Records, Tarrant County, Texas, 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) set for the intersection of the south right-of-way line of Pennsylvania Avenue (a 50' width right-of-way), the west wight-of-way line of 9th Avenue (a 50' width right-of-way), and being the northeast corner of said Lot 1, Block 8, Edwards Heirs Addition;

THENCE South 00°19'50" East, with the west right-of-way line of said 9th Avenue, a distance of 190.00 feet to a 5/8" YCIR set for the north end of a corner clip;

THENCE South 44°41'48" West, departing the west right-of-way line of said 9th Avenue, with said corner clip, a distance of 14.14 feet to a 5/8" YCIR set in the north right-of-way line of Pruitt Street (a 50' width right-of-way) and the south end of said corner clip;

THENCE South 89°43'26" West, departing said corner clip with the north right-of-way line of said Pruitt Street, a distance of 290.00 feet to a 5/8" YCIR set for the intersection of the north right-of-way line of said Pruitt Street, the east right-of-way line of 10th Avenue (a 50' width right-of-way) and the southwest corner of said Lot 3, Block 8, Edwards Heirs Addition;

THENCE North 00°19'50" West, departing the north right-of-way line of said Pruitt Street with the east right-of-way line of said 10th Avenue, a distance of 200.00 feet to a 5/8" YCIR set for the intersection of the west right-of-way line of said 10th Avenue, the south right-of-way line of said Pennsylvania Avenue and the northwest corner of said Lot 4, Block 8, Edwards Heirs Addition;

THENCE North 89°43'26" East, departing the east right-of-way line of said 10th Avenue, with the south right-of-way line of said Pennsylvania Avenue, a distance of 300.00 feet to the POINT OF BEGINNING and containing 59,950 square feet or 1.376 acres of land.



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08/10/2025

Lt. D. Clark #599
LT. Clark #599 / Aug 10, 2025 11:19:36 CDT

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DEDICATION OF PLAT

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

EDWARDS HEIRS ADDITION
Lot 1R, Block 8R

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 25 day of July, 2025.

COOK CHILDREN'S HEALTH CARE SYSTEM

a Texas non-profit corporation

By: _____

Printed Name: Spencer Seals

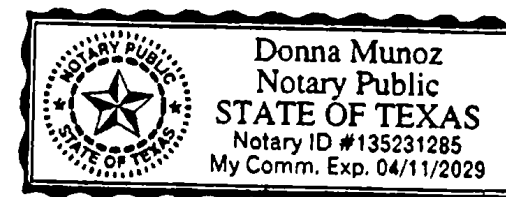
Title: Senior Vice President of Real Estate and Construction

Before Me, the undersigned authority, on this day personally appeared Spencer Seals, Senior Vice President of Real Estate and Construction, 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 Health Care System, a Texas non-profit corporation, as the Authorized Agent 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 25 day of July, 2025.

Donna Munoz
 Notary Public in and for the State of Texas

My commission expires 4/11/29



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17-0116-4533
 Lt. J. V. 10/33 (Aug 10, 2025 11:19:36 CDT)

08/10/2025

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