

VICINITY MAP

Bearing NDD'16'38"W 0.50 L2 NB9"43"22"E 2.57 L3 N44"41"48"E 5.56 2.57 L4 N00'16'38"W L5 NB9'43'22"E L7 S89\*49'39\*W 13.22 LB N89'43'26"E

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = OEED RECORDS, TARRANT COUNTY, TEXAS P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

- 1. Building lines will be per the City of Fort Worth Zoning Ordinances
- The basis of bearing for this plot is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.
- 3. According to the Flood Insurance Rote Mops for Tarrant County, Texas, Incorporated Areas, Map Number 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 This statement does not reflect any type of flood study by this firm.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1, 2R, 3 & 4, BLOCK 8, EDWARDS HEIRS ADDITION AND A 20' ALLEY VACATED BY CITY ORDMANCE NO. 27395-01-2025 INTO LOT 1R, BLOCK 8R, EDWARDS HEIRS ADDITION.

### COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous Plot of Record' governing the remainder of the subdivision, nor does it amend ar remove any deed covenants or restrictions.

### BUILDING PERMITS

Preliminary and Final Starm Water Management Plac (SWMP) demanstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City at Fort Worth Integrated Starmwater Managem Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lat prior 1.0 acre or more of land disturbance.

### TRANSPORTATION IMPACT FEES

### SIDEWALKS AND STREET LIGHTS

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

### UTILITY EASEMENTS

### WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has on ordinance implementing the ossessment and collection of water and wattevester import fees. The lotted water and water water water water water water water water water and water and water and water wa



Tel: 817 335 1121

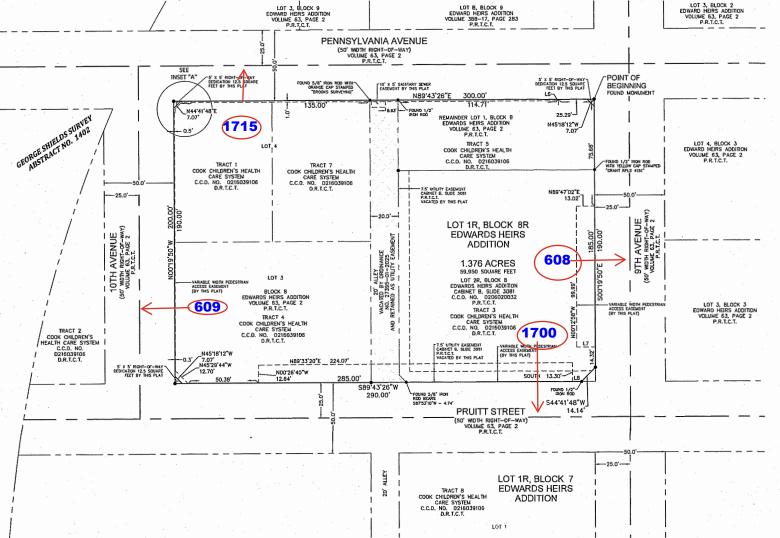
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER/DEVELOPER ENGINEER COOK CHILDREN'S HEALTH CARE SYSTEM 801 SEVENTH AVENUE FT. WORTH, TEXAS 78104 (817) 682-885-7145 (PHONE) CONTACT: Spencer Seals

DUNAWAY ASSOCIATES, L.L.C. 550 BAILEY AVENUE, SUITE 400 FT. WORTH, TEXAS 76107 (817) 335-1121 (PHONE) CONTACT: JUSTIN WELLS EMAIL: JWELIS@AUNAWAY.com

SURVEYOR DUNAWAY ASSOCIATES, LLC. 550 BAILEY AVENUE, SUITE 400 FT. WORTH, TEXAS 78107

FS-24-229





L2 - 1 189'43'22 265.59 INSET "A" SCALE 1" = 10'

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

FS-24-229

Plat Approval Date: 08/13/2025 Ionsid Erren

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

CERTIFICATION



DATE: \_\_\_-

FINAL PLAT

# 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 Forth Worth Ordinance No. 27395-01-2025.

1 Lot

1.375 Acres

This plat was prepared in June, 2024

THIS PLAT FILED IN COUNTY CLERK'S DOCUMENT NO D

D225149723 Page 9 of 10

# 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 0019'50" 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.

FORT WORTL



Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

1 to D Clark #533 Lt. D York #833 (Aug 16, 2625 11:19:36 CDT) 08/10/2025

D225149723 Page 10 of 10

## 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.

Printed Name: Spencer Seals

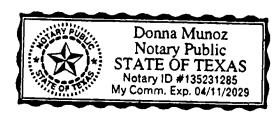
Title: Senior Vice President of Real Estate and Construction

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  $\underline{25}$  day of  $\underline{\overline{309}}$ , 202

Notary Public in and for the State of Texas

My commission expires 4/11/29





**®**DUNAWAY

Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

08/10/2025

00/10/2023