

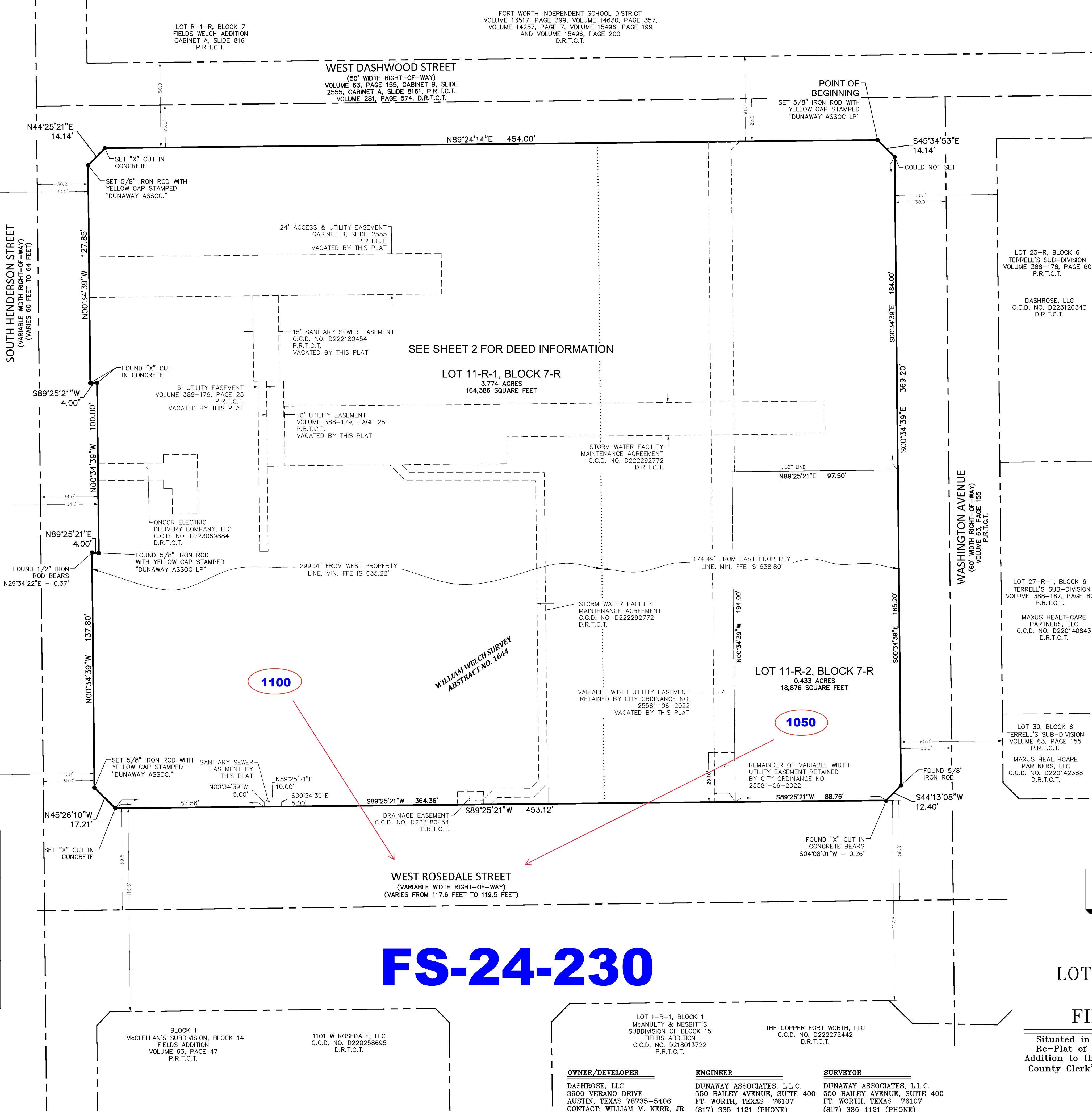
- GENERAL NOTES:
- Building lines will be per the City of Fort Worth Zoning Ordinances.
 - The basis of bearing for this plat is the Texas Coordinate System of 1983, North Central Zone 4202, based upon measurements, according to the GPS Reference Network.
 - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 305 of 430, Map Numbers 484390305 L, Map Revised Date: March, 21, 2019, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
 - All perimeter property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc." unless otherwise noted hereon. Right-of-way dedication corners will be set upon completion of construction.

STORM WATER STORAGE FACILITIES This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Stormwater Criteria Manual current at the time the Final ISWM Plan is submitted.
PUBLIC OPEN SPACE EASEMENTS No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
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.
DEED COVENANTS OR RESTRICTIONS This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions on the remainder of the subdivision.
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 I 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.
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.
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.

SIDEWALKS Sidewalks are required adjacent to both sides of all public and private streets, and public access easements, in conformance with the Sidewalk Policy per "City Development Design 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.
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.

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

TRACT 2
COOK CHILDREN HEALTH
CARE SYSTEM
D216121254 O.P.R.T.C.T.
LOT 2-R, BLOCK 2
McCLELLAN SUB
VOLUME 388-58, PAGE 333
P.R.T.C.T.



LAND USE TABLE

Total Gross Acreage	4.207 Ac.
Right-of-Way Dedication	0 Ac.
Net Acreage	4.207 Ac.
Number of Residential Lots	0
Number of Non-Residential Lots	2
Non-Residential Acreage	4.207 Ac.
Private Park Acreage	0
Public Park Acreage	0

Case # FS- 24-230

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 :
By: Donald R. Boren Apr 7, 2025
Chairman
By: David R. Hall
Secretary

FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

The purpose of this replat is to subdivide Lot 11-R, Block 7-R, Fields-Welch Addition into Lots 11-R-1 and 11-R-2.

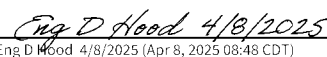
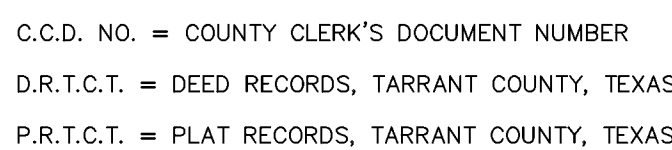
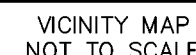
**Final Plat
of
LOTS 11-R-1 AND 11-R-2
BLOCK 7-R
FIELDS-WELCH ADDITION**

Situated in the William Welch Survey, Abstract No. 1664, being a Re-Plat of all of Lot 11-R, Block 7-R, Fields-Welch Addition, an Addition to the City of Fort Worth, according to the plat recorded in County Clerk's Document Number D222180454, Plat Records, Tarrant County, Texas.

2 Lots 4.207 Acres
This plat was prepared in September, 2024

PLATTED BY: Steve Glosup, Ch. Monday, March 03, 2025 AT: 3:48 PM TUEAPRIL 1, 2025 11:26 CDT

FS-24-230



Apr 8, 2025

