

JOSHUA N ELLIS SURVEY ~
ABSTRACT NO. 463

FP-24-079

FRANKLIN RICHARDS SURVEY ~
ABSTRACT NO. 1297

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

WHEREAS **FORT WORTH AREA HABITAT FOR HUMANITY, INC.** ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 0.229 ACRE TRACT OF LAND SITUATED IN THE JOSHUA N ELLIS SURVEY, ABSTRACT NO. 463, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 27 & 28, BLOCK 10, A 0.459 ACRE TRACT OF LAND SITUATED IN THE JOSHUA N ELLIS SURVEY, ABSTRACT NO. 463, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 34 THRU 37, BLOCK 10, AND A 0.229 ACRE TRACT OF LAND SITUATED IN THE JOSHUA N ELLIS SURVEY, ABSTRACT NO. 463, AND THE JOHN BURSSEY SURVEY, ABSTRACT NO. 124, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 58 & 59, BLOCK 10, PATILLO'S ADDITION TO FORT WORTH, EMORY COLLEGE'S SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 48, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), SAID 0.229 ACRE TRACT OF LAND, SAID 0.459 ACRE TRACT OF LAND, AND SAID 0.229 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOTS 27R THRU 31R, BLOCK 10, FORMERLY KNOWN AS LOTS 27 & 28, BLOCK 10 (0.229 ACRES)

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "BEASLEY" FOR NORTHWEST CORNER OF SAID LOT 28, BLOCK 10, FROM WHICH A 5/8" INCH CAPPED IRON ROD FOUND STAMPED "PERC ENGINEERING" BEARS NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.00 FEET, SAID BEGINNING POINT BEING ON THE EAST LINE OF A 12-FOOT PUBLIC ALLEY, AND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6948817.8 E 2329005.2 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - CENTRAL ZONE, 4203, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE NORTH 89 DEGREES 32 MINUTES 44 SECONDS EAST, A DISTANCE OF 99.93 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BEASLEY";

THENCE SOUTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, A DISTANCE OF 100.00 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "BEASLEY", FROM WHICH A 5/8" CAPPED IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 26, BLOCK 10, OF SAID PATILLO'S ADDITION TO FORT WORTH, EMORY COLLEGE'S SUBDIVISION, BEARS SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID, LOT 26, BLOCK 10, A DISTANCE OF 100.12 FEET, TO A 1/2 INCH CAPPED IRON ROD STAMPED "BEASLEY", FROM WHICH A 5/8" CAPPED IRON ROD, BEING THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 10, BEARS SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID 12-FOOT PUBLIC ALLEY, A DISTANCE OF 100.00 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.229 ACRES (10,002 SQUARE FEET) OF LAND, MORE OR LESS

LOTS 34R THRU 43R, BLOCK 10, FORMERLY KNOWN AS LOTS 34 THRU 37, BLOCK 10 (0.459 ACRES)

BEGINNING AT A FOUND COTTON SPINDLE FOR NORTHWEST CORNER OF SAID LOT 34, BLOCK 10, FROM WHICH A 5/8" INCH CAPPED IRON ROD FOUND BEARS NORTH 01 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 38.60 FEET, SAID **BEGINNING POINT** BEING ON THE EAST LINE OF GALVESTON AVENUE, A 50-FOOT PUBLIC RIGHT-OF-WAY, AND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6948869.9 E 2329153.7 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - CENTRAL ZONE, 4203, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE NORTH 89 DEGREES 36 MINUTES 12 SECONDS EAST, A DISTANCE OF 99.94 FEET, TO A X CUT FOUND, BEING ON THE WEST LINE OF A 12-FOOT PUBLIC ALLEY;

THENCE SOUTH 00 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF 199.92 FEET, TO A 5/8 INCH CAPPED IRON ROD, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "PERC ENGINEERING", BEING THE SOUTHEAST CORNER OF LOT 39, BLOCK 10, OF SAID PATILLO'S ADDITION TO FORT WORTH, EMORY COLLEGE'S SUBDIVISION, BEARS SOUTH 00 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 99.95 FEET, TO A 5/8 INCH CAPPED IRON ROD, FROM WHICH A 5/8" CAPPED IRON ROD STAMPED "PERC ENGINEERING", BEING THE SOUTHWEST CORNER OF SAID LOT 39, BLOCK 10, BEARS SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF SAID GALVESTON AVENUE, A DISTANCE OF 200.08 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.459 ACRES (19,998 SQUARE FEET) OF LAND, MORE OR LESS

LOTS 58R THRU 62R, BLOCK 10, FORMERLY KNOWN AS LOTS 58 & 59, BLOCK 10 (0.229 ACRES)

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOR SOUTHWEST CORNER OF SAID LOT 58, BLOCK 10, FROM WHICH A 5/8 INCH CAPPED IRON ROD STAMPED "PERC ENGINEERING" BEARS SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 12.05 FEET, SAID **BEGINNING POINT** BEING ON THE EAST LINE OF 12-FOOT PUBLIC ALLEY, AND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6948669.8 E 2329268.6 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - CENTRAL ZONE, 4203, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE NORTH 00 DEGREES 34 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID 12-FOOT PUBLIC ALLEY, A DISTANCE OF 99.91 FEET, TO A 5/8 INCH CAPPED IRON ROD;

THENCE NORTH 89 DEGREES 34 MINUTES 43 SECONDS EAST, A DISTANCE OF 100.03 FEET, TO A 5/8 INCH CAPPED IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 60, BLOCK 10, OF SAID PATILLO'S ADDITION TO FORT WORTH, EMORY COLLEGE'S SUBDIVISION, AND BEING ON THE WEST LINE OF SOUTH MAIN STREET, A 60-FOOT PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 33 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTH MAIN STREET, A DISTANCE OF 99.79 FEET, TO A 5/8 INCH CAPPED IRON ROD, BEING ON THE NORTH LINE OF WEST JEFFERSON AVENUE, A 50-FOOT PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF SAID WEST JEFFERSON AVENUE, A DISTANCE OF 99.99 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.229 ACRES (9,996 SQUARE FEET) OF LAND, MORE OR LESS



VICINITY MAP
NTS

NOTE:
SEE PAGE 2 OF 2 FOR GENERAL NOTES

PROJECT NUMBER: 2021-12-04 DATE: MARCH _____, 2025
REVISED DATE:
REVISION NOTES:

ABBREVIATIONS

DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"

FINAL PLAT
LOTS 27R THRU 31R, LOTS 34R THRU 43R,
LOTS 58R THRU 62R, BLOCK 10
EMORY COLLEGE SUBDIVISION
W. P. PATILLO'S ADDITION
BEING A REPLAT OF ALL OF
LOTS 27-28, 34-37 & 58-59, BLOCK 10, EMORY
COLLEGE'S SUBDIVISION, W.P. PATILLO
ADDITION, AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
VOLUME 106, PAGE 48, DEED RECORDS,
TARRANT COUNTY, TEXAS

FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910

CASE NO. FP-24-079

THIS PLAT RECORDED IN CABINET _____ SLIDE _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, Mark N. Peoples, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: 6/19/25
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6443
STATE OF TEXAS

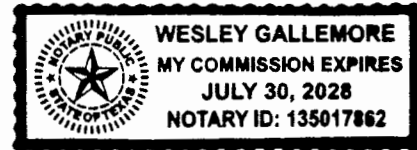
STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mark Peoples, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17TH DAY OF JUNE, 2025.

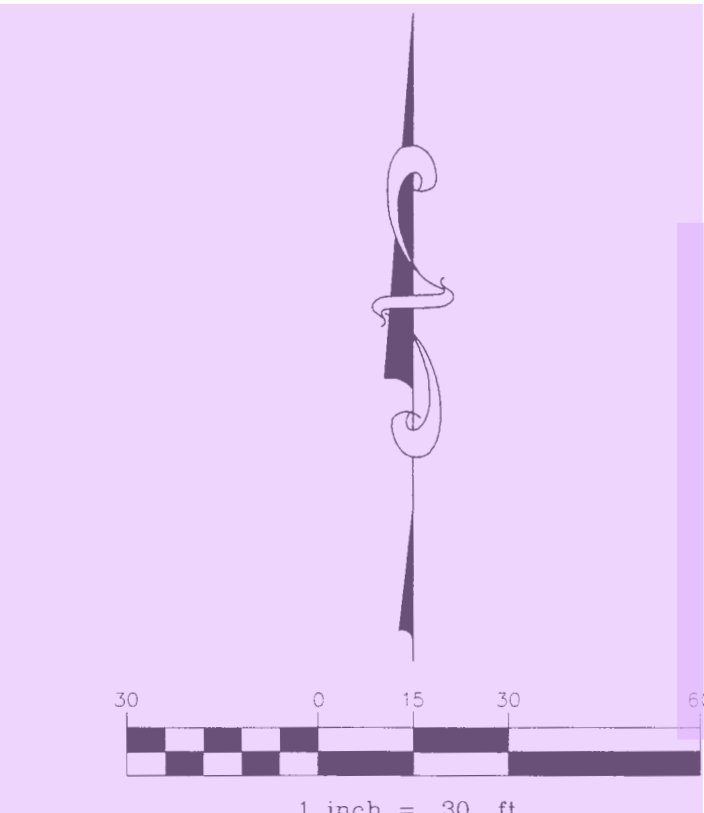
Wesley Gallemore
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: July 30TH, 2028



LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N89°32'44"E	4.00'
L2	S89°32'44"W	4.00'
L3	N89°30'31"E	8.00'
L4	S89°36'12"W	8.00'
L5	N89°34'43"E	8.00'
L6	S89°30'31"W	8.00'
L7	N01°05'33"W	38.60'
L8	N44°28'26"E	14.13'
L9	S45°30'01"E	14.16'

LOT & BLOCK TABLE			
LOT NO.	BLOCK NO.	ACREAGE	SQUARE FEET
27R - 31R	10	0.044	1,921
34R - 43R	10	0.042	1,839
58R - 62R	10	0.042	1,839
R.O.W. DEDICATION	10	0.009	400
R.O.W. DEDICATION	10	0.037	1,599
R.O.W. DEDICATION	10	0.018	799



OWNER:
FORT WORTH AREA HABITAT FOR
HUMANITY, INC.
CONTACT: CHRISTINE PANAGOPOULOS
PHONE: 8 7-926-9219 (x130)
9333 N. NORMANDEALE ST.
FORT WORTH, TX 76116

ENGINEER:
FLANAGAN
CONTACT: REECE FLANAGAN
PHONE: 940-327-7963
4447 N. CENTRAL EXPRESSWAY, SUITE 110,
#123, DALLAS, TX 75205

Page 1 of 2

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE LEICA GPS REFERENCED NETWORK.
2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
3. ALL PROPERTY CORNERS CALLED SET ARE 5/8 INCH CAPPED IRON RODS.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48439C0305L, EFFECTIVE 03-21-2019.
5. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
6. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 20 (TWENTY) LOTS FOR DEVELOPMENT, BEING LOTS 27R THRU 31R, LOTS 34R THRU 43R, LOTS 58R THRU 62R, EMORY COLLEGE SUBDIVISION, W.P. PATTILLO'S ADDITION.
7. 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.
8. 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.
9. SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
10. COVENANTS OR RESTRICTIONS ARE UN-ALTERED
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.
11. RESIDENTIAL DRIVEWAY ACCESS LIMITATION
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:
A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR
B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.
12. PUBLIC OPEN SPACE EASEMENT
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.
13. FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."
14. 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.
15. WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AD COLLECTION OF WATER AND WASTE WATER 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 S ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
16. 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 OD PROCURING THE PERMISSION OF ANYONE.
17. 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.
18. 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 THE 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.
19. PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR THE OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES, AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.
20. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **FORT WORTH AREA HABITAT FOR HUMANITY, INC.**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOTS 27R THRU 31R, LOTS 34R THRU 43R, LOTS 58R THRU62R, BLOCK 10, EMORY COLLEGE SUBDIVISION, W. P. PATILLO'S ADDITION**, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT FORT WORTH, TEXAS, THIS THE 7 DAY OF JULY, 2025.

FORT WORTH AREA HABITAT FOR HUMANITY, INC.

BY: [Signature]

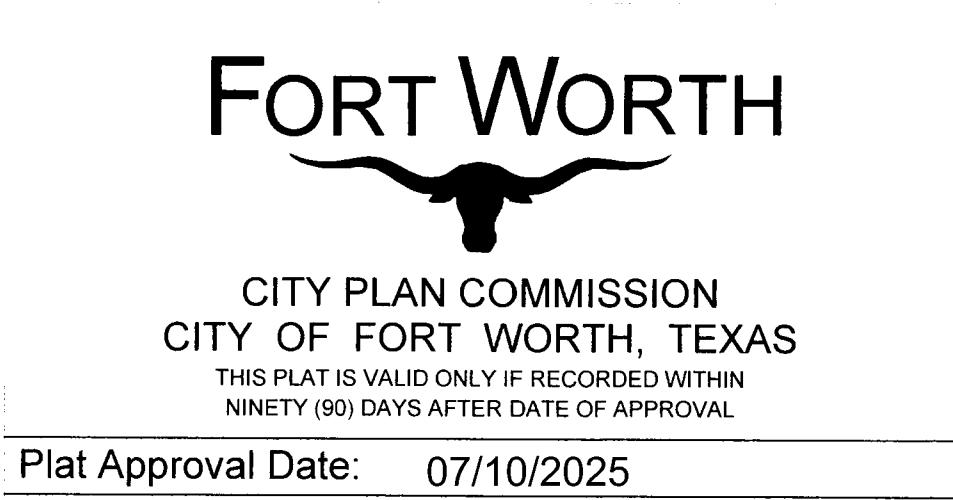
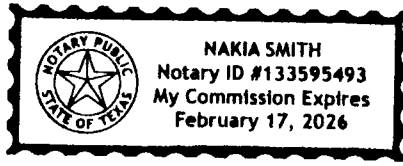
TITLE: Chief Operating Officer

STATE OF TEXAS)
COUNTY OF Tarrant)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **CHRISTINE PANAGOPOULOS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7TH DAY OF JULY, 2025.

Nakia Smith
NOTARY PUBLIC, STATE OF TEXAS



Plat Approval Date: 07/10/2025

By: Donald Beren
Donald Beren (940) 320-1347 (COT) Chairman

By: [Signature] Secretary



LT Thornton
(714) 666-6222 (COT)

07/08/2025

FINAL PLAT
LOTS 27R THRU 31R, LOTS 34R THRU 43R, LOTS 58R THRU 62R, BLOCK 10 EMORY COLLEGE SUBDIVISION W. P. PATILLO'S ADDITION
BEING A REPLAT OF ALL OF LOTS 27-28, 34-37 & 58-59, BLOCK 10, EMORY COLLEGE'S SUBDIVISION, W.P. PATILLO ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 48, DEED RECORDS, TARRANT COUNTY, TEXAS



OWNER:
FORT WORTH AREA HABITAT FOR HUMANITY, INC.
CONTACT: CHRISTINE PANAGOPOULOS
PHONE: 817-926-9219 (x130)
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN
PHONE: 940-327-7963
4447 N. CENTRAL EXPRESSWAY, SUITE 110,
#123, DALLAS, TX 75205

CASE NO. FP-24-079