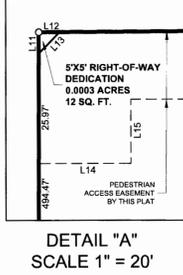
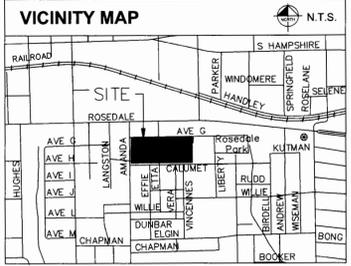


**LAND USE**

3 MULTI-FAMILY LOTS
GROSS AREA = 15.5634 ACRES
RIGHT-OF-WAY DEDICATION AREA = 1.2075 ACRES
NET AREA = 14.3559 ACRES

**LINE TYPE LEGEND**

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE



**LINE TABLE**

NO.	BEARING	LENGTH
L1	S90°19'01"E	110.11'
L2	N90°00'00"W	20.06'
L3	N46°23'14"W	7.20'
L4	N43°36'46"E	6.94'
L5	N45°09'31"W	7.05'
L6	S44°50'29"W	7.09'
L7	S45°11'01"E	7.05'
L8	N44°48'59"E	7.05'
L9	S46°24'44"E	7.20'
L10	N43°35'16"E	6.94'
L11	N00°03'59"E	5.00'
L12	N89°40'59"E	5.00'
L13	S44°52'29"W	7.09'
L14	N90°00'00"W	21.76'
L15	S00°00'00"E	15.15'
L16	N00°00'00"E	5.00'
L17	S86°10'27"W	105.68'
L18	N90°00'00"W	175.16'
L19	N90°00'00"W	7.50'
L20	S00°00'00"E	15.00'
L21	N90°00'00"E	7.50'
L22	N90°00'00"W	7.50'
L23	N00°00'00"E	15.00'
L24	N90°00'00"E	7.50'
L25	N90°00'00"W	7.86'
L26	N00°00'00"E	15.00'
L27	N90°00'00"E	7.22'

**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: 02/25/2026

By: *Caroline Cranz*  
Chairman

By: *Stephen Murray*  
Secretary

**OWNER'S CERTIFICATION**

**LOTS 1-3, BLOCK C**

**WHEREAS**, Housing Authority of the City of Fort Worth is the owner of a 15.5634 acre (677,944 square foot) tract of land situated in the Daniel Dulaney Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas, and being a portion of Block A, J.A. Cavile Place, an addition to the City of Fort Worth according to the plat recorded in Volume 388-Y, Page 107, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set for the northwest corner of said Block A, and being at the intersection of the south right-of-way line of Avenue G, a 50-foot right-of-way, and the east right-of-way line of Amanda Street, a variable width right-of-way;

**THENCE** North 89°40'59" East, along the north line of said Block A, and along the said south right-of-way line, a distance of 1,306.65 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, from which a brass disk stamped "COFW 4852-1948" found for the northeast corner of said Block A bears N89°40'59" East, a distance of 410.55 feet;

**THENCE** South 00°19'01" East, departing the said north line, and the said south right-of-way line, a distance of 110.11 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 90°00'00" West, a distance of 20.06 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** South 00°00'00" East, a distance of 414.31 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the north right-of-way line of Pollard-Smith Avenue, a variable width right-of-way, and being in the south line of said Block A;

**THENCE** South 89°37'59" West, along the said north right-of-way line, and the said south line, a distance of 1,287.81 feet to a point for corner, being the southwest corner of said Block A, and being at the intersection of the said north right-of-way line, and the aforementioned east right-of-way line of Amanda Street, from which a brass disk stamped "COFW 4856-1948" found bears South 78°52'51" East, a distance of 0.55 feet;

**THENCE** North 00°03'59" East, along the west line of said Block A, and along the said east right-of-way line, a distance of 525.44 feet to the **POINT OF BEGINNING** and containing 677,944 square feet or 15.5634 acres of land, more or less.

**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.

**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.

**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.

**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.

**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.

**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, in conformance with the Sidewalk Policy per 'City Development Design Standards'.

**PRIVATE COMMON AREAS AND FACILITIES**  
The City of Fort Worth shall not be held responsible for the construction, maintenance or 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.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owner association, shall be responsible for such construction, reconstruction, 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.

**NOTES:**

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown are based upon the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet.
- According to Community Panel Nos. 48439C0330K, dated September 25, 2009, and 48439C0310L, dated March 21, 2019, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All lot corners are 5/8-inch iron rods set with "KHA" cap, unless otherwise noted.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- 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.

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that Cavile Public Facility Corporation hereby adopts this plat as **LOTS 1-3, BLOCK C, J.A. CAVILE PLACE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 24 day of February, 2026

Cavile Public Facility Corporation,  
a Texas non-profit corporation

By: *Mary Margaret Lemons*  
Mary Margaret Lemons  
Secretary/Treasurer

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Mary-Margaret Lemons, 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 consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of February, 2026.

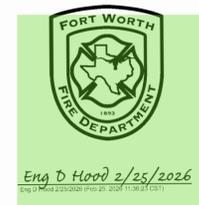
*Suma Saucier*  
Notary Public in and for the State of Texas

My Commission expires: 1-11-2030

**SURVEYOR'S CERTIFICATION**

I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision, and that all corners are shown hereon.

*Joshua D. Wargo*  
Joshua D. Wargo  
Registered Professional Land Surveyor No. 6391



**FP-24-086**

**OWNER**  
Housing Authority of FTW  
1201 E 13th Street,  
Fort Worth, Texas 76102

**SURVEYOR**  
Joshua D. Wargo, RPLS  
Kimley-Horn and Associates, Inc.  
801 Cherry Street,  
Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-962-2193

**FINAL PLAT**  
**LOT 1-3, BLOCK C**  
**J.A. CAVILE PLACE ADDITION**  
**15.5634 ACRES SITUATED IN THE**  
**DANIEL DULANEY SURVEY**  
**ABSTRACT NO. 411**  
**CITY OF FORT WORTH**  
**TARRANT COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DMD	JDW	2/23/2026	061310302	1 OF 1