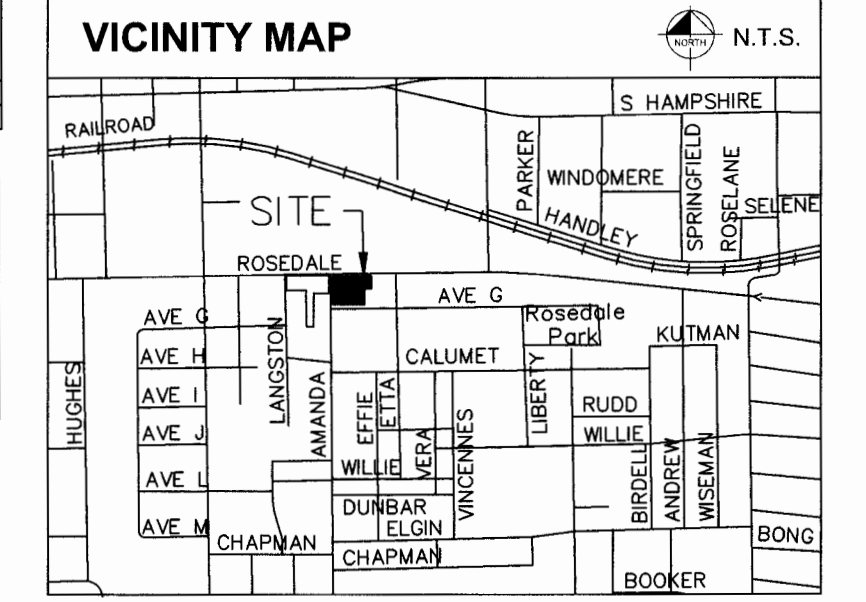


LEGEND
IRF = IRON ROD FOUND
CFF = CROWS FOOT FOUND
IRFC = IRON ROD FOUND CAPPED
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
MNR = MAG NAIL RECOVERED
MNS = MAG NAIL SET
PFC = POINT FOR CORNER
POB = POINT OF BEGINNING

Table with 2 columns: LINE TYPE LEGEND and LAND USE. LAND USE includes 1 MULTI-FAMILY LOT, GROSS AREA = 2.4927 ACRES, RIGHT-OF-WAY DEDICATION AREA = 0.4234 ACRES, NET AREA = 2.0692 ACRES.



FS-23-229

OWNER'S CERTIFICATION

WHEREAS the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions and Cavile Public Facility Corporation are the owners of a 2.4927 acre (108,580 square foot) tract of land situated in the Daniel Dulaney Survey, Abstract No. 411, City of Fort Worth, Tarrant County, Texas, and being all of Block B, 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 all of Lots 1 & 2, Block B, J.A. Cavile Place, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-186, Page 28, said Plat Records, and being more particularly described as follows:

- BEGINNING at the southeast corner of said Block B (Vol. 388-Y, Pg. 107), and being in the north line of Avenue G, a 50-foot right-of-way, from which a 1/2-inch iron rod found bears North 33°27'33" West, a distance of 0.19 feet;
THENCE South 89°40'59" West, along the south line of said Block B, and along the said north right-of-way line, a distance of 327.65 feet to a 5/8-inch iron rod found for the southwest corner of said Block B;
THENCE North 00°43'59" West, along the west line of said Block B, a distance of 300.01 feet to a mag nail recovered at the northwest corner of said Block B, and being in the south right-of-way line of Rosedale Street (a variable width right-of-way);
THENCE North 89°40'59" East, along the said south right-of-way line and the north line of said Block B, a distance of 402.21 feet to a mag nail set for corner, being at the northeast corner of said Lot 2;
THENCE South 00°49'01" East, along the east line of said Lot 2, a distance of 138.02 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being at the southeast corner of said Lot 2, from which a 5/8-inch iron rod found bears North 14°13'26" East, a distance of 0.72 feet;
THENCE South 89°40'59" West, along the south line of said Lot 2, a distance of 75.00 feet to a point for the southwest corner of said Lot 2 (corner falls in a tree);
THENCE South 00°49'01" East, along the east line of said Block B (Vol. 388-Y, Pg. 107), a distance of 162.00 feet to the POINT OF BEGINNING and containing 108,580 square feet or 2.4927 acres of land, more or less.

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.

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, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. 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.

NOTES:

- 1. 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.
2. 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.
3. 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.
4. 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.
5. Covenants or restrictions are un-altered.
6. 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.
7. All lot corners are 5/8-inch iron rod set with "KHA" cap unless otherwise noted.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions and Cavile Public Facility Corporation, hereby adopts this plat as LOT 1R, BLOCK B, 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.

Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions
Cavile Public Facility Corporation

By: Mary-Margaret Lemons, President
By: Mary-Margaret Lemons, Secretary/Treasurer

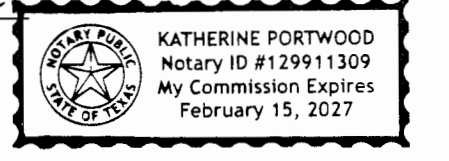
STATE OF TEXAS
COUNTY OF TARRANT

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 21 day of March, 2024.

Kathy Posh, Notary Public in and for the State of Texas

My Commission expires: 2/15/2027



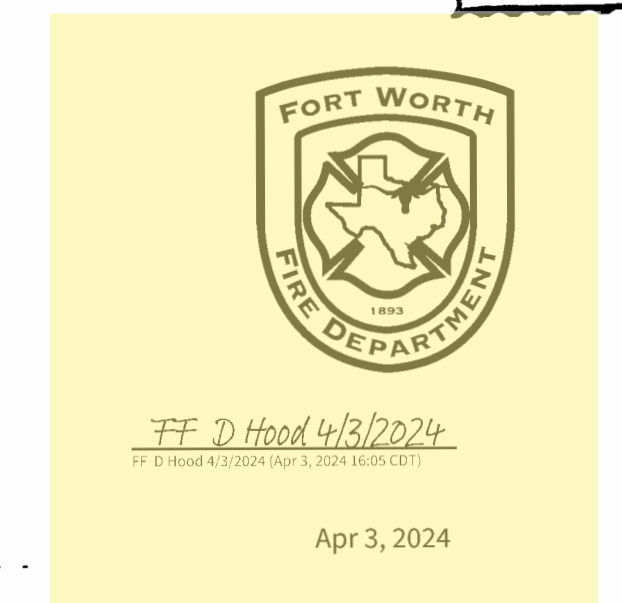
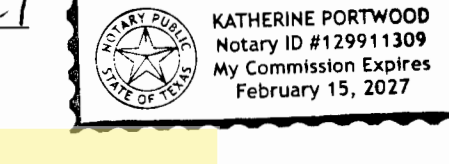
STATE OF TEXAS
COUNTY OF TARRANT

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.

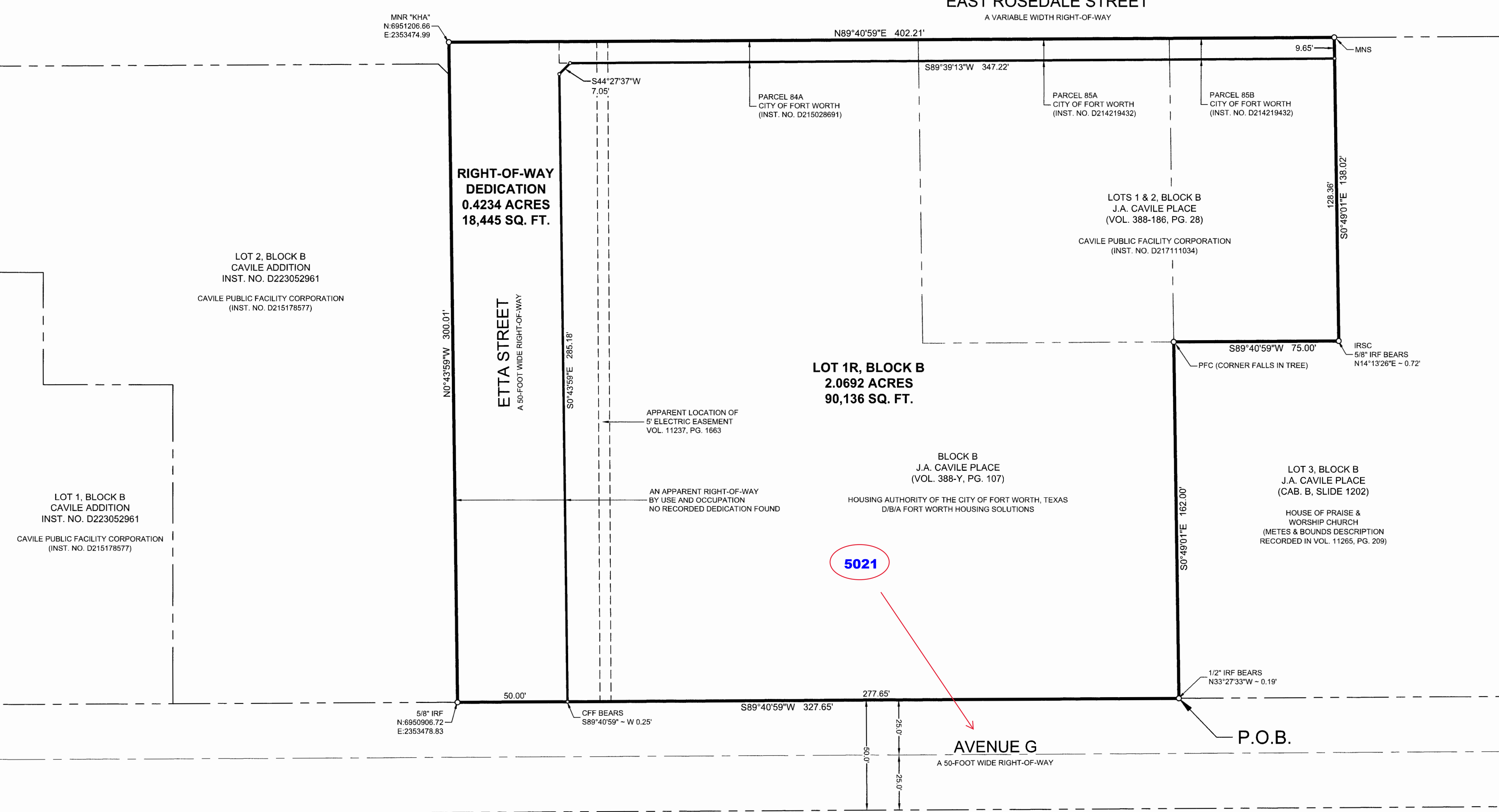
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of March, 2024.

Kathy Posh, Notary Public in and for the State of Texas

My Commission expires: 2/15/2027



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.
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 stormwater 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.
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.



This address is assigned as an address for this lot. Due to the size of the lot, this address will not be appropriate for any additional structures that may be constructed on the parcel. For building addresses, contact the Fort Worth Fire Department before applying for building permits. Send inquires and a site plan to the e-mail below. ADDRESSING@FORTWORTHTEXAS.GOV

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, Registered Professional Land Surveyor No. 6391



OWNER: Housing Authority of the City of Fort Worth, Texas
SURVEYOR: Joshua D. Wargo, RPLS, Kimley-Horn and Associates, Inc.
OWNER: Cavile Public Facility Corporation

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, Chairman
By: D. Stuart Campbell, Secretary

FINAL PLAT
LOT 1R, BLOCK B
J.A. CAVILE PLACE ADDITION
BLOCK B, J.A. CAVILE PLACE
AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOL. 388-Y, PG. 107, PRTCT AND LOTS 1 & 2, BLOCK B, J.A. CAVILE PLACE AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN VOL. 388-186, PG. 28, PRTCT 2.4927 ACRES SITUATED IN THE DANIEL DULANEY SURVEY ABSTRACT NO. 411 CITY OF FORT WORTH TARRANT COUNTY, TEXAS

Kimley Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. Tel. No. (817) 335-6511 www.kimley-horn.com