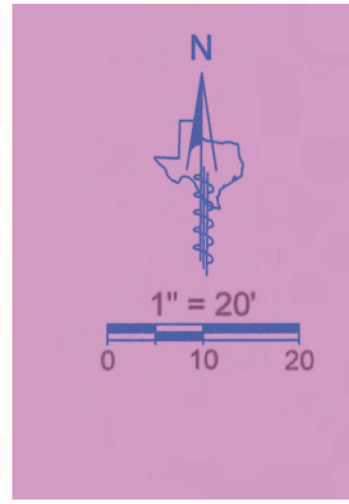
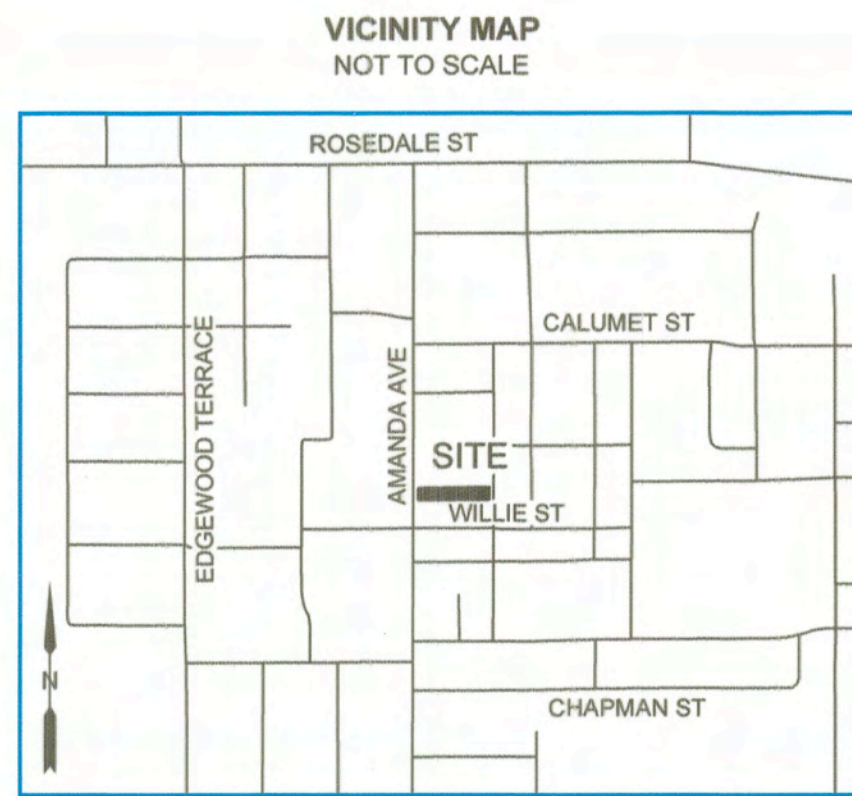


FS-25-234



GENERAL PLAT NOTES

- The purpose of this plat is to create two (2) lots from a non-platted tract of land.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0330K.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.

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 I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

SIDEWALKS

Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.

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.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

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.

UTILITY EASEMENTS

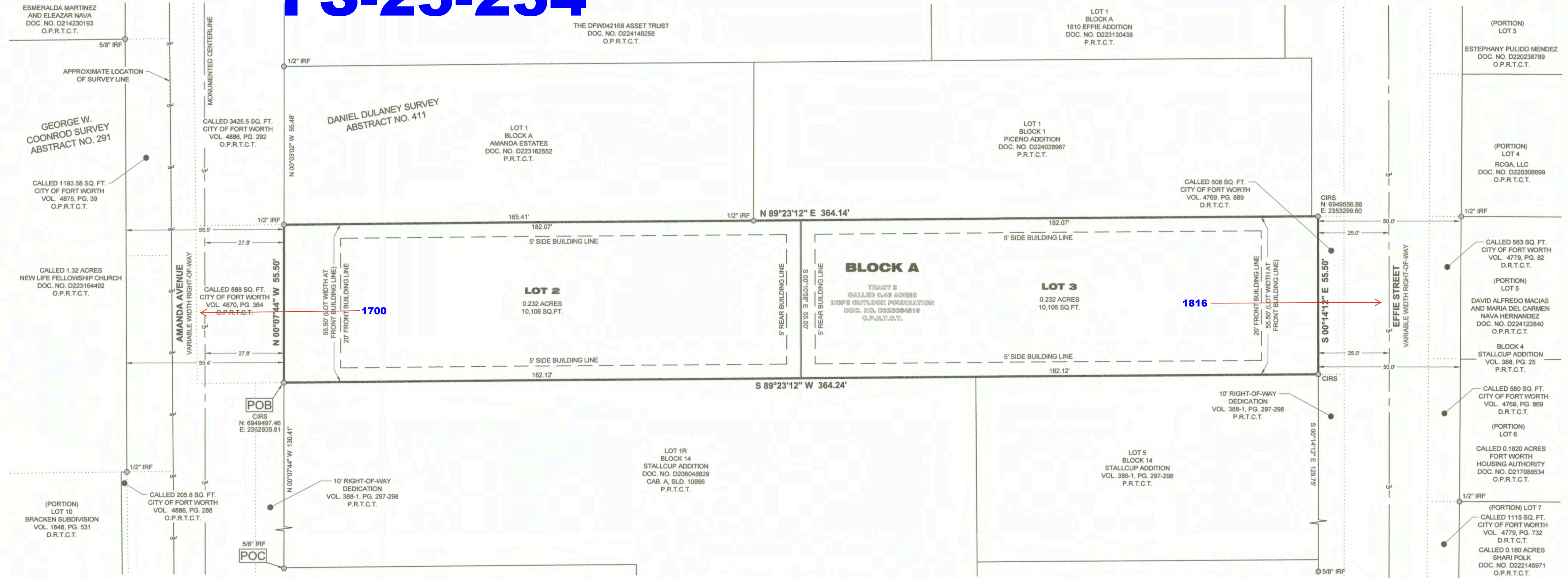
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of 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.

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.

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.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, HOPE OUTLOOK FOUNDATION, is the owner of a 0.464 acre tract of land out of the DANIEL DULANEY SURVEY, ABSTRACT NUMBER 411, situated in the City of Fort Worth, Tarrant County, Texas, and being all of a called 0.46 acre tract of land conveyed to Hope Outlook Foundation by General Warranty Deed of record in Document Number D225064516 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING, at a 5/8" iron rod in the North right-of-way of Willie Street, the East right-of-way line of Amanda Street, found at the Southwest corner of Lot 2, Block 14, Stallcup Addition, recorded in Volume 388-1, Page 297-298, of the Plat Records of Tarrant County, Texas;

THENCE, N 00°07'44" W, along the East right-of-way line of said Amanda Street, being the common West line of said Lot 2, in part the common West line of Lot 1R, Block 14 of Stallcup Addition, a subdivision of record in Cabinet A, Slide 10865 of said Plat Records, a distance of 130.41 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner of said Lot 1R, being the Southwest corner of said 0.46 acre tract and the POINT OF BEGINNING;

THENCE, N 00°07'44" W, continuing along said East right-of-way line of said Amanda Street, being the common West line of said 0.46 acre tract, a distance of 55.50 feet to a 1/2" iron rod found at the Southwest corner of Lot 1, Block A of Amanda Estates, Lot 1, Block A, a subdivision of record in Document Number D223162552 of said Plat Records, being the Northwest corner of said 0.46 acre tract, from which a 1/2" iron rod found at the Northwest corner of said 0.211 acre tract bears N 00°03'02" W, a distance of 55.48 feet;

THENCE, N 89°23'12" E, departing the East right-of-way line of Amanda Street, along the south line of said Amanda Estates, in part the South line of Lot 1, Block 1, Picoeno Addition, a subdivision of record in Document Number D224028967 of said Plat Records, being the common North line of said 0.46 acres, passing a 1/2 inch iron rod found at the southeast corner of said Amanda Estates, being the Southwest corner of said Picoeno Addition at a distance of 165.41, and continuing for a total distance of 364.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right of way line of Effie Street, a variable width right-of-way, being the Northeast corner of said 0.46 acre tract;

THENCE, S 00°14'12" E, along the West right of way line of said Effie Street, being the common East line of said 0.46 acre tract, a distance of 55.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner of Lot 5, of said Stallcup Addition, being the Southeast corner of this tract, from which a 5/8" iron rod found at the Southeast corner of Lot 6 of said Stallcup Addition bears S 00°14'12" E, a distance of 129.75 feet;

THENCE, S 89°23'12" W, along the North line of said Lot 5, in part the North line of said Lot 1R, being the common South line of said 0.46 acre tract, a distance of 364.24 feet to the POINT OF BEGINNING and containing 0.464 acres or 20,212 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HOPE OUTLOOK FOUNDATION, does hereby adopt this Plat, designating herein described property as AMANDA ESTATES, LOTS 2 & 3, BLOCK A, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: HOPE OUTLOOK FOUNDATION

BY: *Jack Teeler* Jack Teeler, Principal Officer Date: 2/11/2026

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared JACK TEELER, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 11th day of February, 2026

Carla E Faust
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Fort Worth, Tarrant County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. #6402 Date: 12-23-25

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 23rd day of December, 2025.

Tyler McCain
Notary Public in and for the State of Texas

LEGEND	
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
VOL	= VOLUME
PG	= PAGE
CAB	= CABINET
SLD	= SLIDE
DOC. NO.	= DOCUMENT NUMBER
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
—	= PLAT BOUNDARY
—	= LOT LINE
—	= ADJOINING PROPERTY LINE
—	= OLD LOT/DEED LINE
—	= ROAD CENTERLINE
—	= SURVEY ABSTRACT LINE

LAND USE TABLE

AREA: 0.464 ACRES (20,212 SQ. FT.)
ROW DEDICATION: 0 SQ. FT.
ZONING: "A-5" One-Family

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Hope Outlook Foundation
Contact: Jack Teeler
6208 Forest River Dr.
Fort Worth, TX 76112
(817) 966-3658

CITY CASE No: FS-25-234

FORT WORTH

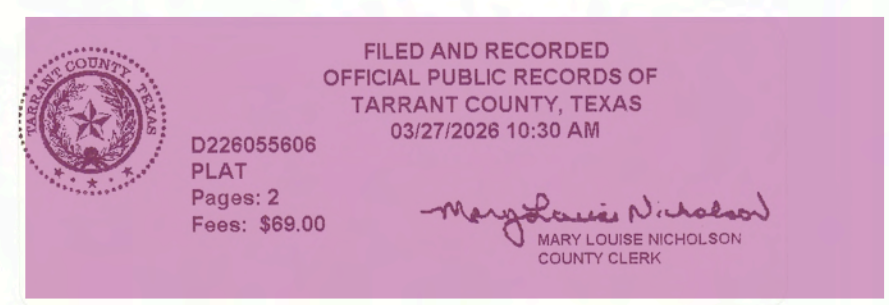
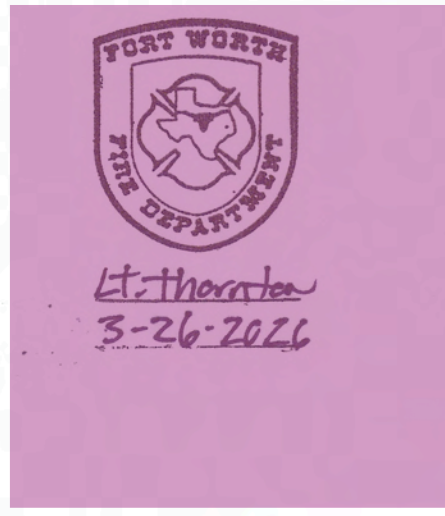
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 3/26/2026

By: *Chy* Chairman

By: *[Signature]* Secretary



FINAL PLAT AMANDA ESTATES LOTS 2 & 3, BLOCK A 0.464 ACRES

DANIEL DULANEY SURVEY, ABSTRACT NO. 411
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: DECEMBER 05, 2025

JOB NUMBER 1611.014-03
DATE 07/31/2025
REVISION 12/01/2025
DRAWN BY HSB/DJJ

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177