

LEGEND

- IRON ROD FND.
- × "X" IN CONC.
- CAPPED LR. SET
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ ELEC. MANHOLE
- ⊗ SAN. SEW. M.H.
- ⊗ GAS RISER
- ⊗ TEL. PED.
- ⊗ FENCE CORNER
- ⊗ UNDERG. CABLE
- ⊗ FIRE HYDRANT

▲ CONTROLLING MON.

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS, Thomas Crossing, LLC, is the owner of a 0.563 acre tract of land in the Abner Lee Survey, Abstract No. 931, situated in the City of Fort Worth, Tarrant County, Texas, and being all of Lot 32 and all of Lot 33, Block 8, Thomas Crossing Addition, Phase 8, recorded in Document Number D223176663, Plat Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear in Document Number D223176663, Plat Records, Tarrant County, Texas. 0.563 acre tract of land being described by metes and bounds as follows:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, THOMAS CROSSING, LLC., does hereby adopt this plat as LOT 33R, BLOCK 8, THOMAS CROSSING ADDITION, PHASE 8, an Addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon.

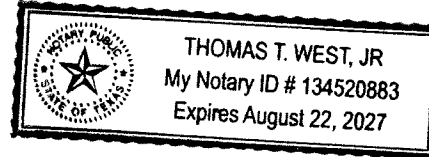
WITNESS MY HAND THIS the 10 day of June, 2025.

*Thomas Crossing, LLC - Peter Thomas*

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 *Peter Thomas*, 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.

*Thomas T. West, Jr.*  
Notary Public in Tarrant County, Texas  
My commission expires: \_\_\_\_\_



SURVEYOR'S CERTIFICATION  
STATE OF TEXAS:  
COUNTY OF TARRANT:

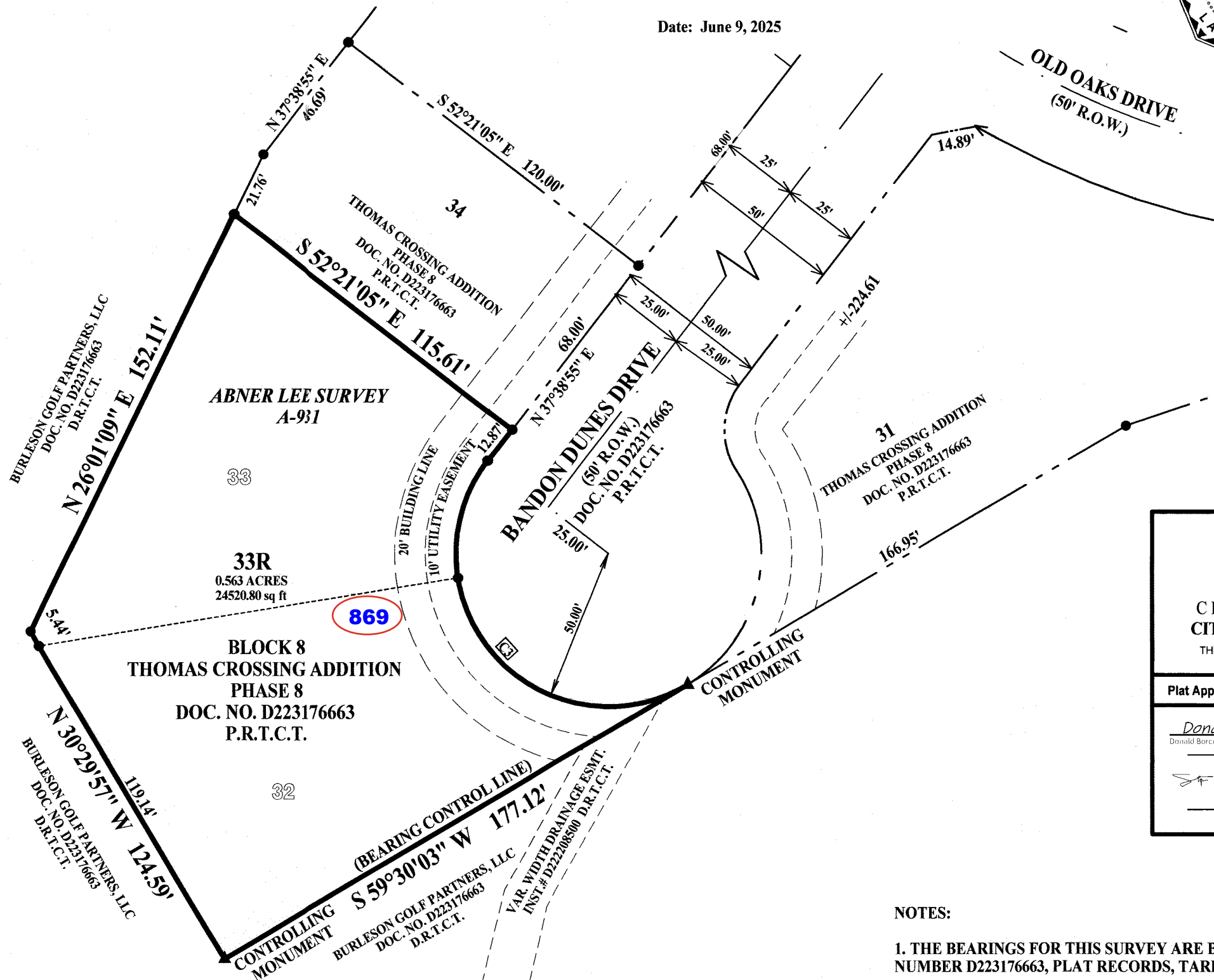
I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Johnny D.L. Williams*  
Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
TBPLS FIRM REG. NO. 10138500

Date: June 9, 2025



FP-25-012



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 approval 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 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.

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.

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.

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 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 owners 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.

PRIVATE MAINTENANCE NOTE

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.

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". Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

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.

CONVEYANCE PLAT LIMITATIONS

This Conveyance Plat shall not convey any rights to development, or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations and the approval and recording of a Final Plat.

PARKWAY PERMIT

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

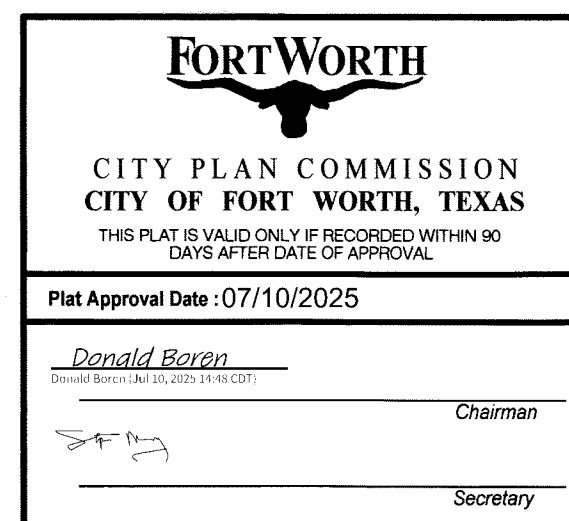
FLOODPLAIN RESTRICTION

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 (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.



*L.T. Thornton*  
L.T. Thornton (Jul 9, 2025 14:03 CD1)

07/09/2025



FINAL PLAT SHOWING  
**LOT 33R**  
BEING A REPLAT OF  
LOTS 32 AND 33, BLOCK 8  
**LOT 33R, BLOCK 8**  
**THOMAS CROSSING ADDITION**  
**PHASE 8**

AN ADDITION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS, AND BEING IN THE  
ABNER LEE SURVEY, ABSTRACT NO. 931.

June 9, 2025

CASE NO. FS-25-012

**OWNER:**  
THOMAS CROSSING, LLC  
PETER THOMAS  
PHONE: (817) 233-0194  
P.O. BOX 884  
MANSFIELD, TEXAS 76063

**SURVEYOR:**  
WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916  
TBPLS FIRM REG. NO. 10138500

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN DOCUMENT NUMBER D223176663, PLAT RECORDS, TARRANT COUNTY, TEXAS.
2. THE PROPERTY DEPICTED IN THIS SURVEY DOES NOT LIE WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 48439C0160 K, MAP REVISED SEPTEMBER 25, 2009.
3. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AS THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
4. 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 SPACE 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.
5. SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

| CURVE TABLE |            |        |            |               |
|-------------|------------|--------|------------|---------------|
| Id          | Delta      | Radius | Arc Length | Ch Bear       |
| C3          | 158°56'28" | 50.00' | 138.70'    | S 41°44'13" E |

This plat recorded in Document Number \_\_\_\_\_ Date \_\_\_\_\_