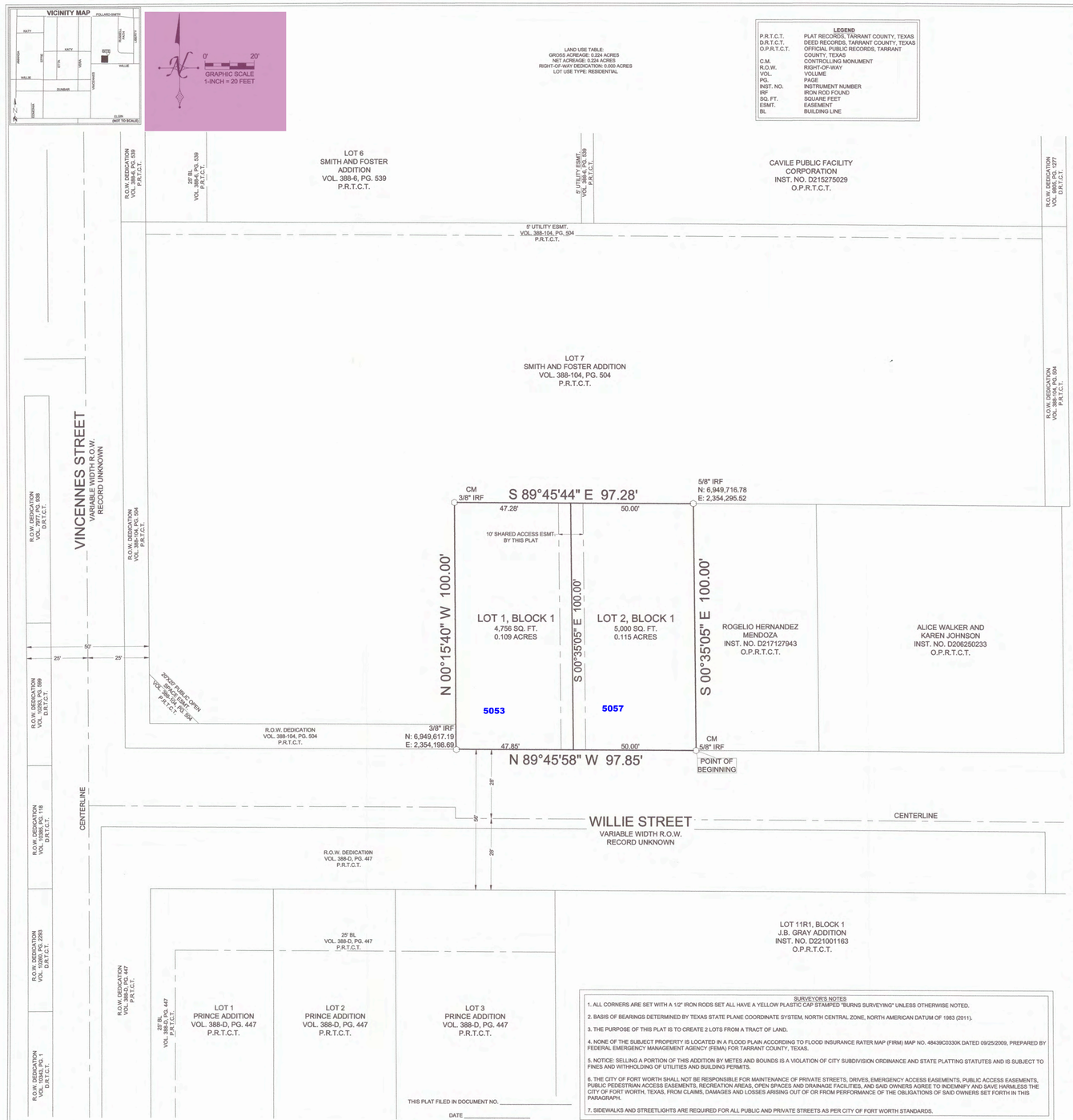

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Hope Outlook Foundation is the owner of a 0.224 acres tract of land situated in the Daniel Dulaney Survey, Abstract Number 411, City of Fort Worth, Tarrant County, Texas, same being that tract of land conveyed to Hope Outlook Foundation by General Warranty Deed recorded in Instrument Number D225117435, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Rogelio Hernandez Mendoza by deed recorded in Instrument Number D214127943, Official Public Records, Tarrant County, Texas, same lying along the North Right-of-Way line of Willie Street (a variable width Right-of-Way);

THENCE North 89 degrees 45 minutes 48 seconds West, a distance of 97.85 feet to a 3/8 inch iron rod found for corner, said corner lying along the North Right-of-Way line of said Willie Street;

THENCE North 00 degrees 15 minutes 40 seconds West, a distance of 100.00 feet to a 3/8 inch iron rod found for corner, said corner being the inner "ell" corner of Lot 7, Smith and Foster Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-104, Page 504, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 45 minutes 44 seconds East, a distance of 97.28 feet to a 5/8 inch iron rod found for corner, said corner lying along the South line of said Lot 7, same being the Northwest corner of said Mendoza tract;

THENCE South 00 degrees 35 minutes 05 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 9,756 square feet or 0.224 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Hope Outlook Foundation, acting by and through their duly authorized agent, Jack Teeler, do hereby adopt this plat designating the herein-described property as **LOTS 1 & 2, BLOCK 1, HOPE OUTLOOK ADDITION,** an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

Witness my hand at Tarrant, Texas, This 24th day of June, 2026.

Name: Jack Teeler
Title: Agent

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Jack Teeler, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Tarrant, Texas, This 24th day of June, 2026.

Notary Public in and for the State of Texas
My commission expires:

RAQUON ARDARYL BARRETT
Notary Public, State of Texas
Comm. Expires 07-26-2026
Notary ID 126677396

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/17/2026 10:18 AM
D226138977
PLAT
Pages: 2
Fees: $69.00
MARY LOUISE NICHOLSON
COUNTY CLERK

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 15th day of June, 2026.

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
REGISTERED
BARRY S RHODES
3691
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of June, 2026.

Notary Public in and for the State of Texas
My commission expires: 11-17-2028

LISA HYTER
Notary Public, State of Texas
Comm. Expires 11-17-2028
Notary ID 132785921

FORT WORTH FIRE DEPARTMENT
LT Thornton
7-16-2026

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.

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".

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.

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 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.

Parkway Permits
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.

Residential Drive 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 and 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.

PROPERTY ADDRESS: 5059 WILLIE STREET, FORT WORTH, TEXAS 76105
OWNER: HOPE OUTLOOK FOUNDATION
ADDRESS: 5208 FOREST RIVER DRIVE, FORT WORTH, TEXAS 76112
PHONE: 817-966-3658

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
BARRY S. RHODES - RPLS NO. 3691 - FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 328-1090
JOB NO.: 202506388 PREPARATION DATE: 09/23/2025 DRAWN BY: ANR

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: 7/16/2026
By: _____ Chairman
By: _____ Secretary

FINAL PLAT
LOTS 1 & 2, BLOCK 1
HOPE OUTLOOK ADDITION

A 0.224 ACRE TRACT OF LAND SITUATED IN THE
DANIEL DULANEY SURVEY, ABSTRACT NO. 411
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
1 RESIDENTIAL LOT

CASE NO. FS-25-287