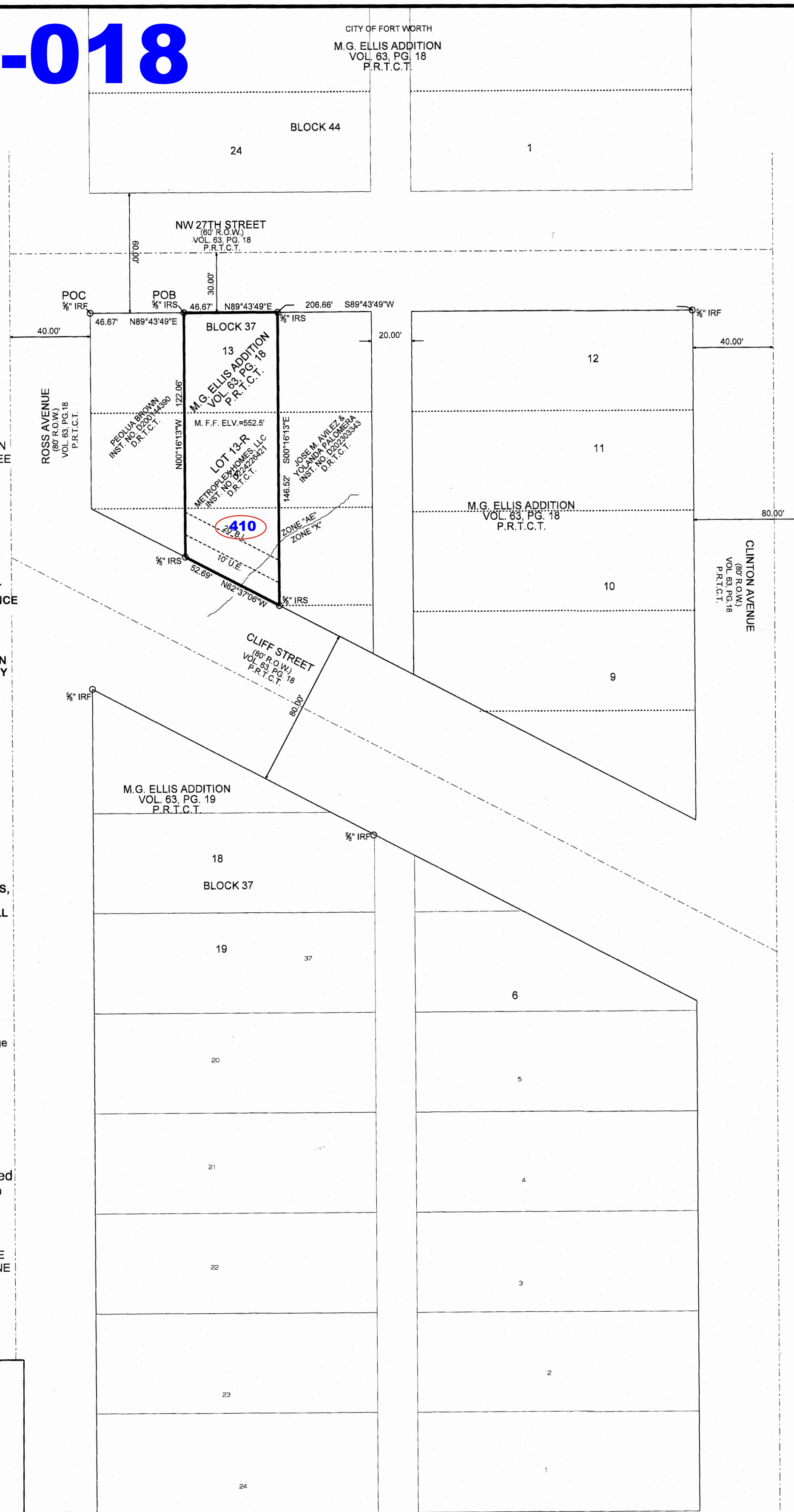
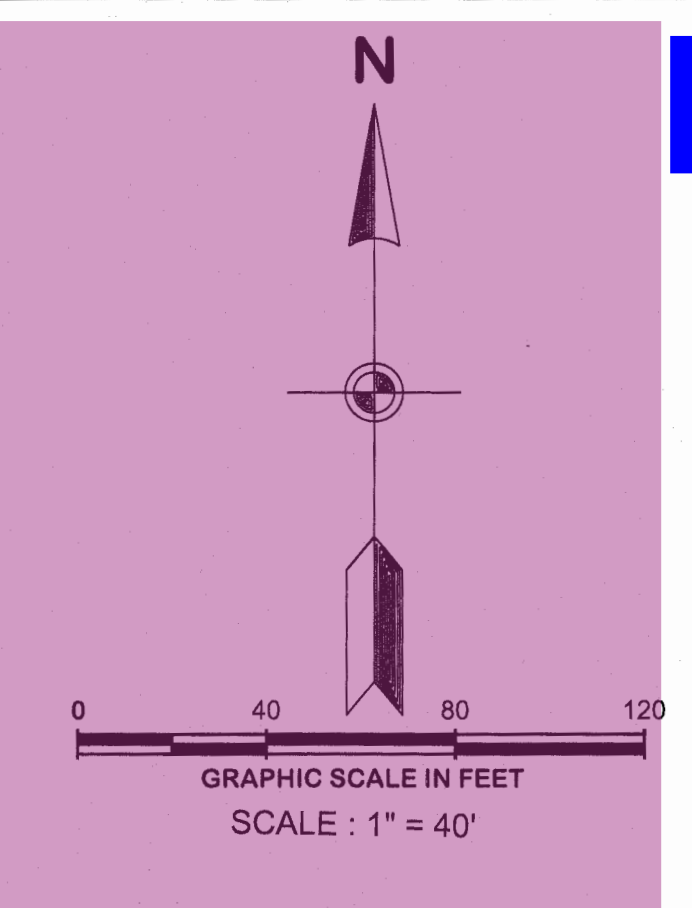
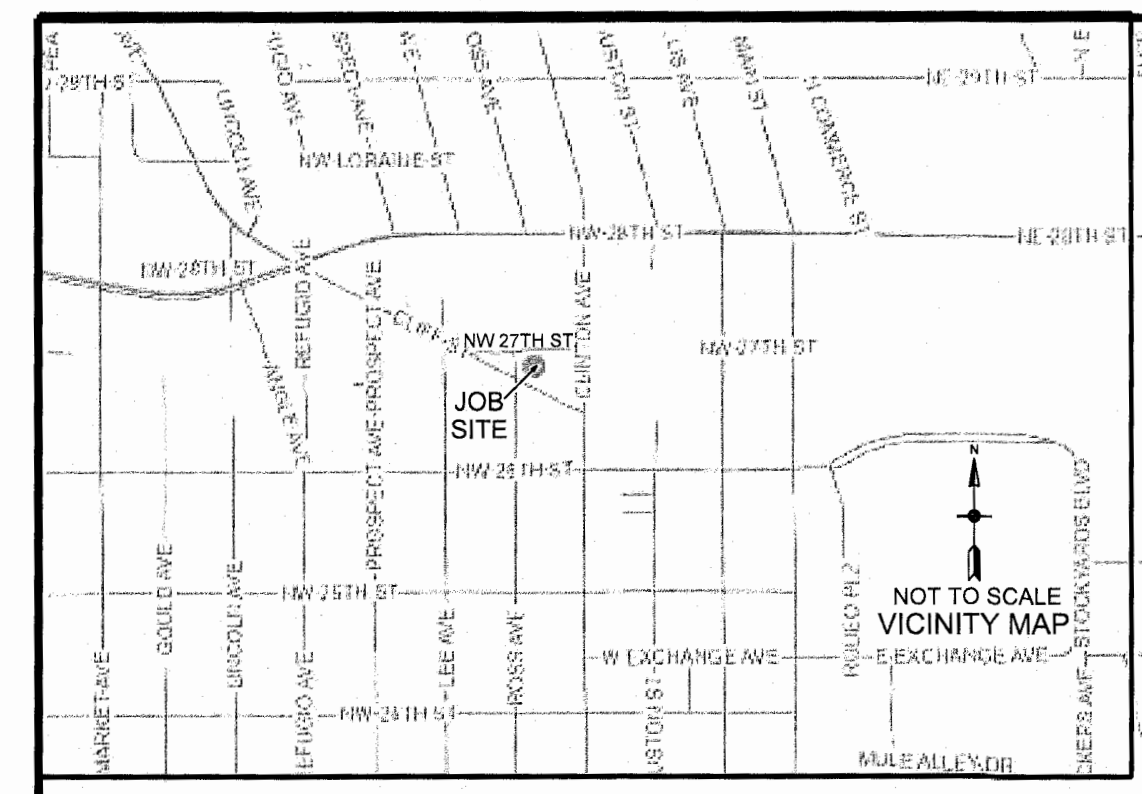


FS-26-018



OWNERS'S CERTIFICATE / DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING ALL OF THAT CERTAIN TRACT OF LAND, PART OF LOTS 13-15, IN BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING THE SAME LAND CONVEYED BY DEED TO METROPLEX HOMES, LLC, RECORDED IN INSTRUMENT NO. D224226421, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 13, OF BLOCK 37, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED TO PEOLUA BROWN BY DEED RECORDED IN INSTRUMENT NUMBER D200144390, DEED RECORDS, TARRANT COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF NW 27' STREET (80 FEET PUBLIC RIGHT-OF-WAY) ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF ROSS AVENUE (80 FEET PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET WITH THE NORTH LINE OF SAID LOT 13, BLOCK 37, TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE SOUTH LINE OF SAID NW 27' STREET, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 46.67 FEET TO 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JOSE M. AVILEZ AND YOLANDA PALOMERA BY DEED RECORDED IN INSTRUMENT NUMBER D202303343, OF SAID DEED RECORDS IN THE NORTH LINE OF SAID BLOCK 37, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF LOT 12, OF SAID BLOCK 37 BEARS NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 206.66 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, 146.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID JOSE M. AVILEZ TRACT IN THE NORTH RIGHT-OF-WAY LINE OF CLIFF STREET (80 FEET RIGHT-OF-WAY);

THENCE NORTH 62 DEGREES 37 MINUTES 06 SECONDS WEST, 52.69 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CLIFF STREET AND THE SOUTH LINE OF HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID PEOLUA BROWN TRACT IN THE NORTH LINE OF SAID CLIFF STREET;

THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, 122.06 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PEOLUA BROWN TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 6,267 SQUARE FEET OR 0.1439 ACRE OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT METROPLEX HOMES, LLC, IS THE OWNER OF HEREIN DESCRIBED PROPERTY AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE-DESCRIBED PROPERTY AS LOT 13-R, BLOCK 37, M. G. ELLIS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

Executed this 15th day of June, 2026.

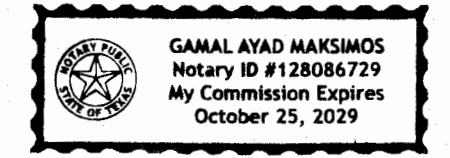
BY: *Hanna Haneen*
Hanna Haneen Managing Member (METROPLEX HOMES, LLC.)

STATE OF TEXAS
COUNTY OF TARRANT

Before me, *Gamal Ayad Maksimos*, a Notary Public in and for the State of Texas, on this day personally appeared *Hanna Haneen* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 15th day of June, 2026.

Gamal Ayad Maksimos
Notary Public in and for the State
My Commission Expires 10-25-2029



FINAL PLAT

LOT 13-R, BLOCK 37
M. G. ELLIS ADDITION

BEING A REPLAT OF PART OF LOT 13-15, BLOCK 37, OF M. G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 63, PAGE 18 PLAT RECORDS, TARRANT COUNTY, TEXAS

PREPARED JANUARY 2026

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THE 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.

SIDEWALK AND STREETLIGHT

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

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 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 WITH THE NECESSITY AT ANY TIME OF PRODURING THE PERMISSION OF ANYONE.

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.

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.

MAINTENANCE: FLOOD -PLAIN / DRAINAGE WAY

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 STORM WATER 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 THESE 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.

Vehicular access to the property will be restricted from Cliff Street

M. F. F. ELV = MINIMUM FINISHED FLOOR ELEVATION

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORT 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.

PRIVATE MAINTENANCE FOR COMMON AREAS AND FACILITIES

"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."

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 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.

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.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF 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 WITHIN THE FLOOD-PLAIN, WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PRIVATE PRV'S REQUIRED

"PRIVATE PRV'S WILL BE REQUIRED WATER PRESSURE EXCEEDS 80 P.S.I."

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."

WATER AND SEWER TO SERVE THIS SUBDIVISION WILL BE CITY OF FORT WORTH WATER AND SEWER.

By graphic scale the subject property appears to lie IN zone AE with BFE determined and partially in Zone X (0.2 percent annual chance flood hazard) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0190L, effective on March 21, 2019.

BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

LAND USE:
GROSS AREA 0.144 ACRES
R.O.W. DEDICATION 0 ACRES
OPEN SPACE AREA 0 ACRES
NET AREA 0.144 ACRES
LOT 13-R 6,267 SQ. FT.
1 RESIDENTIAL LOT

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after the date of approval.

Plat Approval Date: 06/16/2026

BY: *Caroline Cranz*
Caroline Cranz, Chairman
CHAIRMAN

BY: *Stephen Murray*
Stephen Murray, Secretary
SECRETARY

OWNER/DEVELOPER

METROPLEX HOMES, LLC
3236 SHORESIDE,
HURST, TX 76053
TEL. (817) 932-3338

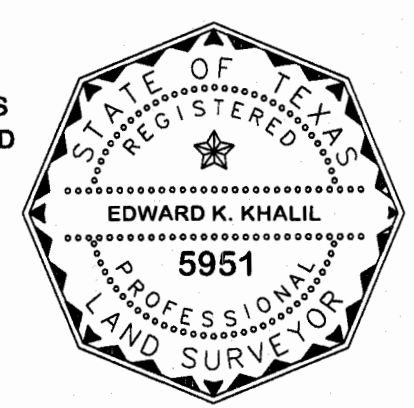
SURVEYOR

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2022 AND THAT ALL CORNERS ARE AS SHOWN.

Eddkhalil
EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951
DATE SIGNED: 6/15/26



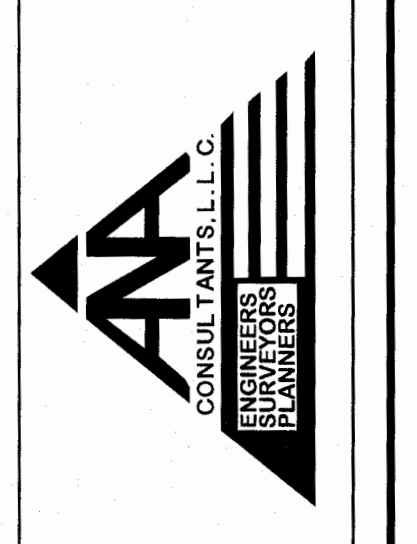
TARRANT COUNTY FILE DOCUMENT NO. DATE:

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
250610	APA	EKK	01-01-2026

SHEET 1 OF 1

FINAL PLAT FOR
LOT 13-R, BLOCK 37,
M. G. ELLIS ADDITION

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



FS-26-018