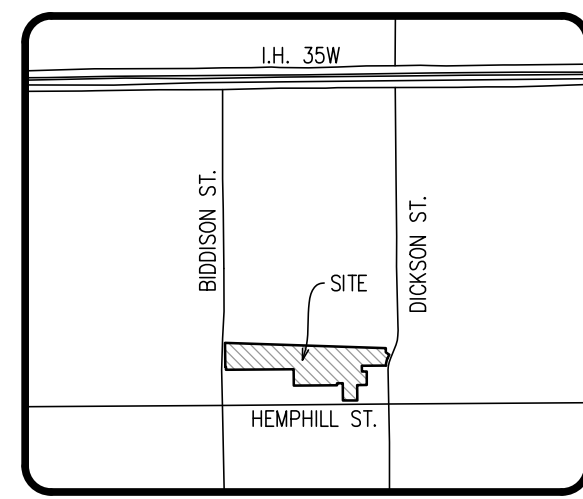
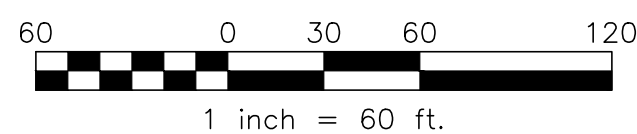
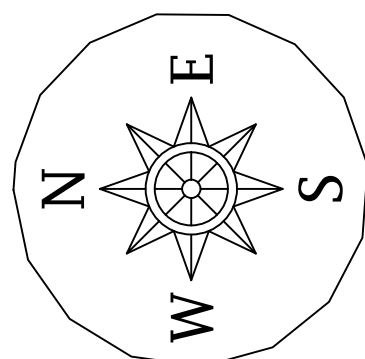


Drawing: 03/21/2019 08:53:13 038 Headings - Hemphill, Consider Multibody\CAD\31-193-Report.dwg Saved By: Tarrant. Save Time: 6/28/2023 4:16:59 PM
 Plotted by: liberman@prod.dawson.com/2023/03/23/14147 PM



LOCATION MAP
1" = 2000'

| LEGEND | |
|-----------------------------------|--|
| (Not all items may be applicable) | |
| o | 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'SPARSEN'S' SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
| CRF | CAPPED IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| AMF | ALUMINUM MONUMENT FOUND |
| CM | CONTROL MONUMENT |
| Esmt. | EASEMENT |
| UL | UTILITY |
| (BTP) | BY THIS PLAT |
| R.O.W. | RIGHT-OF-WAY |
| (B) | BLOCK DESIGNATION |
| Cab. | CABINET |
| Vol. | VOLUME |
| Pg. | PAGE |
| No. | NUMBER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FIRM | FLOOD INSURANCE RATE MAP |
| Ord. No. | ORDINANCE NUMBER |
| Inst./Doc. | INSTRUMENT OR DOCUMENT |
| DRCT | DEED RECORDS, TARRANT COUNTY, TEXAS |
| OPRCT | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |

| LAND USE & DEVELOPMENT YIELD TABLE | | | | | |
|------------------------------------|-------------------------|-------------------------------|--------------------------------|------------------------------|-------------------------------|
| FINAL PLAT GROSS SITE AREA | TOTAL R.O.W. DEDICATION | LOT 1 BLOCK 6-R (Multifamily) | LOT 13-R BLOCK 8 (Multifamily) | LOT 1R BLOCK 17 (Commercial) | LOT 14R BLOCK 17 (Commercial) |
| ACRES | ACRES | ACRES | ACRES | ACRES | ACRES |
| 12.764 | 0 | 8.334 | 3.076 | 1.033 | 0.321 |

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

City Case Number: FS-23-121

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plot Approved Date: _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

FINAL PLAT

SOUTH FORT WORTH ADDITION

LOT 1R, BLOCK 6-R,
LOTS 1R & 14R, BLOCK 17
BEING A REPLAT OF LOT 1, BLOCK 6-R,
LOT 13-R, BLOCK 8,
AND LOTS 1-3 & 14-18, BLOCK 17
SOUTH FORT WORTH ADDITION
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Recorded in Volume 388-144, Page 30 DRCT
Volume 388-184, Page 17 DRCT
Volume 204, Page 15 DRCT

| | | | |
|--|--|--|--|
| OWNER Fort Worth Housing Finance Corporation 908 Monroe Street Fort Worth, Texas 76102 | OWNER Lucia Aguayo 2724 Purple Sage Court Saginaw, Texas 76179 | APPLICANT Ojala Holdings 2501 N. Harwood Street, Suite 2400 Dallas, Texas 75201 Telephone (214) 865-7926 Contact: Daniel Smith | ENGINEER / SURVEYOR Spars Engineering, Inc. 3575 Lone Star Circle, Suite 434 Fort Worth, TX 76177 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tyler Barnett |
|--|--|--|--|

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S CERTIFICATE

WHEREAS Fort Worth Housing Finance Corporation, Lucia Aguayo, and Celia Osuna are the owners of a tract of land according to the deeds recorded in Document Numbers. D207368506, D220003604, and D218142240 situated in the J. Asbury Survey, Abstract No. 10, E. Parris Survey, Abstract No. 1222, City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 6-R, South Fort Worth Addition, according to the plat recorded in Volume 388-144, Page 30 of the Deed Records, Denton County, Texas (DRCT), all of Lot 13-R, Block 8, South Fort Worth Addition, according to the plat recorded in Volume 388-184, Page 17 DRCT, all of Lots 1-3 and 14-18, Block 17, South Fort Worth Addition, according to the plat recorded in Volume 204, Page 15 DRCT, part of Butler Street, a 60 foot right-of-way, and part of Jennings Avenue, a 60 foot right-of-way, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of Lot 1, also being on the south line of Bidison Street, a variable width right-of-way, and on the south line of the M.K.T. Railroad, a variable width right-of-way;

THENCE S 01°52'22" W, 1164.85 feet along the south line of the M.K.T. Railroad to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 01°53'22" W, 510.40 feet continuing along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of Dickson Street, a variable width right-of-way;

THENCE along the north line thereof, the following:

S 89°37'22" W, 43.45 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 34°17'22" W, 43.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 64°48'38" W, 40.01 feet to a 1/2" iron rod found;

Around a non-tangent curve to the left having a central angle of 25°24'20", a radius of 180.38 feet, a chord of N 77°27'23" W - 79.33 feet, an arc length of 79.98 feet;

And N 63°48'38" W, 0.89 feet to an aluminum monument found for the intersection of the north line of Dickson Street with the east line of Jennings Avenue;

THENCE N 00°25'38" W, 250.65 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 89°34'22" W, 60.00 feet through Jennings Avenue to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner of Lot 15, Block 17, and the northeast corner of Lot 14, Block 17;

THENCE S 00°25'38" E, 50.00 feet along west line of Jennings Avenue, and the east line of Lot 14 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner thereof, also being the northeast corner of Lot 13, Block 17;

THENCE S 89°34'22" W, 140.00 feet along the common line thereof to the southwest corner of Lot 14 and the northwest corner of Lot 13;

THENCE N 00°25'38" W, 100.00 feet to the northwest corner of Lot 15, also being the southwest corner of Lot 16;

THENCE S 89°34'22" W, 160.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southwest corner of Lot 3, Block 17, also being on the east line of Hemphill Street, an 80 foot right-of-way;

THENCE N 00°25'38" W, 150.00 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of Lot 1, Block 17, also being the intersection of the east line of Hemphill Street with the south line of Butler Street;

THENCE N 89°34'22" E, 180.00 feet along the south line of Butler Street to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of Lot 18, Block 17;

THENCE N 00°25'38" W, 60.00 feet through Butler Street to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line thereof, also being the south line of Lot 13-R;

THENCE S 89°34'22" W, 20.00 feet along the common line thereof to a 1/2" iron rod with plastic cap found for the southwest corner of Lot 13-R, also being the southeast corner of a 20 foot alley;

THENCE N 00°25'38" W, 450.00 feet along the common line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of Lot 13-R, also being the southwest corner of Lot 11-R, Block 5, South Fort Worth Addition, according to the plat recorded in Volume 388-184, Page 17 of the Plat Records, Tarrant County, Texas (PRTCT);

THENCE N 89°34'22" E, 170.00 feet along the north line of Lot 13-R and the south line of Lot 11-R to a 1/2" iron rod with plastic cap found for the southeast corner of Lot 11-R, also being on the west line of Lot 1;

THENCE N 00°25'38" W, 706.00 feet along the east line of Lot 11-R and the west line of Lot 1 to an "X" found in concrete for the northeast corner of Lot 11-R and the northwest corner of Lot 1, also being on the south line of Bidison Street;

THENCE along the north line of Lot 1 and the south line of Bidison Street

N 89°34'22" E, 30.00 feet;

N 00°25'38" W, 5.67 feet;

N 89°15'22" E, 249.50 feet to the POINT OF BEGINNING with the subject tract containing 555,995 square feet or 12.764 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, FORT WORTH HOUSING FINANCE CORPORATION, LUCIA AGUAYO and CELIA OSUNA do hereby adopt this plat designating the hereinabove described property as SOUTH FORT WORTH ADDITION, Lot 1R, Block 6-R, Lots 1R and 14R, Block 17, an Addition to the City of Fort Worth, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas.

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2023.

FORT WORTH HOUSING FINANCE CORPORATION

Name, Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2023.

LUCIA AGUAYO

By: _____
Lucia Aguayo

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Lucia Aguayo, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2023.

CELIA OSUNA

By: _____
Celia Osuna

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Celia Osuna, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the ____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 OFFICE this the ____ day of _____, 2023.

Notary Public, State of Texas

NOTES:

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.

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 easement 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 of 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 on 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 2 of the ordinance, and is due on the date a building permit is issued.

Building Permits

No Building Permits shall be issued for any 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.

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 gates security entrances, recreation areas, landscape areas and open spaces; water and wastewater distribution

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 identify 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, cable, or other utility easement of any type.

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".

Public Open Space Easement

No Structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Floodplain/Drainageway 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.

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 feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Parkways

Parkways (The strip between the sidewalk and the curb) will be maintained by adjacent landowner.

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 Construction Distance Limitation to an Oil or Gas Well Bore

Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

City Case Number: FS-23-121

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 Approved Date: BY: _____ CHAIRMAN BY: _____ SECRETARY

FINAL PLAT

SOUTH FORT WORTH ADDITION

LOT 1R, BLOCK 6-R, LOTS 1R & 14R, BLOCK 17 BEING A REPLAT OF LOT 1, BLOCK 6-R, LOT 13-R, BLOCK 8, AND LOTS 1-3 & 14-18, BLOCK 17 SOUTH FORT WORTH ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS Recorded in Volume 388-144, Page 30 DRCTCT Volume 388-184, Page 17 DRCTCT Volume 204, Page 15 DRCTCT

OWNER Fort Worth Housing Finance Corporation 908 Monroe Street Fort Worth, Texas 76102

OWNER Lucia Aguayo 2724 Purple Sage Court Dallas, Texas 75201 Telephone (214) 865-7926

OWNER Celia Osuna 3701 Hemphill Street Fort Worth, Texas 76110

APPLICANT Ojala Holdings 2501 N. Harwood Street, Suite 2400 Dallas, Texas 75201 Telephone (972) 422-0076 Contact: Daniel Smith

ENGINEER / SURVEYOR Spiars Engineering, Inc. 3575 Lone Star Circle, Suite 434 Fort Worth, TX 76177 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tyler Barnett