



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145791

PAGE 1 OF 10

DATE: 8/19/2025

**SUBJECT: CONSIDERATION OF FINAL PLAT AND CONSTRUCTION BOND –  
PARK DRIVE SUBDIVISION – PRECINCT 4**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider for recording in the Plat Records of Tarrant County, Texas, the Final Plat of Lots 1-19, Block 1, Park Drive Subdivision, an addition to Tarrant County, Texas, being 23.19 acres of land situated in the Benjamin Thomas Survey, Abstract No. 1497, Tarrant County, Texas. It is also requested that the Commissioners Court consider accepting the Construction Bond for the construction phase of the Park Drive Subdivision.

**BACKGROUND**

The subdivision was released from the City of Fort Worth's extraterritorial jurisdiction (ETJ). The ETJ Release is attached and was approved by the City of Fort Worth on April 3, 2024, Tracking No. BAX-24-028.

There is no Federal Emergency Management Agency-designated floodplain associated with this plat.

By this plat, right-of-way for Lark Lane and River Way is dedicated to the public.

A location map of this subdivision in Precinct 4 is attached.

The Construction Bond for the roadway paving and drainage improvements associated with this plat is attached.

The final plat has been reviewed by the Tarrant County Transportation Services and has successfully met the standards contained in the Tarrant County Development Regulations.

**FISCAL IMPACT**

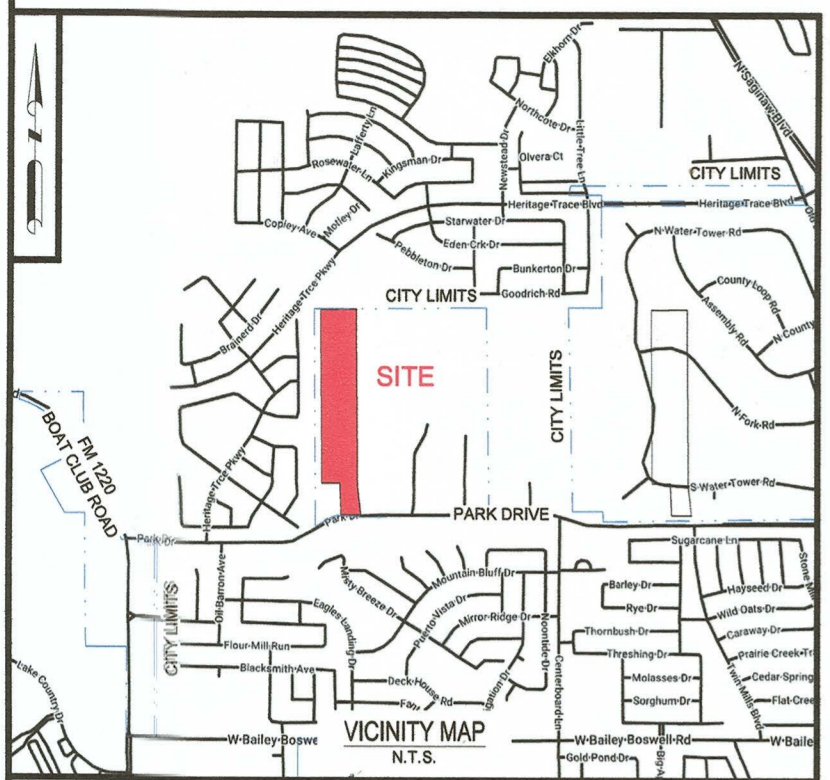
There is no fiscal impact associated with this item.

SUBMITTED BY	Transportation Services	PREPARED BY:	Nicole Benoit
		APPROVED BY:	Joseph Jackson

# FINAL PLAT OF A 23.19 ACRE TRACT OF LAND

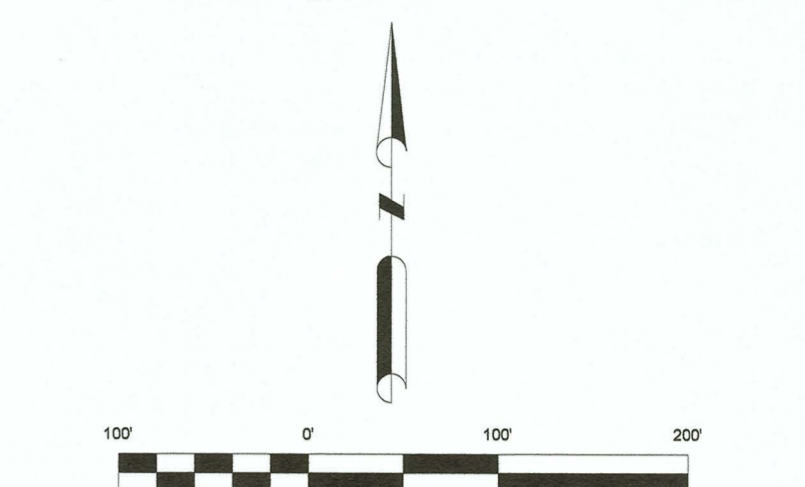
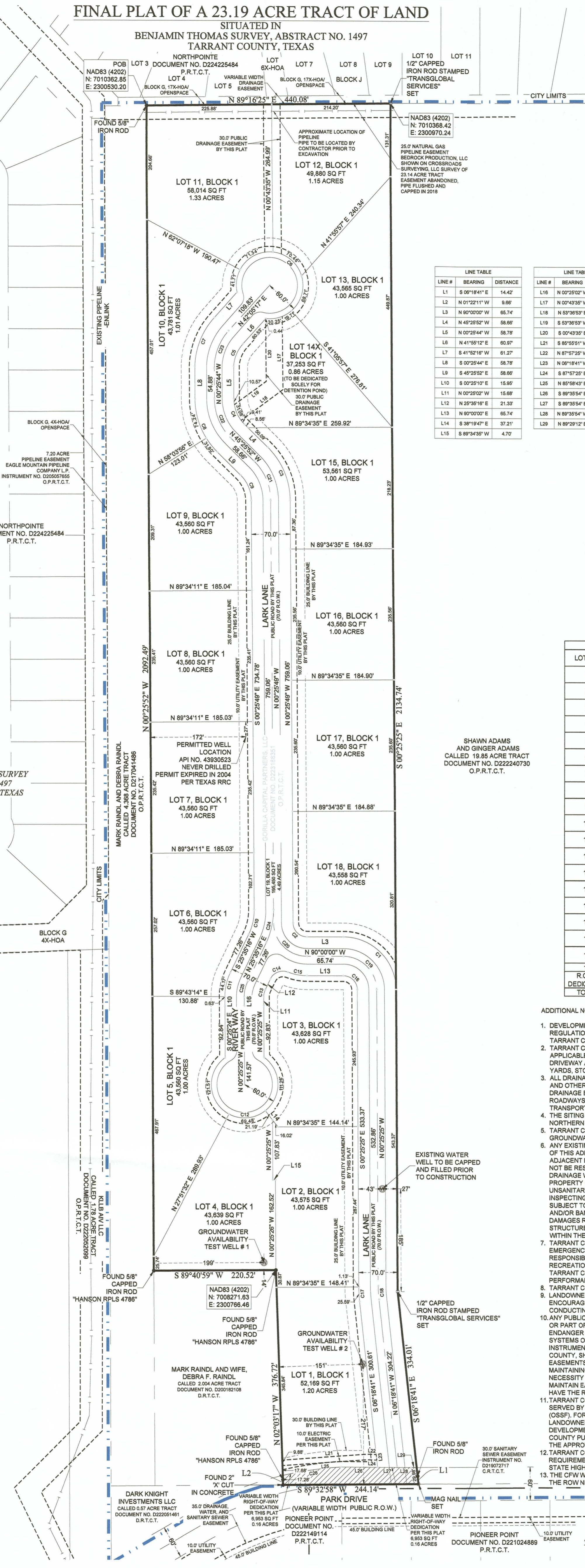
SITUATED IN  
BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497  
TARRANT COUNTY, TEXAS

**PURPOSE STATEMENT**  
The purpose of this plat is to define said 23.19 acre tract being part of the Benjamin Thomas Survey, Abstract No. 1497.  
Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City Ordinance and is subject to fines and withholding of utility services and building permits.



**NOTES:**

- BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON "THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (4202).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON. LOCATION OF ALL IMPROVEMENTS WAS BEYOND COMMISSIONED SCOPE OF THIS PROJECT AND HAS BEEN SPECIFICALLY OMITTED. VESTING DOCUMENTS NOT FURNISHED FOR THIS SURVEY.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED 03/21/2019, MAP NO. 484380045, SUBJECT PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- UTILITY LOCATIONS AS SHOWN ON THE BOUNDARY SURVEY ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THEIR MAY BE EXISTING UTILITIES WHICH ARE NOT DEPICTED ON THIS BOUNDARY SURVEY. THEREFORE THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "ONE CALL" PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT TO THE UTILITIES CAUSED BY CONTRACTOR OPERATIONS.
- EACH LOT WILL BE SERVICED WATER BY INDIVIDUAL WELL.
- EACH LOT WILL BE SERVICED SEWAGE DISPOSAL BY PRIVATE ON-SITE SEPTIC.



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 00°18'41" E	14.42
L2	N 01°22'11" W	9.66
L3	N 89°02'00" W	65.74
L4	N 49°28'52" E	58.66
L5	N 02°28'44" E	58.78
L6	N 41°59'12" E	60.97
L7	S 41°52'48" E	58.78
L8	N 02°28'10" E	15.89
L9	N 02°28'10" E	15.89
L10	N 02°28'10" E	15.89
L11	N 02°28'10" E	15.89
L12	N 02°28'10" E	15.89
L13	N 02°28'10" E	15.89
L14	N 02°28'10" E	15.89
L15	N 02°28'10" E	15.89
L16	N 89°34'35" W	4.70

**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.52	95.07	89°34'35"	N 49°12'43" W	133.80
C2	39.06	25.00	89°34'11"	N 49°12'43" W	35.22
C3	106.03	135.00	49°00'03"	N 22°55'51" W	103.37
C4	44.39	65.00	28°39'48"	N 22°55'51" W	45.62
C5	44.39	65.00	28°39'48"	N 22°55'51" W	45.62
C6	302.19	60.00	289°39'59"	N 47°40'29" W	70.59
C7	66.29	135.48	40°42'39"	S 21°14'19" W	84.27
C8	106.03	135.00	49°00'03"	S 22°55'51" W	103.37
C9	51.09	65.00	49°00'03"	S 22°55'51" W	46.79
C10	45.41	100.00	28°10'05"	S 12°34'44" W	45.02
C11	44.80	100.00	28°40'07"	S 12°34'44" W	44.43
C12	302.28	60.00	289°37'46"	N 89°34'35" E	70.00
C13	13.29	30.00	29°23'27"	N 12°53'33" E	13.19
C14	37.37	25.00	89°34'35"	N 69°24'38" E	33.89
C15	35.21	95.07	21°19'59"	S 78°29'01" E	35.00
C16	39.09	25.00	89°34'35"	S 49°12'43" E	35.22

**LAND USE SUMMARY**

LOT NO.	GROSS SQ. FT.	GROSS ACREAGE	NET ACREAGE	PURPOSE / USE
1	52,169 SQ. FT.	1.20 ACRES	1.20 ACRES	SINGLE FAMILY
2	43,575 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
3	43,628 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
4	43,656 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
5	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
6	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
7	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
8	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
9	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
10	43,781 SQ. FT.	1.01 ACRES	1.01 ACRES	SINGLE FAMILY
11	58,014 SQ. FT.	1.33 ACRES	1.24 ACRES	SINGLE FAMILY
12	49,880 SQ. FT.	1.15 ACRES	1.05 ACRES	SINGLE FAMILY
13	43,565 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
14	37,253 SQ. FT.	0.86 ACRES	-	DETENTION POND
15	43,561 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
16	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
17	43,560 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
18	43,558 SQ. FT.	1.00 ACRES	1.00 ACRES	SINGLE FAMILY
19	195,450 SQ. FT.	4.49 ACRES	-	R.O.W.
R.O.W. DEDICATION	6,953 SQ. FT.	0.16 ACRES	-	R.O.W.
<b>TOTAL</b>	<b>1,009,986 SQ. FT.</b>	<b>23.19 ACRES</b>	<b>17.50 ACRES</b>	

**CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS**

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY TARRANT COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. NO CONSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY TARRANT COUNTY. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR TARRANT COUNTY TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF FORT WORTH SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. TARRANT COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, TARRANT COUNTY, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP. AND BILL THE PROPERTY OWNERS FOR THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. TARRANT COUNTY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, TARRANT COUNTY WILL NOT BE RESPONSIBLE FOR EROSION CONTROL, OR ANY DAMAGE TO ANY PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

**OWNERS ACKNOWLEDGMENT AND DEDICATION**

WHEREAS, MICKEY PATTERSON, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 23.19 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.14 ACRE TRACT OF LAND CONVEYED TO GORILLA CAPITAL PARTNERS, LLC, AS RECORDED IN DOCUMENT NO. D223188351, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 23.19 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO KLB AIV LLC, AS RECORDED IN DOCUMENT NO. D222052098, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 4.368 ACRE TRACT OF LAND CONVEYED TO MARK RAINLD, AND DEBRA RAINLD, AS RECORDED IN DOCUMENT NO. D217041486, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID FOUND 5/8" IRON ROD BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N: 7010362.85, E: 23005930.20 FEET, FOR REFERENCE.

THENCE, WITH THE SOUTH BOUNDARY LINE OF SAID KLB AIV LLC TRACT, N 89°16'25" E, A DISTANCE OF 440.08 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET IN THE SOUTH BOUNDARY LINE OF SAID KLB AIV LLC TRACT FOR THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 19.85 ACRE TRACT OF LAND CONVEYED TO SHAWN ADAMS AND GINGER ADAMS, AS RECORDED IN DOCUMENT NO. D222424793, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, WITH THE WEST BOUNDARY LINE OF SAID CALLED 19.85 ACRE TRACT, THE FOLLOWING COURSE AND DISTANCES:

S 00°26'25" E, A DISTANCE OF 2134.74 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER OF SAID HEREIN DESCRIBED TRACT;

S 01°18'41" E, A DISTANCE OF 354.01 FEET TO A 5/8" IRON ROD FOUND FOR CORNER OF SAID HEREIN DESCRIBED TRACT;

S 01°18'41" E, A DISTANCE OF 14.42 FEET TO A MAG NAIL SET IN THE CENTERLINE OF PARK DRIVE FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 2.004 ACRE TRACT;

THENCE, WITH THE CENTERLINE OF PARK DRIVE, S 89°32'58" W, A DISTANCE OF 244.14 FEET TO A 2" X CUT IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.004 ACRE TRACT OF LAND CONVEYED TO MARK RAINLD, AND WIFE, DEBRA F. RAINLD, AS RECORDED IN DOCUMENT NO. D200182108, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, WITH THE EAST BOUNDARY LINE OF SAID 2.004 ACRE TRACT, THE FOLLOWING COURSE AND DISTANCES:

N 01°22'11" W, A DISTANCE OF 9.66 FEET TO A 5/8" CAPPED IRON ROD "HANSON RPLS 4786" FOUND FOR CORNER OF SAID HEREIN DESCRIBED TRACT;

N 02°19'11" W, A DISTANCE OF 378.72 FEET TO A 5/8" CAPPED IRON ROD "HANSON RPLS 4786" FOUND FOR CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 2.004 ACRE TRACT;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 2.004 ACRE TRACT, S 89°40'59" W, A DISTANCE OF 220.52 FEET TO A 5/8" CAPPED IRON ROD "HANSON RPLS 4786" FOUND IN THE EAST BOUNDARY LINE OF SAID CALLED 4.368 ACRE TRACT FOR CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 2.004 ACRE TRACT;

THENCE, WITH THE EAST BOUNDARY LINE OF SAID 4.368 ACRE TRACT, N 00°25'52" W, A DISTANCE OF 2092.49 FEET TO THE POINT OF BEGINNING, CONTAINING 23.19 ACRES OR 1,009,986 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, MICKEY PATTERSON, BEING THE OWNER OF THE DESCRIBED PROPERTY DO HEREBY ADOPT THE ACCOMPANYING PLAT AS MY PLAN FOR SUBDIVIDING SAME, TO BE KNOWN AS LOTS 1 - 19, BLOCK 1, PARK DRIVE SUBDIVISION, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

FURTHERMORE, I CERTIFY THAT ALL PARTIES WITH AN INTEREST IN THE TITLE TO THIS PROPERTY HAVE JOINED IN THIS DEDICATION.

THE 20th DAY OF June 2023

BY: MICKEY PATTERSON

BENJAMIN THOMAS SURVEY  
ABSTRACT NO. 1497  
TARRANT COUNTY, TEXAS

**ADDITIONAL NOTES:**

- DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY DEVELOPMENT REGULATIONS MANUAL, AND THE TARRANT COUNTY FIRE CODE.
- TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL DRAINAGE EASEMENTS THAT ARE ADJACENT AND PARALLEL TO THE RIGHT-OF-WAY OF DEDICATED PUBLIC ROADWAYS WILL BE MAINTAINED BY TARRANT COUNTY AS APPROVED BY TARRANT COUNTY TRANSPORTATION SERVICES.
- THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- TARRANT COUNTY IS NOT RESPONSIBLE FOR CONFIRMING OR ENSURING THE AVAILABILITY OF GROUNDWATER.
- ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOMEOWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW OR DAMAGES RESULTING FROM THE STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE FILED BY A SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY; AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSES 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. PROPERTY OWNERS SHALL MAINTAIN EASEMENTS. THE COUNTY CAN REMOVE TREES OR OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- TARRANT COUNTY REQUIRES A MINIMUM LOT SIZE OF 1.0 ACRE (NET) FOR PROPERTIES THAT ARE NOT SERVED BY A PUBLIC WATER SYSTEM, AND THAT WILL BE SERVED BY PRIVATE ON-SITE SEWAGE FACILITIES (OSSF). FOR LOTS THAT ARE LESS THAN 1.0 ACRE (NET) AND NOT SERVED BY A PUBLIC WATER SYSTEM, LANDOWNERS SHALL SUBMIT A FORMAL REQUEST FOR A VARIANCE OF THE TARRANT COUNTY DEVELOPMENT REGULATIONS RELATING TO LOT SIZE AND A WRITTEN AUTHORIZATION FROM TARRANT COUNTY PUBLIC HEALTH CONFIRMING THAT IT HAS NO OBJECTIONS WITH THE PROCESSING OF THE PLAT. THE APPROVAL OF THIS PLAT DOES NOT GUARANTEE THAT ANY LOT IS SUITABLE FOR AN OSSF.
- TARRANT COUNTY DOES NOT ENFORCE BUILDING SETBACKS MORE THAN THE COUNTY'S MINIMUM REQUIREMENTS - 25 FEET FROM ROW FOR COUNTY MAINTAINED ROADS AND 50 FEET FROM ROW FOR STATE HIGHWAYS. (F.L.O.C. § 233.031-233.032).
- THE CFW WAS CONTACTED AND CONFIRMED THE ROW DEDICATION ON THE PLAT IS CONSISTENT WITH THE ROW NEEDED FOR THE FUTURE MTP EXPANSION.

STATE OF TEXAS  
COUNTY OF TARRANT

OWNERS ACKNOWLEDGMENT AND DEDICATION

WHEREAS, MICKEY PATTERSON, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 23.19 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.14 ACRE TRACT OF LAND CONVEYED TO GORILLA CAPITAL PARTNERS, LLC, AS RECORDED IN DOCUMENT NO. D223188351, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID 23.19 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE, WITH THE WEST BOUNDARY LINE OF SAID CALLED 19.85 ACRE TRACT, THE FOLLOWING COURSE AND DISTANCES:

S 00°26'25" E, A DISTANCE OF 2134.74 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR CORNER OF SAID HEREIN DESCRIBED TRACT;

S 01°18'41" E, A DISTANCE OF 354.01 FEET TO A 5/8" IRON ROD FOUND FOR CORNER OF SAID HEREIN DESCRIBED TRACT;

S 01°18'41" E, A DISTANCE OF 14.42 FEET TO A MAG NAIL SET IN THE CENTERLINE OF PARK DRIVE FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 2.004 ACRE TRACT;

THENCE, WITH THE CENTERLINE OF PARK DRIVE, S 89°32'58" W, A DISTANCE OF 244.14 FEET TO A 2" X CUT IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.004 ACRE TRACT OF LAND CONVEYED TO MARK RAINLD, AND WIFE, DEBRA F. RAINLD, AS RECORDED IN DOCUMENT NO. D200182108, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

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THENCE, WITH THE EAST BOUNDARY LINE OF SAID 4.368 ACRE TRACT, N 00°25'52" W, A DISTANCE OF 2092.49 FEET TO THE POINT OF BEGINNING, CONTAINING 23.19 ACRES OR 1,009,986 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, MICKEY PATTERSON, BEING THE OWNER OF THE DESCRIBED PROPERTY DO HEREBY ADOPT THE ACCOMPANYING PLAT AS MY PLAN FOR SUBDIVIDING SAME, TO BE KNOWN AS LOTS 1 - 19, BLOCK 1, PARK DRIVE SUBDIVISION, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON.

FURTHERMORE, I CERTIFY THAT ALL PARTIES WITH AN INTEREST IN THE TITLE TO THIS PROPERTY HAVE JOINED IN THIS DEDICATION.

THE 20th DAY OF June 2023

BY: MICKEY PATTERSON

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY APPEARED, MICKEY PATTERSON, WHO SWORE ON THEIR OATH THE ABOVE AND FOREGOING SWORN STATEMENT OF OWNERSHIP WAS TRUE AND CORRECT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

THE 20th DAY OF June 2023

NOTARY PUBLIC  
STATE OF TEXAS

DANIRA LEWIS  
Notary Public  
My Commission Expires  
April 24, 2027

**COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS**

PLAT APPROVAL DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CLERK OF COMMISSIONERS COURT  
TRANSPORTATION SERVICES DEPARTMENT

NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

**OWNER'S INFORMATION**

NAME: MICKEY PATTERSON, (MANAGING PARTNER)  
COMPANY: GORILLA CAPITAL PARTNERS, LLC  
ADDRESS: P.O. BOX 1893  
CITY, STATE, ZIP: FORT WORTH, TX 76023  
PHONE: (817) 529-2700  
EMAIL: mickey@gorillacapitalpartners.com

**ENGINEER'S INFORMATION**

NAME: EVOLVING TEXAS  
ADDRESS: 420 THROCKMORTON STREET  
SUITE 620  
CITY, STATE, ZIP: FORT WORTH, TX 76102  
PHONE: (817) 529-2700  
EMAIL: Samantha@evolvingtexas.com

**SURVEYOR'S INFORMATION**

NAME: JAMES C. YARGER  
ADDRESS: 201 WEST WALK STREET, SUITE 325  
CITY, STATE, ZIP: MIDLAND, TX 79701  
PHONE: (817) 529-1180  
EMAIL: Curtis.Yarger@transglobalinc.com  
TBPELS FIRM# 10194245

**SURVEYOR'S CERTIFICATE**

I hereby certify that this plat was prepared from a survey made on the ground under my supervision and is in accordance with the Texas Engineering and Land Practice Act and Rules Concerning Practice and Licensure and the Tarrant County Development Regulations Manual.

JAMES C. YARGER  
Texas R.P.L.S. No. 5854  
Date: June 19, 2023

STATE OF TEXAS  
COUNTY OF TARRANT

NOTARY PUBLIC  
STATE OF TEXAS

DANIRA LEWIS  
Notary Public  
My Commission Expires  
April 24, 2027

**OWNER'S INFORMATION**

NAME: MICKEY PATTERSON, (MANAGING PARTNER)  
COMPANY: GORILLA CAPITAL PARTNERS, LLC  
ADDRESS: P.O. BOX 1893  
CITY, STATE, ZIP: FORT WORTH, TX 76023  
PHONE: (817) 529-2700  
EMAIL: mickey@gorillacapitalpartners.com

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EMAIL: Curtis.Yarger@transglobalinc.com  
TBPELS FIRM# 10194245

**LEGEND**

- SECTION LINE
- ADJOINER PROPERTY LINE
- CITY LIMITS LINE
- PROPERTY LINE
- SEWER EASEMENT
- BUILDING SETBACK LINE
- EXISTING PIPELINE
- RIGHT-OF-WAY DEDICATION
- ENCROACHMENT
- SET MONUMENT
- ENCROACHMENT CHANGE
- RECORD
- MEASURED
- EXISTING WATER WELL (O.P.R.T.C.T.)
- OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.)
- DEED OF RECORDS, TARRANT COUNTY, TEXAS

Plat recorded in \_\_\_\_\_ Year \_\_\_\_\_  
Instrument # \_\_\_\_\_  
Drawer \_\_\_\_\_ Slide \_\_\_\_\_  
Date \_\_\_\_\_  
County Clerk, Tarrant County, Texas  
Deputy \_\_\_\_\_

COUNTY CASE NUMBER TCP-24-006  
FINAL PLAT  
TARRANT COUNTY, TEXAS  
OF A 23.19 ACRE / 1,009,986 S.F. TRACT OF LAND  
LOTS 1 THRU 19, BLOCK 1 PARK DRIVE SUBDIVISION  
SITUATED IN BENJAMIN THOMAS SURVEY ABSTRACT NO. 1497 TARRANT COUNTY, TEXAS

DRAWN BY: JCY DATE: 05/16/23 DWS NO. 2182\_PARK DRIVE SUBDIVISION PLAT  
CHECKED BY: JCY DATE: 05/16/23  
SCALE: 1"=100' PAGE 1 OF 1

**TRANSGLOBAL SERVICES, LLC**

TBPELS FIRM# 10194245  
201 West Walk Street, Suite 325  
Midland, TX 79701  
(817) 529-1180 - Fax: (817) 529-1191

COUNTY CASE NUMBER TCP-24-006  
FINAL PLAT  
TARRANT COUNTY, TEXAS  
OF A 23.19 ACRE / 1,009,986 S.F. TRACT OF LAND  
LOTS 1 THRU 19, BLOCK 1 PARK DRIVE SUBDIVISION  
SITUATED IN BENJAMIN THOMAS SURVEY ABSTRACT NO. 1497 TARRANT COUNTY, TEXAS

DRAWN BY: JCY DATE: 05/16/23 DWS NO. 2182\_PARK DRIVE SUBDIVISION PLAT  
CHECKED BY: JCY DATE: 05/16/23  
SCALE: 1"=100' PAGE 1 OF 1



Park Drive Subdivision  
Lots 1-19 Blk1

Park Drive Subdivision

Pct. 4

**GIS Tarrant County Transportation Services**

- Subdivisions
- Subject of Interest
- Zone A 2023
- Zone AE 2023
- Floodway 2023



This data was prepared by Tarrant County for general reference purposes only and may be revised at any time without notification to any user. Tarrant County does not guarantee the correctness or accuracy of any data. Tarrant County assumes no responsibility in connection therewith.

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4040-020R

The Parks At Boat Club



April 3, 2024

Mickey Patterson  
9600 Park Drive  
Fort Worth, Texas 76179

**RE: Release of Area from the City of Fort Worth's Extraterritorial Jurisdiction (ETJ) by Petition of Landowner or Resident Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code Tracking No. BAX-24-028**

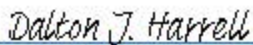
Dear Mickey Patterson:

On March 26, 2024, the City of Fort Worth received a petition to release an area from the City of Fort Worth's extraterritorial jurisdiction pursuant to Chapter 42, Subchapter D of the Texas Local Government Code. A description of the area that was included in the petition is attached hereto as Exhibit "A". The City of Fort Worth has reviewed the petition and has determined that the petition complies with state law. Therefore, the area described in Exhibit "A" is released from the City of Fort Worth's extraterritorial jurisdiction.

Release from the Fort Worth Extraterritorial Jurisdiction (ETJ) means that your property will no longer fall under limited jurisdictional authority granted by the State of Texas to the City of Fort Worth. The City of Fort Worth will have no oversight in matters including but not limited to regional planning of services such as the water, sewer, and transportation networks and the general health, safety, and welfare of persons residing in the property(s) included in the petition. Please note that removal from the ETJ prevents the option to receive City of Fort Worth services in the future including police and fire services.

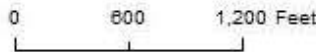
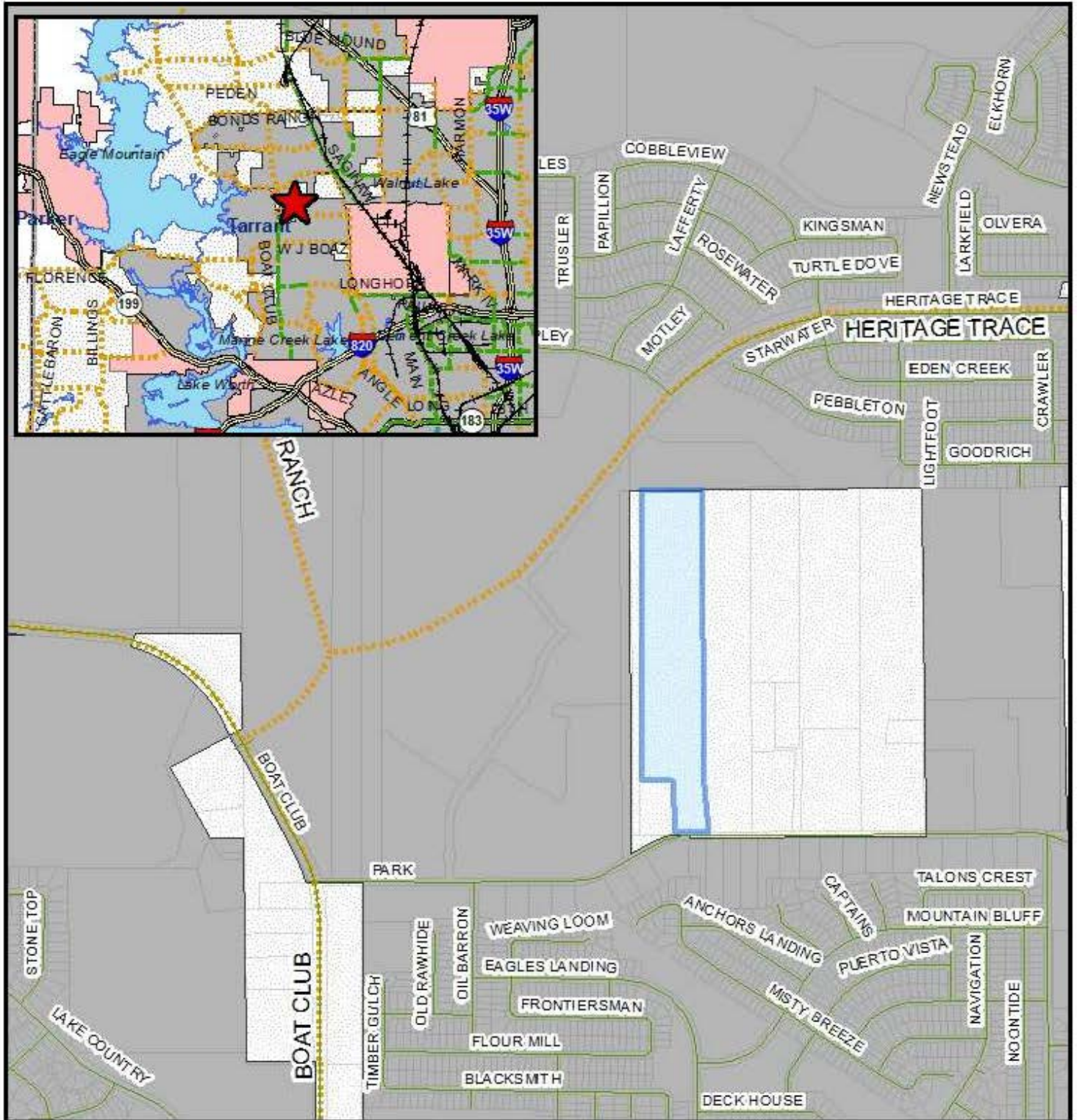
Any area that has been released from the City of Fort Worth's ETJ may not be included in the ETJ or corporate boundaries of the City of Fort Worth unless the owners of the area subsequently request that the area be included in the City of Fort Worth's ETJ or corporate boundaries.

Sincerely,

  
Dalton J. Harrell (Kpr8, 2024 L2105 CDT)

D.J. Harrell  
Director  
Development Services Department  
Office: 817-392-8032  
Email: [Dalton.Harrell@fortworthtexas.gov](mailto:Dalton.Harrell@fortworthtexas.gov)

Approximately 23.186 Acres Adjacent Council District 7



1:12,000



Development Services Department  
03/26/2024

**Fort Worth  
DESIGNATION**

-  Full Purpose
-  Limited Purpose
-  Extraterritorial Jurisdiction
-  County Boundaries
-  Adjacent Cities
-  Subject Property

COPYRIGHT 2024 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

Bond Number: CNB-25-0005496-00

**CONSTRUCTION BOND**

STATE OF TEXAS       §  
COUNTY OF TARRANT   §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Gorilla Capital Partners, LLC of Decatur, Texas, as Principal, and Insurors Indemnity Company as Surety, whose address is 225 South 5th St. Waco, TX 76701, are held and firmly bound unto the County of Tarrant, State of Texas, as Obligee, through its County Judge, or his successor in office, in the sum of Seven Hundred Twenty Thousand Five Hundred Nine Dollars (\$ 720,509.00), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision to be known as Park Drive Subdivision, more fully described as Lots 1 - 19, Block 1 (provide legal description - e.g. survey and abstract or lot and block); and

WHEREAS, the said Principal is required by Section 3.02 of the *Tarrant County Development Regulations Manual* to file a bond with the Tarrant County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads and streets in and drainage requirements for any subdivision sought to be platted by the Principal.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of Park Drive Subdivision, must construct the roads and streets in and the drainage requirements for such subdivision in accordance with the specifications contained in the *Tarrant County Development Regulations Manual* and the *Tarrant County Engineering Standards Manual*. This bond shall remain in full force and in effect until all the roads and streets in and the drainage requirements for such subdivision have been constructed and completed by the Principal and approved by the Tarrant County Transportation Services Department, and until this Construction Bond has been released by a Court Order from the Tarrant County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court herein named or successors of Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 15th day of July, 20 25.

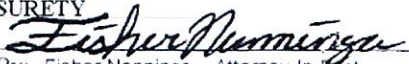
PRINCIPAL  By: _____ Address: <u>301 Private Rd. 4388</u> <u>Decatur, TX</u>	SURETY  By: <u>Fisher Nanninga</u> Attorney-In-Fact Address: <u>225 South 5th St.</u> <u>Waco, TX 76701</u>
------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Figure 25: Construction Bond Template

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY  
Waco, Texas**

**KNOW ALL PERSONS BY THESE PRESENTS:**

Number: CNB-25-0005496-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of TEXAS \_\_\_\_\_, and authorized and licensed to do business in the State of TEXAS \_\_\_\_\_ and the United States of America, does hereby make, constitute and appoint

Fisher Nanninga of the City of Waco, State of TEXAS

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge, and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to -wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

Attest: Tammy Tieperman  
Tammy Tieperman, Secretary

By: Dave E. Talbert  
Dave E. Talbert, President

State of Texas  
County of McLennan

On the 1st day of January, 2025, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Cheyenne Wasden  
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this \_\_\_\_\_  
15th day of July 2025

Tammy Tieperman  
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY,  
PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT  
[BONDDEPT@INSURORSINDEMNITY.COM](mailto:BONDDEPT@INSURORSINDEMNITY.COM)



Phone: 877 816 2800

PO Box 32577

Waco, Texas 76703-4200

## IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577  
Waco, TX 76703-4200  
Or  
225 South Fifth Street  
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

### ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577  
Waco, TX 76703-4200  
O  
225 South Fifth Street  
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)  
P.O. Box 149091  
Austin, TX 78714-9091  
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

### UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040216713
AD NUMBER: A1497 5A01 A1
CERTIFICATE NO : 143338960

DATE : 8/4/2025 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
THOMAS, BENJAMIN SURVEY ABST
RACT 1497 TRACT 5A1 & 5A1A3 AG

REQUESTED BY
GCP NTX INVESTMENTS LLC
PO BOX 1893
BOYD TX 76023

0000000 PARK DR
17.1 ACRES
PROPERTY OWNER
GCP NTX INVESTMENTS LLC
PO BOX 1893
BOYD TX 76023

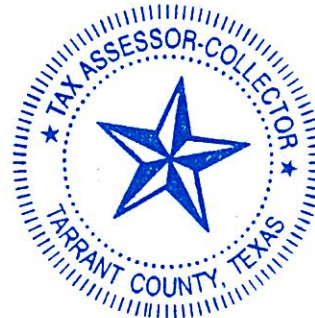
Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 entries for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, EAGLE MOUNTAIN/SAGINAW ISD, and a TOTAL row showing \$0.00.

ISSUED TO : GCP NTX INVESTMENTS LLC
ACCOUNT NUMBER: 00040216713
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

[Signature] Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytexas.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006616453
AD NUMBER: A1497 5A01 E1
CERTIFICATE NO : 143338967

DATE : 8/4/2025 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY
RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
THOMAS, BENJAMIN SURVEY ABST
RACT 1497 TRACT 5A1 & 5A1A3 HS

0009600 PARK DR
5 ACRES

REQUESTED BY
GCP NTX INVESTMENTS LLC
PO BOX 1893
BOYD TX 76023

PROPERTY OWNER
GCP NTX INVESTMENTS LLC
PO BOX 1893
BOYD TX 76023

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, EAGLE MOUNTAIN/SAGINAW ISD, and a TOTAL row showing \$0.00.

ISSUED TO : GCP NTX INVESTMENTS LLC
ACCOUNT NUMBER: 00006616453
TOTAL CERTIFIED TAX: \$0.00

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This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Isame O. Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytexas.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006769195
AD NUMBER: A1497 5A01 20
CERTIFICATE NO : 143338964

DATE : 8/4/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

THOMAS, BENJAMIN SURVEY ABST
RACT 1497 TRACT 5A1 & 5A1A3 20
06 PATRIOT 30 X 52 LB# NTA1409
902 ALAMO
0009614 PARK DR
1 ACRES

REQUESTED BY

GCP NTX INVESTMENTS LLC

PROPERTY OWNER

GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

PO BOX 1893
BOYD TX 76023

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2024 taxes for Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, EMERGENCY SERVICE DISTRICT #1, EAGLE MOUNTAIN/SAGINAW ISD, and a TOTAL row showing \$0.00.

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ACCOUNT NUMBER: 00006769195
TOTAL CERTIFIED TAX: \$0.00

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Isame O. Deputy

