COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145791

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.

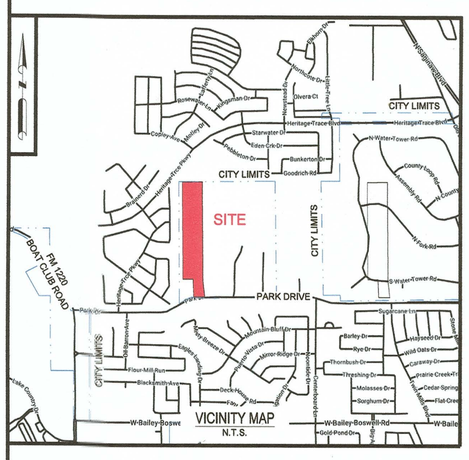
FISCAL IMPACT

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



NOTES:

1. BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON "THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (4202).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE REVIEW OF THE ABSTRACT OF TITLE. THERE MAY BE EASEMENTS 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.
3. 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 PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED 03/21/2019, MAP NO. 48439C0045L, SUBJECT PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN ZONE X (OTHER AREAS) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. 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.
5. EACH LOT WILL BE SERVICED WATER BY INDIVIDUAL WELL.
6. EACH LOT WILL BE SERVICED SEWAGE DISPOSAL BY PRIVATE ON-SITE SEPTIC.

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 OBSTRUCTION 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 HEREIN 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 PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED 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 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 PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS, MICKEY PATTERSON, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 23.186 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. D222052099, 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 RAINDL AND DEBRA RAINDL, 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: 2300530.20 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. D222240730, 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°25'25" 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 06°18'41" E, A DISTANCE OF 334.01 FEET TO A 5/8" IRON ROD FOUND FOR CORNER OF SAID HEREIN DESCRIBED TRACT;
S 06°18'41" E, A DISTANCE OF 14.42 FEET TO A MAG NAIL SET IN THE CENTERLINE OF PARK DRIVE FOR THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 19.85 ACRE TRACT;

THENCE, WITH THE 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 SOUTHEAST CORNER OF A CALLED 2.004 ACRE TRACT OF LAND CONVEYED TO MARK RAINDL AND WIFE, DEBRA F. RAINDL, 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°03'17" W, A DISTANCE OF 376.72 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 1,009,966 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 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 THE THIS DEDICATION.

THE 20th DAY OF, June, 2025 ~~2021~~ DC

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, 2025 ~~2021~~ DC

NOTARY PUBLIC
STATE OF TEXAS

April 24, 2027
NOTARY EXPIRATION DATE

DANIRA LEWIS
Notary ID #131964980
My Commission Expires
April 24, 2027

Note: The undersigned owner(s) (MICKEY PATTERSON) hereby Waive any claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

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), Surveyor

Texas R.P.L.S. No. 5854

Date: June 17, 2025

STATE OF TEXAS · REGISTERED · JAMES CURTIS YARGER · 5854 · PROFESSIONAL · LAND SURVEYOR

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: BOYD, TX 76023
PHONE: (682) 268-1914
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 WALL STREET, SUITE 325
CITY, STATE, ZIP: MIDLAND, TX 79701
PHONE: (817) 529-1180
EMAIL: Curtis.Yarger@transglobalIlc.com
TBPELS FIRM# 10194245

1-800-344-8377
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM

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

#	DATE	BY:	DESCRIPTION	CHK

PROJECT NO. 21882

TRANSGLOBAL SERVICES LLC
TBPELS FIRM# 10194245
201 West Wall Street, Suite 325
Midland, TX 79701
(817) 529-1180 ~ Fax (817) 529-1181

COUNTY CASE NUMBER TCP-24-005
FINAL PLAT
OF A 23.19 ACRE / 1,009,966 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: NH	DATE: 06/16/25	DWG. NO. 21882_PARK DRIVE SUBDIVISION PLAT	REV. 0
CHECKED BY: JCY	DATE: 06/16/25		
SCALE: 1"=100'	PAGE 1 OF 1		

PURPOSE STATEMENT

The purpose of this plat is to define said 23.186 Ac. 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.

100' 0' 100' 200'
SCALE: 1" = 100'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 06°18'41" E	14.42'
L2	N 01°22'11" W	9.66'
L3	N 90°00'00" W	65.74'
L4	N 45°25'52" W	58.66'
L5	N 00°25'44" W	58.78'
L6	N 41°55'12" E	60.97'
L7	S 41°52'16" W	61.27'
L8	S 00°25'44" E	58.78'
L9	S 45°25'52" E	58.66'
L10	S 00°25'10" E	15.95'
L11	N 00°25'02" W	15.68'
L12	N 25°35'16" E	21.33'
L13	N 90°00'00" E	65.74'
L14	S 38°19'47" E	37.21'
L15	S 89°34'35" W	4.70'

LINE TABLE		
LINE #	BEARING	DISTANCE
L16	N 00°25'02" W	15.83'
L17	N 00°43'35" W	131.71'
L18	N 53°36'53" E	93.44'
L19	S 53°36'53" W	71.15'
L20	S 00°43'35" E	112.29'
L21	S 85°55'51" W	153.51'
L22	N 87°57'25" W	16.20'
L23	N 06°18'41" W	10.11'
L24	S 87°57'25" E	17.14'
L25	N 85°58'43" E	153.33'
L26	S 89°35'54" E	66.16'
L27	S 89°35'54" E	35.24'
L28	N 89°35'54" W	25.12'
L29	N 89°29'12" E	10.10'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.52'	95.00'	89°34'35"	N 45°12'43" W	133.85'
C2	39.08'	25.00'	89°34'11"	N 45°12'55" W	35.22'
C3	106.03'	135.00'	45°00'03"	N 22°55'51" W	103.33'
C4	51.05'	65.00'	45°00'08"	N 22°55'48" W	49.75'
C5	44.35'	66.12'	38°25'48"	N 22°41'26" E	43.52'
C6	302.19'	60.00'	288°33'59"	N 47°40'23" W	70.05'
C7	96.29'	135.46'	40°43'29"	S 21°41'19" W	94.27'
C8	106.03'	135.00'	45°00'08"	S 22°55'48" E	103.33'
C9	51.05'	65.00'	45°00'03"	S 22°55'51" E	49.75'
C10	45.41'	100.00'	26°01'05"	S 12°34'44" W	45.02'
C11	44.80'	100.00'	25°40'07"	S 12°45'13" W	44.43'
C12	302.25'	60.00'	288°37'46"	N 89°34'35" E	70.00'
C13	13.29'	30.00'	25°23'27"	N 12°53'33" E	13.19'
C14	37.37'	25.00'	85°38'42"	N 68°24'38" E	33.99'
C15	35.21'	95.00'	21°13'59"	S 79°23'01" E	35.00'
C16	39.09'	25.00'	89°34'35"	S 45°12'43" E	35.22'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	105.96'	610.00'	9°57'09"	N 81°43'08" E	105.83'
C20	93.80'	60.00'	89°34'11"	N 45°12'55" W	84.53'
C21	78.54'	100.00'	45°00'03"	N 22°55'51" W	76.54'
C22	78.54'	100.00'	45°00'08"	N 22°55'48" W	76.54'
C23	74.21'	100.00'	42°31'01"	N 20°49'46" E	72.52'
C24	61.30'	135.00'	26°01'05"	N 12°34'44" E	60.78'
C25	29.03'	65.00'	25°35'16"	N 12°47'38" E	28.79'

BENJAMIN THOMAS SURVEY
ABSTRACT NO. 1497
TARRANT COUNTY, TEXAS

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	43,659 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.
TOTAL	1,009,966 SQ FT	23.19 ACRES	17.50 ACRES	

ADDITIONAL NOTES:

1. 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.
2. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
3. 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-OFWAY OF DEDICATED PUBLIC ROADWAYS WILL BE MAINTAINED BY TARRANT COUNTY AS APPROVED BY TARRANT COUNTY TRANSPORTATION SERVICES.
4. THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. TARRANT COUNTY IS NOT RESPONSIBLE FOR CONFIRMING OR ENSURING THE AVAILABILITY OF GROUNDWATER.
6. ANY 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 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 TRAVERSING 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 DAMAGES RESULTING FROM THE STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
7. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.
8. TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
9. LANDOWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.
10. ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCES, TREES, OVERGROWN SHRUBS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR 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 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. PROPERTY OWNERS SHALL MAINTAIN EASEMENTS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
11. 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.
12. 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. (TLGC § 233.031-233.032).
13. THE CFW WAS CONTACTED AND CONFIRMED THE ROW DEDICATION ON THE PLAT IS CONSISTENT WITH THE ROW NEEDED FOR THE FUTURE MTP EXPANSION.

LEGEND
- SECTION LINE
- ADJOINER PROPERTY LINE
- CITY LIMITS LINE
- PROPERTY LINE
- PERMANENT EASEMENT
- BUILDING SETBACK LINE
- EXISTING PIPELINE
- RIGHT-OF-WAY DEDICATION
- ● FOUND MONUMENT
- ○ SET MONUMENT
- BEARING CHANGE
- (R) RECORD
- (M) MEASURED
- EXISTING WATER WELL
- (O.P.R.T.C.T.) OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- (D.R.T.C.T.) DEED OF RECORDS, TARRANT COUNTY, TEXAS


Brainerd Dr
West
West Her
Laneyvale Dr
Park Drive Subdivision
Lots 1-19 Blk1
Park Drive Subdivision
Pct. 4
4040-020R
The Parks At Boat Club
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.
Maxar, Microsoft, Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

FORT WORTH®

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 Territorial 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,

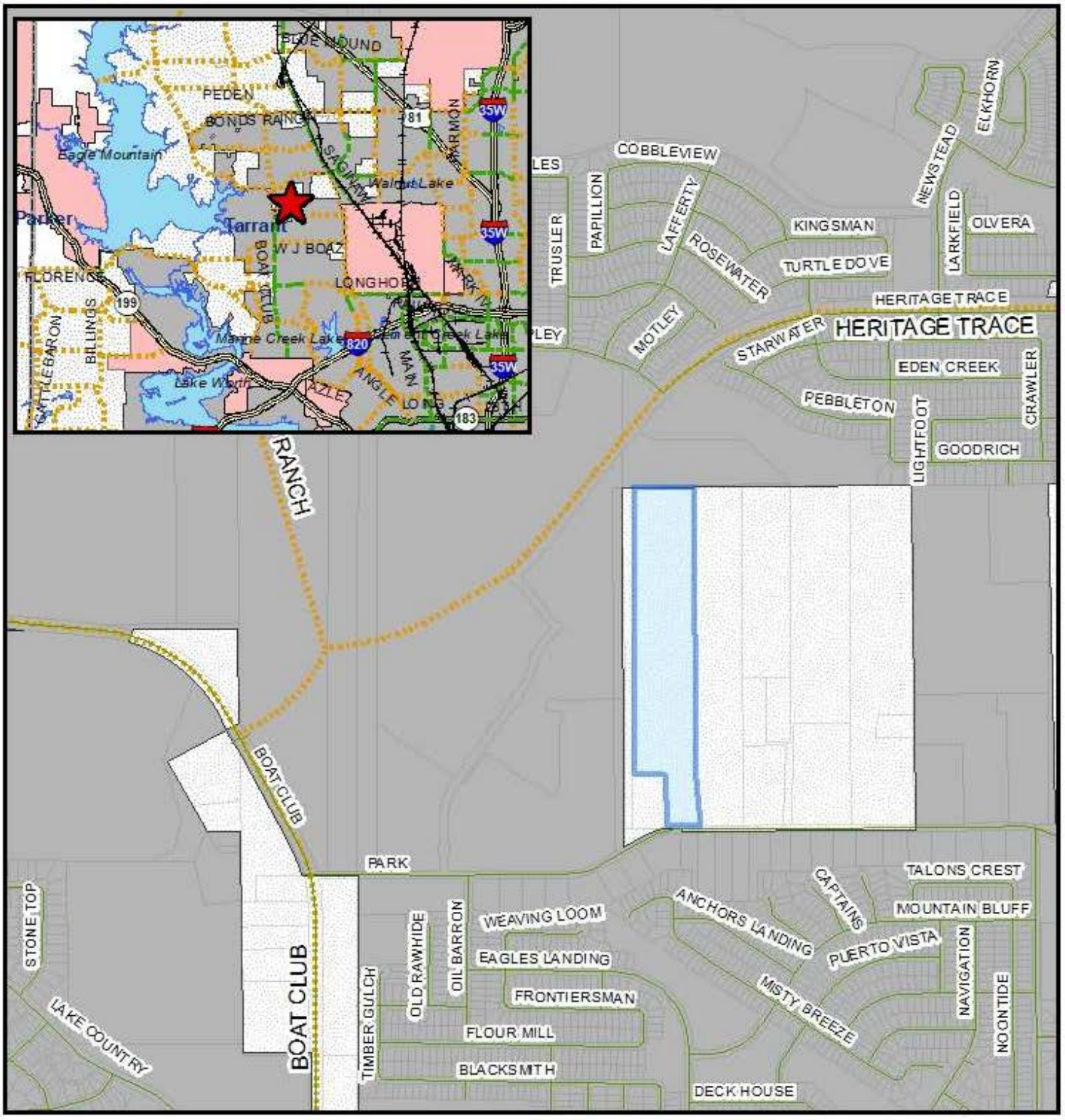
Dalton J. Harrell
Dalton J. Harrell (Apr 8, 2024 12:05 CDT)

D.J. Harrell
Director
Development Services Department
Office: 817-392-8032
Email: Dalton.Harrell@fortworthtexas.gov

BAX-24-028

Exhibit A

Approximately 23.186 Acres Adjacent Council District 7



0 600 1,200 Feet

1:12,000

FORT WORTH

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

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

CHEYENNE WASDEN
Notary ID # 13397882-3
My Commission Expires
08-30-2026

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

IIC 2-22-025

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

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 tanbien 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

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
FEE : $10.00

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

REQUESTED BY
GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

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

0000000 PARK DR
17.1 ACRES

PROPERTY OWNER
GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$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.

Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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 : 00006616453
AD NUMBER: A1497 5A01 E1
CERTIFICATE NO : 143338967

DATE : 8/4/2025
FEE : $10.00

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

REQUESTED BY
GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

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

0009600 PARK DR
5 ACRES

PROPERTY OWNER
GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : GCP NTX INVESTMENTS LLC
ACCOUNT NUMBER: 00006616453
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.

Deputy

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 : 00006769195
AD NUMBER: A1497 5A01 20
CERTIFICATE NO : 143338964

DATE : 8/4/2025
FEE : $10.00

COLLECTING AGENCY

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

REQUESTED BY

GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

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

PROPERTY OWNER

GCP NTX INVESTMENTS LLC

PO BOX 1893
BOYD TX 76023

YEAR	TAX UNIT	AMOUNT DUE
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	EMERGENCY SERVICE DISTRICT #1	$0.00
2024	EAGLE MOUNTAIN/SAGINAW ISD	$0.00
	TOTAL	$0.00

ISSUED TO : GCP NTX INVESTMENTS LLC
ACCOUNT NUMBER: 00006769195
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.

Isame O. _____ Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS