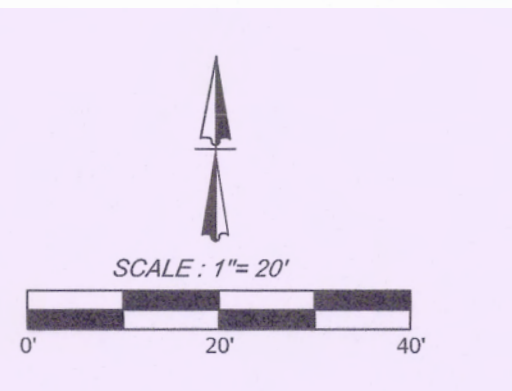
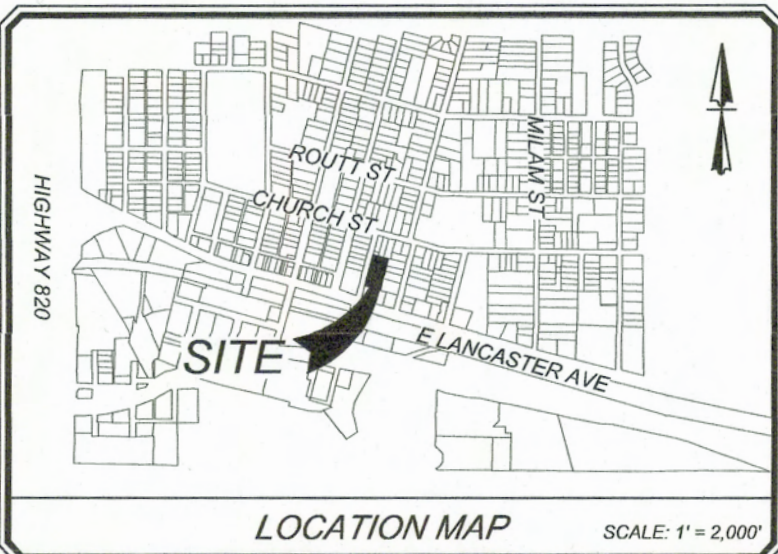




SURVEYOR NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 330 OF 495, COMMUNITY PANEL NO. 480206, MAP NUMBER 644000330K, DATED SEPTEMBER 25, 2009.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE RESIDENTIAL LOTS.
5. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE BUILDING PERMIT ISSUANCE VIA PARKWAY PERMIT.
6. 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.
7. PRIVATE P.R.'S WILL BE REQUIRED; PRESSURE EXCEEDS 80 P.S.I.

SYMBOL LEGEND

- FR FOUND 1/2" IRON ROD OR AS NOTED
SR SET 1/2" IRON ROD WITH A BLUE CAP
STAMPED "COLLIERS PROP CORNER"
- P.O.B. POINT OF BEGINNING
SQ. FT. SQUARE FEET
VOL. & PG. VOLUME AND PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT
COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT
COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TARRANT
COUNTY, TEXAS



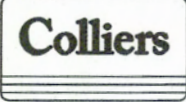
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date:

By: *Jim Zittel* Chairman

By: *STJ* Secretary



Engineering
& Design

DALLAS
4500 Rutledge Lane,
Suite 113
Addison, TX 75001
Phone: 214.613.1204
TBPELS FRM# 10194550

www.colliersengineering.com

Job. No.	25006011-RP	Drawn By	SS
Date	10/03/2025	Checked By	CC

FP-25-095

NOTES:

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS'.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UNALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 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 SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM. THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

STATE OF TEXAS
COUNTY OF TARRANT

I, COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY AND THE MONUMENTS SHOWN HEREIN WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.

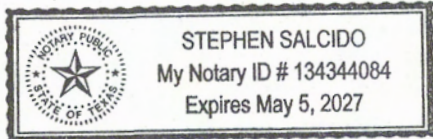
Corey Campbell
COREY CAMPBELL, R.P.L.S.
TEXAS REGISTRATION NO. 7076
EMAIL: COREY.CAMPBELL@COLLIERSENG.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COREY CAMPBELL, KNOWN TO ME TO BE THE ENTITIES WHOSE 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 7 DAY OF October, 2025.

Stephen Salcido
NOTARY PUBLIC MY COMMISSION EXPIRES 5-5-27



STATE OF TEXAS
TARRANT COUNTY

WHEREAS I, TEXAS4 LAND LLC, BEING THE OWNER OF A 0.9470 OF AN ACRE TRACT, BEING OUT OF THE S. G. JENNINGS SURVEY, ABSTRACT NO. 843, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOTS 10, 11 AND 12, BLOCK 13, HYDE-JENNINGS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 106, PAGE (PG) 78-79, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.), SAME BEING THAT TRACT OF LAND DESCRIBED TO TEXAS4 LAND LLC IN DEED RECORDED IN DOCUMENT (DOC.) NO. D225108300, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 8-R, BLOCK 13, HYDE-JENNINGS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 388-153, PG. 11, P.R., FOR THE SOUTHWEST CORNER OF LOT 6 OF SAID HYDE-JENNINGS SUBDIVISION, THE SOUTHEAST CORNER OF SAID LOT 10 AND OF THE HEREIN DESCRIBED TRACT;

THENCE: N 75°42'00" W, WITH THE SOUTHWEST LINE OF SAID LOT 10, A DISTANCE OF 150.00 FEET TO A BLUE CAPPED 1/2 INCH IRON ROD STAMPED "COLLIERS PROPERTY CORNER" SET (SR) FOR ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF LUMBER STREET (R.O.W. VARIES) FOR THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE: N 14°18'00" W, WITH THE SOUTHEAST R.O.W. LINE OF SAID LUMBER STREET, A DISTANCE OF 275.00 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "PREMIER SURVEYING" FOUND BEARS S 15°45' E, 0.8 FEET FOR THE SOUTHWEST CORNER OF LOT 1-R, BLOCK 13, HYDE-JENNINGS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. D224172851, P.R., THE NORTHWEST CORNER OF SAID LOT 12 AND OF THE HEREIN DESCRIBED TRACT;

THENCE: S 75°42'00" W, WITH THE NORTHEAST LINE OF SAID LOT 12, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 12;

THENCE: S 14°18'00" W, WITH THE SOUTHEAST LINE OF SAID LOTS 10, 11, AND 12, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9470 OF AN ACRE, MORE OR LESS, IN TARRANT COUNTY, TEXAS, BASIS OF BEARINGS IS BASED ON THE TEXAS STATE PLANE NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983 (NAD83).

OWNERS DEDICATION
COUNTY OF TARRANT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, TEXAS4 LAND, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZATION OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS HYDE-JENNINGS SUBDIVISION, LOTS 10R1, 10R2, 10R3, 10R4 AND 10R5, BLOCK 13 AND DOES HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS. EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FORT WORTH'S USE THEREOF. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS FINAL PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

EXECUTED THIS THE 7 DAY OF October, 2025.

BY: TEXAS4 LAND LLC

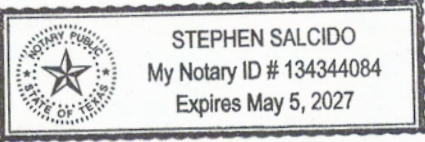
Cooper Conger
COOPER CONGER - OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COOPER CONGER, KNOWN TO ME TO BE THE ENTITIES WHOSE 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 7 DAY OF October, 2025.

Stephen Salcido
NOTARY PUBLIC MY COMMISSION EXPIRES 5-5-27



FINAL PLAT
LOTS 10R1, 10R2, 10R3, 10R4, & 10R5, BLOCK 13
HYDE JENNINGS SUBDIVISION

BEING A REPLAT OF
LOTS 10, 11 AND 12, BLOCK 13
HYDE-JENNINGS SUBDIVISION,
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 106, PG. 78-79, P.R.T.C.T.
BEING 0.9470 OF AN ACRE

SITUATED IN THE S. G. JENNINGS SURVEY, ABSTRACT NO. 843
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OCTOBER 03, 2025

OWNER / DEVELOPER

TEXAS4 LAND LLC
3001 HALLORAN STREET
FORT WORTH, TX 76107
OWNER: COOPER CONGER
PHONE: (208) 866-0166

SURVEYOR

COLLIERS ENGINEERING & DESIGN
2011 E KIRKWOOD BLVD, STE 120
SOUTH LAKE, TX 76095
CONTACT: STEPHEN SALCIDO
PHONE: (832) 566-1456

CASE NO(s): PP-25-041 & FP-25-095

LAND USE TABLE

LOT:	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
10R1	0.2238 AC	-	-	RESIDENTIAL
10R2	0.1808 AC	-	-	RESIDENTIAL
10R3	0.1808 AC	-	-	RESIDENTIAL
10R4	0.1808 AC	-	-	RESIDENTIAL
10R5	0.1808 AC	-	-	RESIDENTIAL

THIS PLAT FILED FOR RECORDS IN DOCUMENT # _____, DATE _____