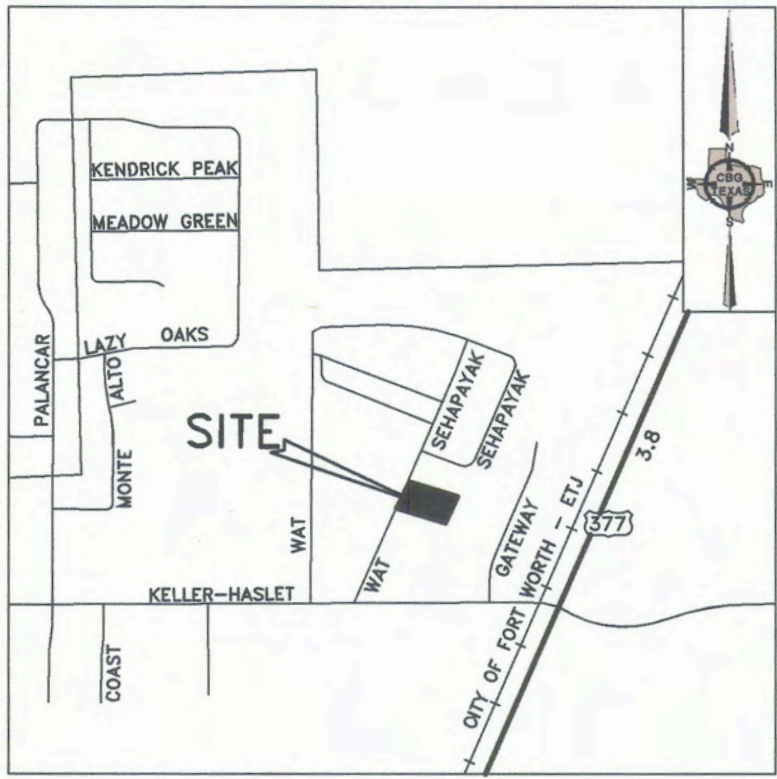
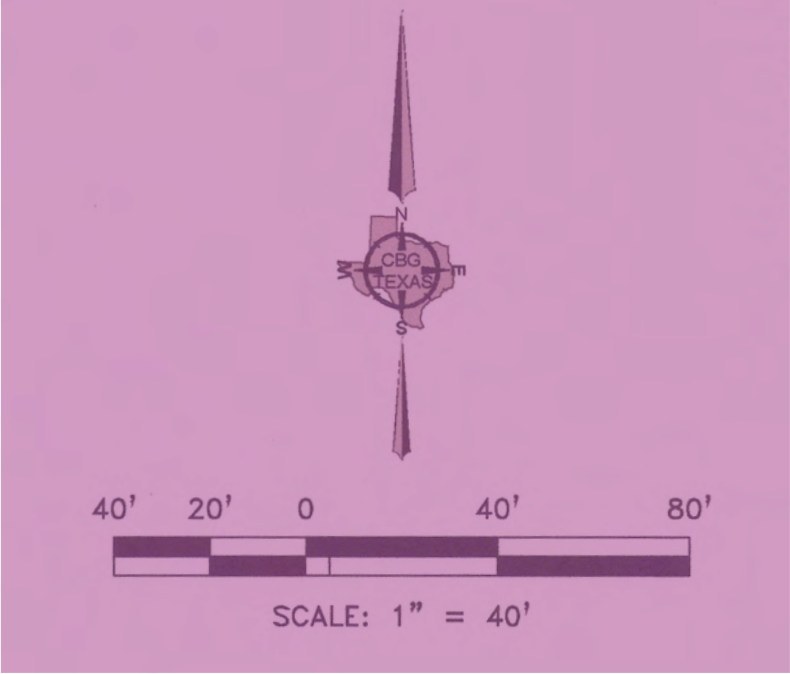




VICINITY MAP
1" = 1000'



LEGEND

D.R.T.C.T.
O.P.R.T.C.T.
INST. NO.
VOL.,/PG.
SQ./FT.
CM
R.O.W.
MFFE
IRF
IRS

DEED RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
CONTROLLING MONUMENT
RIGHT-OF-WAY
MINIMUM FINISHED FLOOR ELEVATION
IRON ROD FOUND
1/2 INCH IRON ROD SET WITH PLASTIC YELLOW CAP
STAMPED "CBG SURVEYING"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Amin Ung is the sole owner of a 42,522.94 square foot tract of land situated in the J.J. Roberts Survey, Abstract No. 1305, City of Fort Worth – ETJ, Tarrant County, Texas, same being that tract of land conveyed to said Amin Ung, by General Warranty Deed, recorded in Instrument No. D221354406, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "Coleman RPLS 4001" for corner, said corner being along the Southeast right-of-way line of Wat Road (a 45-foot right-of-way), same being the West corner of a tract of land conveyed to Kathleen Nang Xayavongsa, by deed recorded in Instrument Number D220302510, Official Public Records, Tarrant County, Texas;

THENCE South 73 degrees 15 minutes 51 seconds East, along Southwest line of said Xayavongsa tract, a distance of 273.94 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Xayavongsa tract, same being along the Northwest line of Lot 1, Block 1, of Ntexcon Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D225075326, Official Public Records, Tarrant County, Texas;

THENCE South 24 degrees 34 minutes 52 seconds West, along the Northwest line of said Lot 1, Block 1, of said Ntexcon Addition, a distance of 155.45 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being along the Northwest line of said Lot 1, Block 1, of said Ntexcon Addition, same being the East corner of a tract of land conveyed to Singsamouth Boulom and Dinah N. Boulom, by deed recorded in Volume 10349, Page 417, Deed Records, Tarrant County, Texas;

THENCE North 73 degrees 38 minutes 54 seconds West, along the Northeast line of said Boulom tract, a distance of 275.30 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of said Boulom tract, same being along the Southeast right-of-way line of said Wat Road;

THENCE North 24 degrees 58 minutes 40 seconds East, along the Southeast right-of-way of said Wat Road, a distance of 157.47 feet to the POINT OF BEGINNING and containing 42,522.94 square feet and or 0.976 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Amin Ung, does hereby adopt this plat as **LOT 1, BLOCK A, UNG ADDITION**, an Addition to the City of Fort Worth – ETJ, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the 10th day of September, 2026.

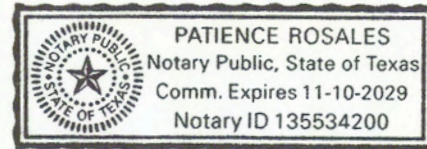
By: Amin M. Ung
Amin Ung (Owner)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Amin Ung, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of September, 2026.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connolly 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 of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Bryan Connolly Registered Professional Land Surveyor No. 5513

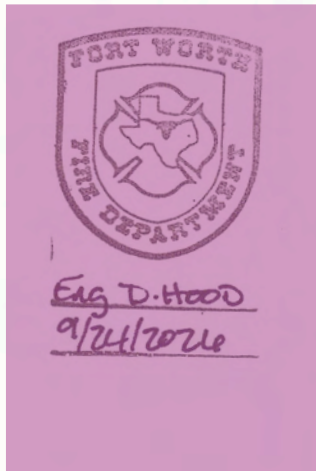
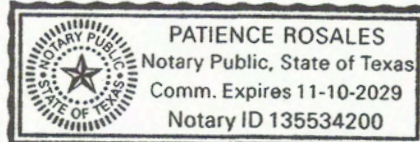


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of August, 2026.

Notary Public in and for the State of 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: 9/25/26

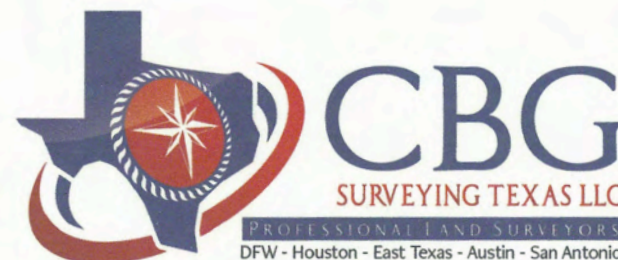
By: Ch Chairman

By: Ung Secretary

CASE NUMBER: FS-23-168

FINAL SHORT PLAT
LOT 1, BLOCK A
UNG ADDITION

A 0.976 ACRE TRACT OF LAND SITUATED IN
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.2216
Firm No. 10168800
www.cbgtxl.com

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

SCALE: 1"=40' / DATE: 06-05-2026 / JOB NO. 230698-01 / DRAWN BY: JLA

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 an existing or platfed water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

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.

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 necessary 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.

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 1 of the Impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Flood Plain:

According to the F.I.R.M. No. 48439C0060K in Community Panel 480582, dated September 25, 2009, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Floodplain Restriction:

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plan. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate of the watershed.

Flood Plain/Floodway/Drainage-Way Maintenance:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Parkway Permit:

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via the parkway permit.

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.

Water/Wastewater Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NOW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
- 7) TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
- 8) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR PRIVATE COMMON AREAS, INCLUDING BUT NOT LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS AND GATED SECURITY ENTRANCES, RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES.
- 9) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10) THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHER TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 11) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- 12) LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 3797, PG. 448, VOL. 4098, PG. 559

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. 2250, PG. 256, VOL. 4859, PG. 271, VOL. 4880, PG. 919, C.C.# D202275776

SUMMARY TABLE:

NUMBER OF LOTS = 1
NET = 42,129.29 SQUARE FEET
GROSS = 42,522.94 SQUARE FEET
ZONING: A-10 (ONE-FAMILY RESIDENTIAL)

FS-23-168

THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER COURT ORDER NUMBER 42706 (SEWAGE REGULATIONS). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A LICENSE MUST BE OBTAINED BY THE OWNER OF ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK OR AEROBIC SYSTEM) TO BE CONSTRUCTED IN SUBDIVISION. A SEWAGE DISPOSAL PLAN WILL BE FILED WITH TARRANT COUNTY AND AREAS SUITABLE FOR SEPTIC TANKS OF AEROBIC SYSTEMS WILL BE DEFINED.



OWNER: AMIN UNG
332 MESQUITE ROAD,
FORT WORTH, TEXAS 76111
817-501-7810