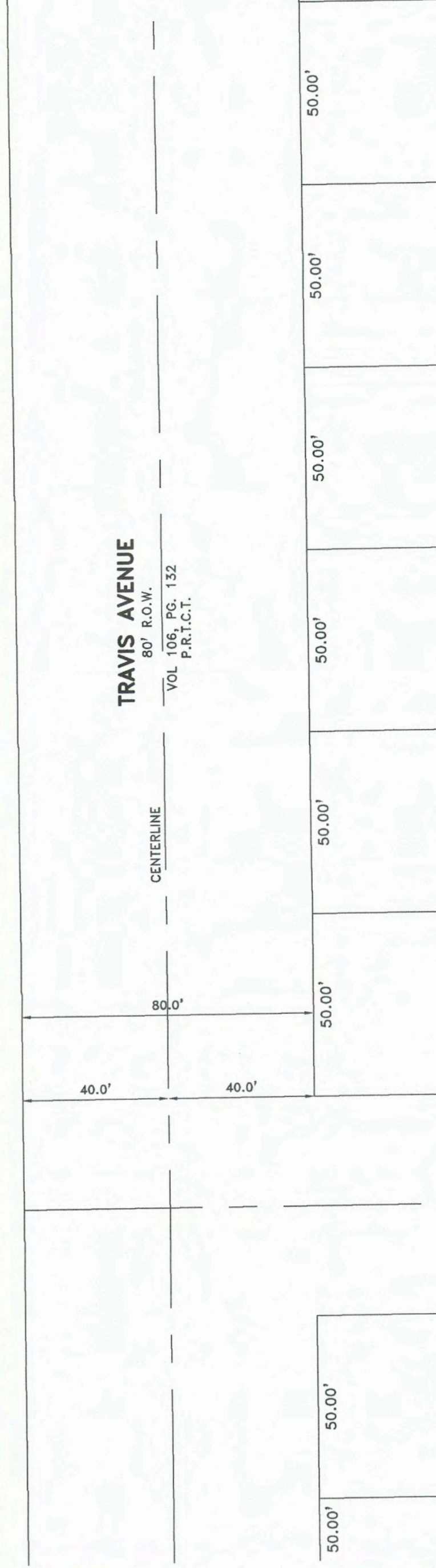
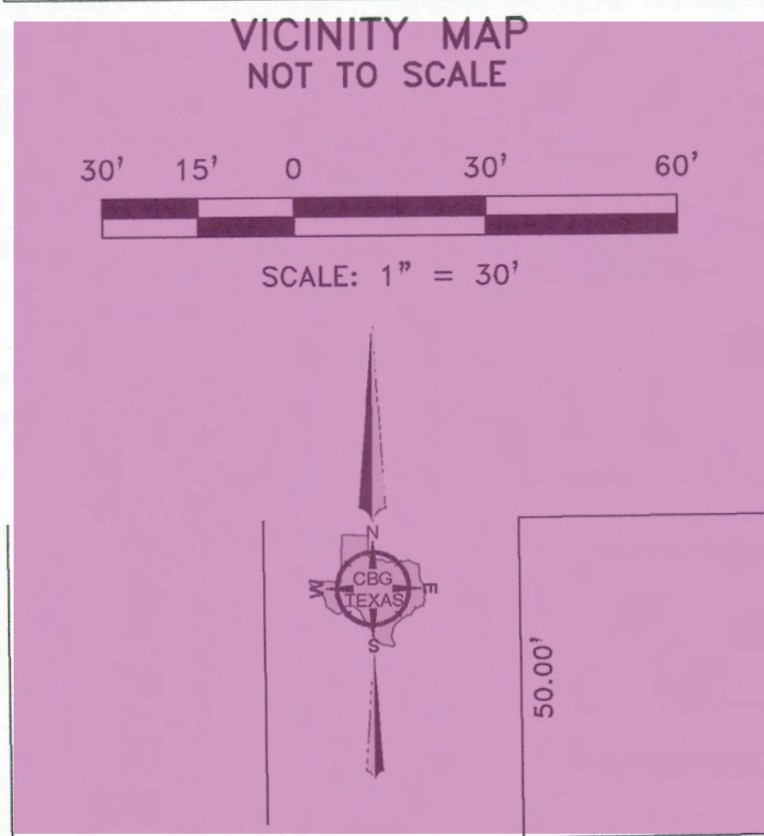
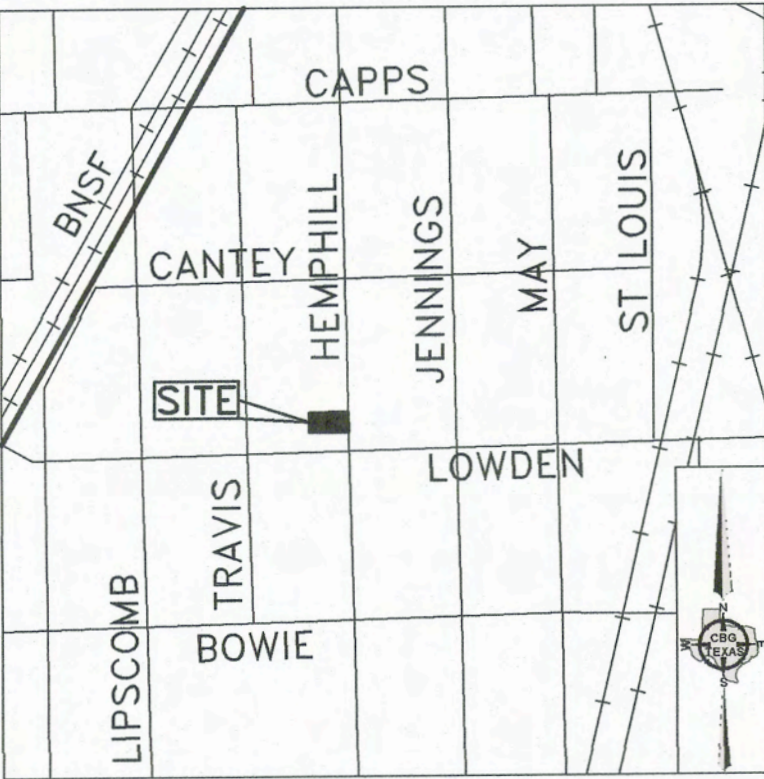




OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS USA Eagle Carports, Inc. are the owners of a 0.265 acre tract of land situated in the Lydia Jane Warwick Survey, Abstract Number 1663, in the City of Fort Worth, Tarrant County, Texas, same being a portion of Lot 14, and all of Lot 15, Block 14 of South Hemphill Heights, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 106, Page 132, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to USA Eagle Carports, Inc., by deed recorded in Instrument Number D209300756, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 16, Block 14, of said South Hemphill Heights, same lying along the West Right-of-Way line of Hemphill Street (an 80 foot Right-of-Way);

THENCE South 00 degree 24 minutes 52 seconds East, along the West Right-of-Way line of said Hemphill Street, a distance of 77.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West Right-of-Way line of said Hemphill Street, same being the Northeast corner of a tract of land conveyed to Diego Quijano, by deed recorded in Instrument Number D223165374, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 35 minutes 08 seconds West, along the North line of said Quijano tract, a distance of 150.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Quijano tract, same lying along the East Right-of-Way line of a 20 foot alley;

THENCE North 00 degree 24 minutes 52 seconds West, along the East Right-of-Way line of said 20 foot alley, a distance of 77.00 feet to a 5/8 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said 20 foot alley, same being the Southwest corner of said Lot 16;

THENCE North 89 degrees 35 minutes 08 seconds East, along the South line of said Lot 16, a distance of 150.00 feet to the POINT OF BEGINNING and containing 11,550.00 square feet or 0.265 acres of land.

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 and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Sidewalks are required adjacent to both sides of all public and private streets and public access easements, 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 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 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.

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.

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.

Flood Plain Note:

According to the F.I.R.M. Map Number No. 48439C0305L, dated March 21, 2019, this property does lie in Zone X, and does not lie within the 100 year flood zone.

Land Use Table

LOT TYPE: COMMERCIAL
TOTAL NUMBER: 1
0.265 Commercial Acres
GROSS SITE AREA: 0.265 Acres

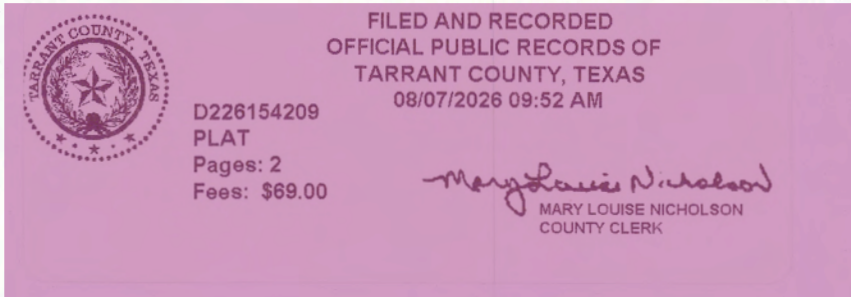
GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) 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.
- 4) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM A PORTION OF A LOT AND AN ENTIRE LOT.
- 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.

LEGEND

CM
5/8 IRF
1/2 IRF
R.O.W.
APPROX.
SQ.
INST. NO.
VOL., PG.
O.P.R.T.C.T.
P.R.T.C.T.

CONTROL MONUMENT
5/8 INCH IRON ROD FOUND
1/2 INCH IRON ROD FOUND WITH YELLOW CAP
STAMPED "CBG SURVEYING"
RIGHT-OF-WAY
APPROXIMATE
SQUARE
INSTRUMENT NUMBER
VOLUME, PAGE
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
PLAT RECORDS, TARRANT COUNTY, TEXAS



OWNER: USA EAGLE CARPORTS, INC.
5700 E. BELKNAP STREET
HALTOM CITY, TEXAS 76117
PHONE: 817-788-5395
EMAIL: TIFFANY@USAEGLECARPORTS.COM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, USA Eagle Carports, Inc., acting by and through their duly authorized agent, Dave Murphy, does hereby adopt this plat as SOUTH HEMPHILL HEIGHTS ADDITION, LOT 15R, BLOCK 14, an addition to the City of Fort Worth, 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 24 day of July, 2026.

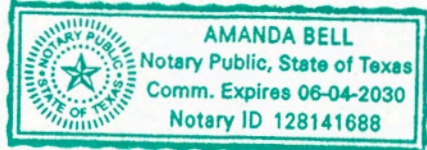
By: Dave Murphy
USA Eagle Carports, Inc. (Owner)
Dave Murphy (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Dave Murphy, 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 24th day of July, 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.

By: Bryan Connolly
Bryan Connolly Registered Professional Land Surveyor No. 5513

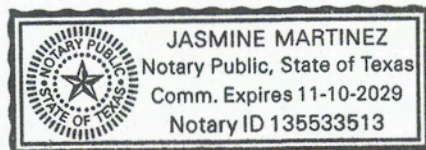


STATE OF TEXAS
COUNTY OF DALLAS

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 22 day of July, 2026.

Notary Public in and for the State of Texas



FS-24-129

FORT WORTH

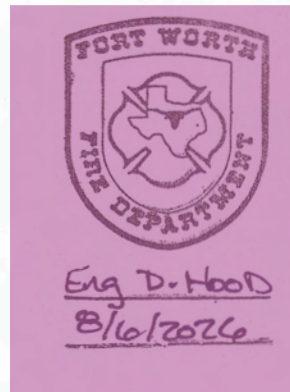
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 8/6/26

By: [Signature] Chairman

By: [Signature] Secretary



REPLAT
LOT 15R, BLOCK 14
SOUTH HEMPHILL HEIGHTS
11,550.00 SQ. FT. 0.265 ACRES
BEING A REPLAT OF A PORTION OF LOT 14, AND ALL OF LOT
15, BLOCK 14, SOUTH HEMPHILL HEIGHTS, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 106, PAGE 132 P.R.T.C.T.
LYDIA JANE WARWICK SURVEY, ABSTRACT NUMBER 1663

CASE NUMBER: FS-24-129



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=30' / DATE: 04/18/2025 / JOB NO. 2221411-01 / DRAWN BY: ANR/JLA

Document No. _____, Date _____