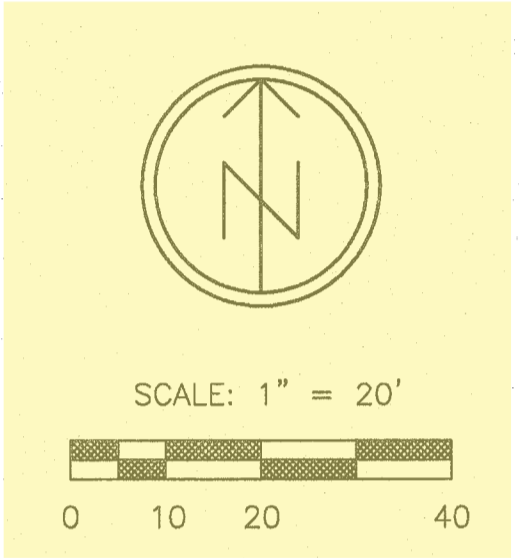
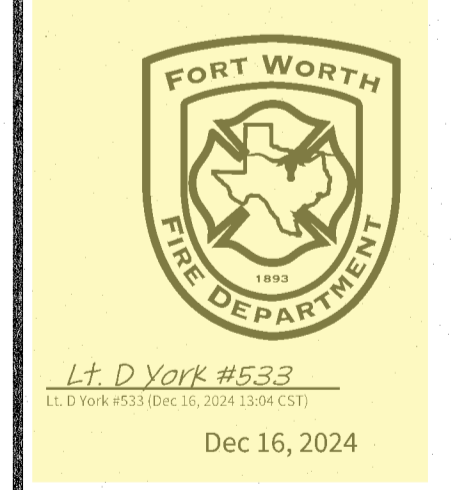


LOCATION MAP SCALE: 1" = 2000'



**SURVEYOR:**  
GRANT ENGINEERING, INC.  
2751 PARK HILL DRIVE  
FORT WORTH, TEXAS 76109  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrants@aol.com

**OWNER:**  
NEWPAD BUILDING COMPANY, LLC  
COOPER CONGER, MANAGER  
3001 HALLORAN STREET  
FORT WORTH, TEXAS 76107  
208-866-0166 VOICE  
cconger@congergroup.com



**FS-24-200**

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT NEWPAD BUILDING COMPANY, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:  
THE EAST ONE-HALF (1/2) OF LOT 7 AND THE WEST 20 FEET OF LOT 8, BLOCK 16, UNION DEPOT ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A SET 1/2" INCH STEEL ROD AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE NORTHEAST CORNER OF LOT 6-R, BLOCK 16, UNION DEPOT ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-132, PAGE 27, OF SAID PLAT RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST DAGGETT AVENUE, A 60 FEET WIDE PUBLIC STREET;  
THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 16, AT 25.00 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF SAID LOT 8, AND CONTINUING IN ALL 45.00 FEET TO A SET 1/2" INCH STEEL ROD AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH ACROSS SAID LOT 8, 109.00 FEET TO A SET 1/2" INCH STEEL ROD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND IN THE NORTH LINE OF A 10 FEET WIDE PUBLIC ALLEY;  
THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY, AT 20.00 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 7, AND CONTINUING IN ALL 45.00 FEET TO A FOUND 1/2" INCH STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 6-R AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6-R, 109.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1126 ACRES (4,905 SQUARE FEET) OF LAND, MORE OR LESS.  
DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:  
LOT 7R, BLOCK 16  
UNION DEPOT ADDITION  
TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON. IN WITNESS WHEREOF, I HAVE SET MY SIGNATURE AND OFFICE FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 14<sup>TH</sup> DAY OF OCTOBER, 2024.  
COOPER CONGER, MANAGER  
NEWPAD BUILDING COMPANY, LLC

**ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COOPER CONGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 24<sup>TH</sup> DAY OF OCTOBER, 2024.  
MY COMMISSION EXPIRES:  
DAVID BRYAN REAVES  
Notary ID #124857415  
My Commission Expires  
November 21, 2027

**GENERAL PLAT NOTES**  
1. 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.  
2. 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 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.  
3. 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 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.  
4. 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".  
5. CONSTRUCTION PROHIBITED OVER EASEMENTS:  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.  
6. 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.  
7. FLOODPLAIN STATEMENT:  
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED ZONE X, COMMUNITY 480596, PANEL 0305-1, EFF. DATE 03-21-19.  
8. DEED RESTRICTION NOTE:  
THIS REVISED PLAT 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.  
9. 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.  
10. PARKWAY PERMIT:  
PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.  
11. PRIVATE MAINTENANCE NOTE:  
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.  
12. PRESSURE REDUCING VALVE NOTE:  
PRIVATE PRESSURE REDUCING VALVES WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 PSI.

THE BASIS OF BEARINGS SHOWN HEREON IS AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST DAGGETT AVENUE.  
CONTROLLING MONUMENTS:  
1/2" STEEL ROD AT THE SE CORNER OF LOT 6-R, BLOCK 16, VOL. 388-132, P. 27  
1/2" STEEL ROD AT THE SW CORNER OF LOT 6-R, BLOCK 16, VOL. 388-132, P. 27  
THE PURPOSE OF THIS REPLAT IS TO COMBINE PORTIONS OF LOTS 7 AND 8 INTO A SINGLE LEGAL LOT OF RECORD.

**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:  
By: Donald P. Koen Dec 16, 2024  
Chairman  
By: Derek Hull  
Secretary

**Grant Engineering, Inc.**  
Engineers 2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131  
Surveyors  
Planners  
Rirm Registration No. 100919-00  
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.  
John A. Grant III 10-25-24  
JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

**FINAL PLAT**  
LOT 7R, BLOCK 16  
UNION DEPOT ADDITION  
TO THE  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
A REVISION OF  
THE EAST 25 FEET OF LOT 7 &  
THE WEST 20 FEET OF LOT 8  
BLOCK 16  
UNION DEPOT ADDITION  
AS RECORDED IN  
VOLUME 63, PAGE 45  
REAL PROPERTY RECORDS  
TARRANT COUNTY, TEXAS  
This plat recorded  
in Document Number: \_\_\_\_\_  
Date: \_\_\_\_\_  
OCTOBER, 2024  
0.1126 ACRES  
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