

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON SUNRISE ADDITION, BLOCK 19, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 1634, PG. 558, P.R.T.C.T.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TARRANT COUNTY, TEXAS, MAP NO. 484390030K, DATED SEPTEMBER 25, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR RESIDENTIAL LOT.
- 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.
- 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.
- PRIVATE P.R.V.'S WILL BE REQUIRED; PRESSURE EXCEEDS 80 P.S.I.

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, OR 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.

SIDEWALK NOTE

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH 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 UN-ALTERED

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/WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECODATION 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 DENTON §

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

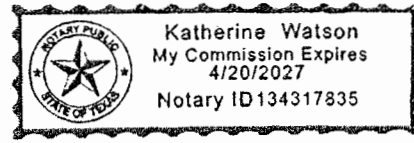
Daniel L. Jackson
DANIEL L. JACKSON, R.P.L.S.
NO. 5577



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF April, 2025.
Shawn Wood
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS NEWPAD BUILDING COMPANY LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE L. MOORE SURVEY, ABSTRACT NUMBER (NO.) 1083, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 2 AND 3, BLOCK 19, SUNRISE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 1634, PAGE (PG.) 558, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING THAT TRACT OF LAND DESCRIBED IN DEED TO NEWPAD BUILDING COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER DOCUMENT NO. D224187029, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON SUNRISE ADDITION RECORDED IN VOL. 1634, PG. 558, P.R.T.C.T.):

BEGINNING AT A 3/4 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF PINSON STREET (50 FOOT R.O.W.) AS RECORDED IN VOL. 1634, PG. 558, P.R.T.C.T. FOR THE NORTHWEST CORNER OF LOT 1-B, BLOCK 19, SUNRISE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 388-J, PG. 119, P.R.T.C.T. AND THE NORTHWEST CORNER OF LOT 12 OF SAID SUNRISE ADDITION RECORDED IN VOL. 1634, PG. 558, P.R.T.C.T., THE NORTHEAST CORNER OF LOT 11 OF SAID SUNRISE ADDITION AND THE SOUTHEAST CORNER OF SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 00 MIN. 00 SEC. EAST, WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 280.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1-D OF SAID SUNRISE ADDITION RECORDED IN VOL. 388-J, PG. 119, P.R.T.C.T., THE NORTHWEST CORNER OF LOT 12 OF SAID SUNRISE ADDITION RECORDED IN VOL. 1634, PG. 558, P.R.T.C.T., THE NORTHEAST CORNER OF LOT 4 OF SAID SUNRISE ADDITION, THE NORTHEAST CORNER OF LOT 9 OF SAID SUNRISE ADDITION, THE NORTHWEST CORNER OF SAID LOT 10, THE SOUTHWEST CORNER OF SAID LOT 3 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00 MIN. 00 SEC. WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND 3 AND THE NORTH LINE OF LOTS 10 AND 11 OF SAID SUNRISE ADDITION, A DISTANCE OF 254.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 4 OF SAID SUNRISE ADDITION, THE NORTHEAST CORNER OF LOT 9 OF SAID SUNRISE ADDITION, THE NORTHWEST CORNER OF SAID LOT 10, THE SOUTHWEST CORNER OF SAID LOT 3 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 00 MIN. 00 SEC. WEST, WITH THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 280.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF SAID PINSON STREET FOR THE NORTHEAST CORNER OF SAID LOT 4, THE NORTHWEST CORNER OF SAID LOT 3 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00 MIN. 00 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID PINSON STREET, A DISTANCE OF 254.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.633 ACRES OR 71,120 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT NEWPAD BUILDING COMPANY LLC DOES HEREBY ADOPT THIS PLAT OF LOTS 2R, 2R1, 3R AND 3R1, BLOCK 19, SUNRISE ADDITION, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OF FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR 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.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF FORT WORTH, TEXAS.

WITNESS MY HAND THIS 4 DAY OF April, 2025.

BY: NEWPAD BUILDING COMPANY LLC

Cooper Conger
COOPER CONGER-OWNER
PRINTED NAME/TITLE
4/14/25

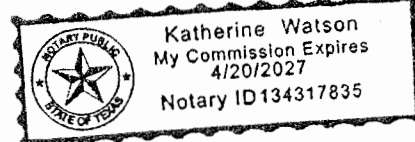
DATE

STATE OF TEXAS §
COUNTY OF Denton §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED COOPER CONGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF April, 2025.

Shawn Wood
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FS-24-227

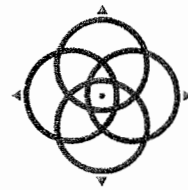


- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

CITY CASE NO: FS-24-227

LAND USE TABLE		
PARCEL	ACREAGE	USE
LOT 2R	0.4082 AC.	RESIDENTIAL
LOT 2R1	0.4082 AC.	RESIDENTIAL
LOT 3R	0.4082 AC.	RESIDENTIAL
LOT 3R1	0.4082 AC.	RESIDENTIAL

OWNER/DEVELOPER
NEWPAD BUILDING COMPANY, LLC
PO BOX 101654
FORT WORTH, TX 76104
CONTACT: COOPER CONGER
PHONE: 208-866-0166



WINDROSE
LAND SURVEYING | PLATTING

1740 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 09/23/2024 CHECKED BY: D.L.J. JOB NO.: D60040
POC: MICHAEL HODGES PHONE: 972.793.8038 EMAIL: MICHAEL.HODGES@WINDROSESERVICES.COM

FINAL PLAT

SUNRISE ADDITION

LOTS 2R, 2R1, 3R, AND 3R1, BLOCK 19

BEING A REPLAT OF

SUNRISE ADDITION AN ADDITION TO

THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AS RECORDED IN VOLUME 1634, PAGE 558 OF THE PLAT

RECORDS OF TARRANT COUNTY, TEXAS.

SITUATED IN THE

L. MOORE SURVEY,

ABSTRACT NUMBER 1093

-- 2025 --

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____