

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

Being a 0.216 acre tract of land situated in the S. G. Jennings Survey, Abstract No. 843, Tarrant County, Texas, being a portion of Lots A and B, Block 12, A Revision of Lots 2, 3, 4, 5, 12, 13, 14, 15, 16, 17, and 18, in Block Twelve (12), Hyde Jennings Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-17, Page 483, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found at the northeast corner of said Lot B, said iron rod being on the west line of Lot 6, Block 12, Hyde Jennings Subdivision, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 78, said Plat Records, being on the south line of Rouff Street (variable width right-of-way);

Thence South 00° 02' 58" East, a distance of 90.10 feet along the common line of said Lots B and 6 to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING";

Thence north 89° 21' 00" West, departing said common line, passing a fence corner at a distance of 46.81 feet, passing the common line of said Lot B and aforesaid Lot A at a distance of 100.00 feet and continuing a total distance of 102.71 feet to a fence corner;

Thence North 02° 56' 54" West, passing a fence post at a distance of 85.03 feet and continuing a total distance of 89.02 feet to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" on the aforesaid south line of Rouff Street;

Thence North 89° 58' 51" East, passing the northeast corner of aforesaid Lot A and the northwest corner of aforesaid Lot B at a distance of 7.21 feet and continuing a total distance of 107.21 feet along said south line to the Point of Beginning and containing 9,393 square feet or 0.216 of one acre of land.

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KAYNENN PARKER, on behalf of PILLAR CHURCH, owner, does hereby adopt this plat designating the hereinabove described property as LOT B-1, BLOCK 12, IN THE HYDE JENNINGS SUBDIVISION, BEING A REPLAT OF A PORTION OF LOTS A AND B, BLOCK 12, A REVISION OF LOTS 2, 3, 4, 5, 12, 13, 14, 15, 16, 17, AND 18, OF BLOCK 12, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon.

Witness, my hand, this the 6th day of March, 2026.

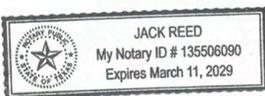
KAYNENN PARKER, on behalf of PILLAR CHURCH

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared KAYNENN PARKER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was to act on behalf of PILLAR CHURCH, and that he was duly authorized to perform the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6 day of March, 2026.

Notary Public in and for the State of Texas
My commission expires March 11, 2029



SURVEYOR'S CERTIFICATE

That I, David Apple, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

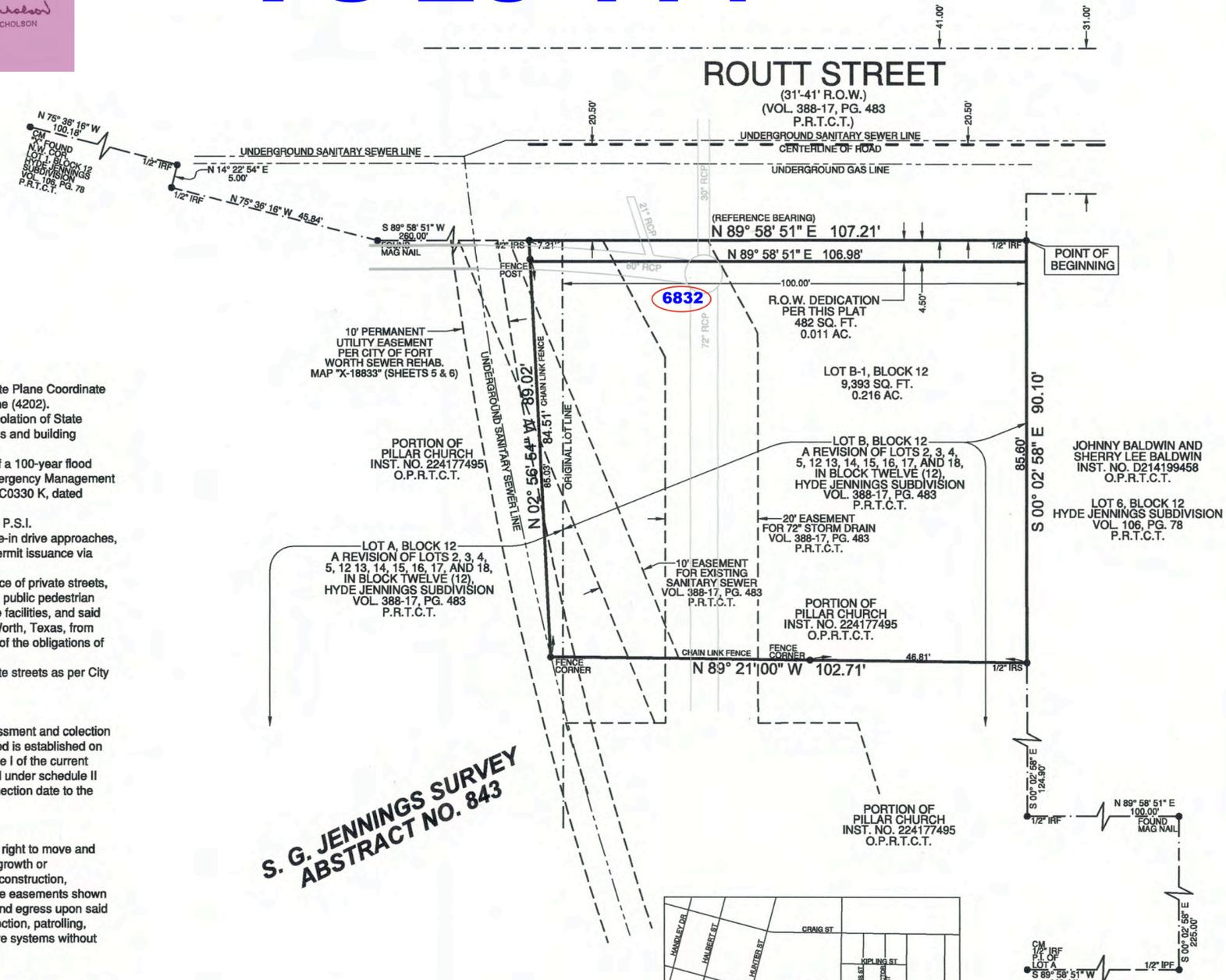
David Apple, R.P.L.S.
Texas Registration No. 5932
Premier Surveying LLC
5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093



FS-25-114

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
03/20/2026 11:49 AM
D226050647
PLAT
Pages: 2
Fees: \$54.00
Mary Louise Nicholson
COUNTY CLERK

FS-25-114



GENERAL NOTES:

- 1) The bearings for this survey were derived from the Texas State Plane Coordinate System, North American Datum 83 (NAD 83), North Central Zone (4202).
2) Selling a portion of this addition by metes and bounds is a violation of State platting statutes and is subject to fines and withholding of utilities and building permits.
3) The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48439C0330 K, dated September 25, 2009.
4) Private P.R.V(s). will be required; water pressure exceeds 80 P.S.I.
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 easement, 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) Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

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.

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.

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.

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.

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.

SIDEWALKS:

Sidewalks are required adjacent to both sides of all public and private street, in conformance with the Sidewalk Policy per "City Development Design Standards".

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.

FORT WORTH CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
PLAT APPROVAL DATE: 3/17/2026
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

Table with 2 columns: Category and Value. Includes Land Use Table, Gross Acreage (9,393 SQ. FT.; 0.216 AC.), Net Acreage (8911 SQ. FT.; 0.205 AC.), and Property Zoning (A-5 ONE-FAMILY RESIDENTIAL).

This plat recorded in Document Number \_\_\_\_\_, dated \_\_\_\_\_.
The purpose of this plat is to create one single family lot out of a larger tract.

SURVEYOR:
PREMIER SURVEYING, LLC
DAVID APPLE, RPLS
5700 W. PLANO PARKWAY, SUITE 1200
PLANO, TEXAS 75093
PHONE: 972-612-3601
FAX: 855-892-0468

OWNER:
PILLAR CHURCH
REP: KAYNENN PARKER
6832 ROUFF ST
FORT WORTH, TX 76112
PHONE: 817-372-9762

FINAL PLAT
LOT B-1, BLOCK 12
IN THE HYDE JENNINGS SUBDIVISION
BEING A REPLAT OF A PORTION OF
LOTS A AND B, BLOCK 12,
OF BLOCK 12,
A REVISION OF LOTS 2, 3, 4, 5, 12, 13, 14, 15, 16, 17, AND 18,
A 0.216 ACRE ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, SITUATED
IN THE S. G. JENNINGS SURVEY, ABSTRACT NO. 843

1 LOT
PREPARED: APRIL, 2025