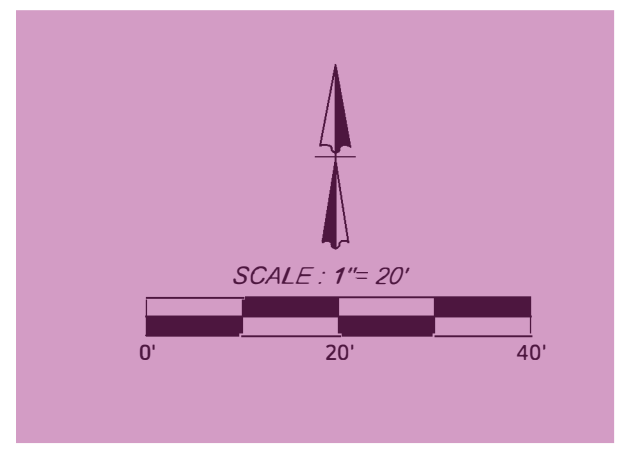
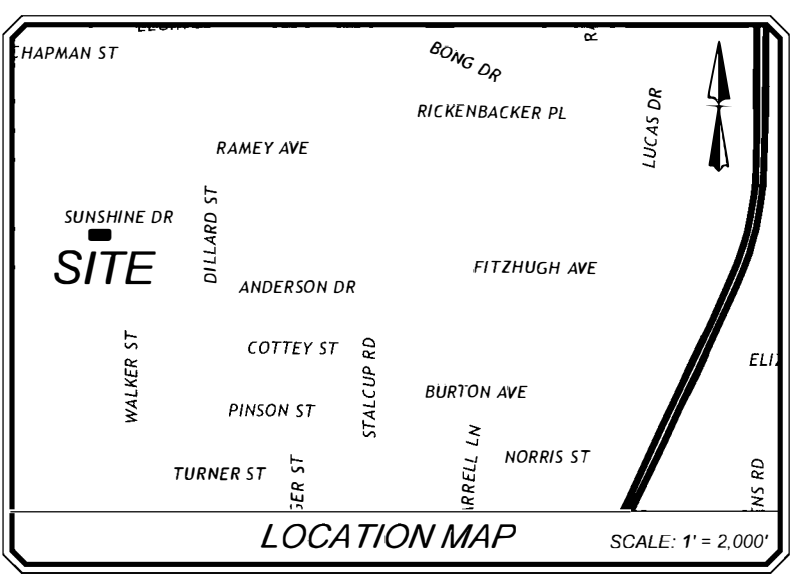
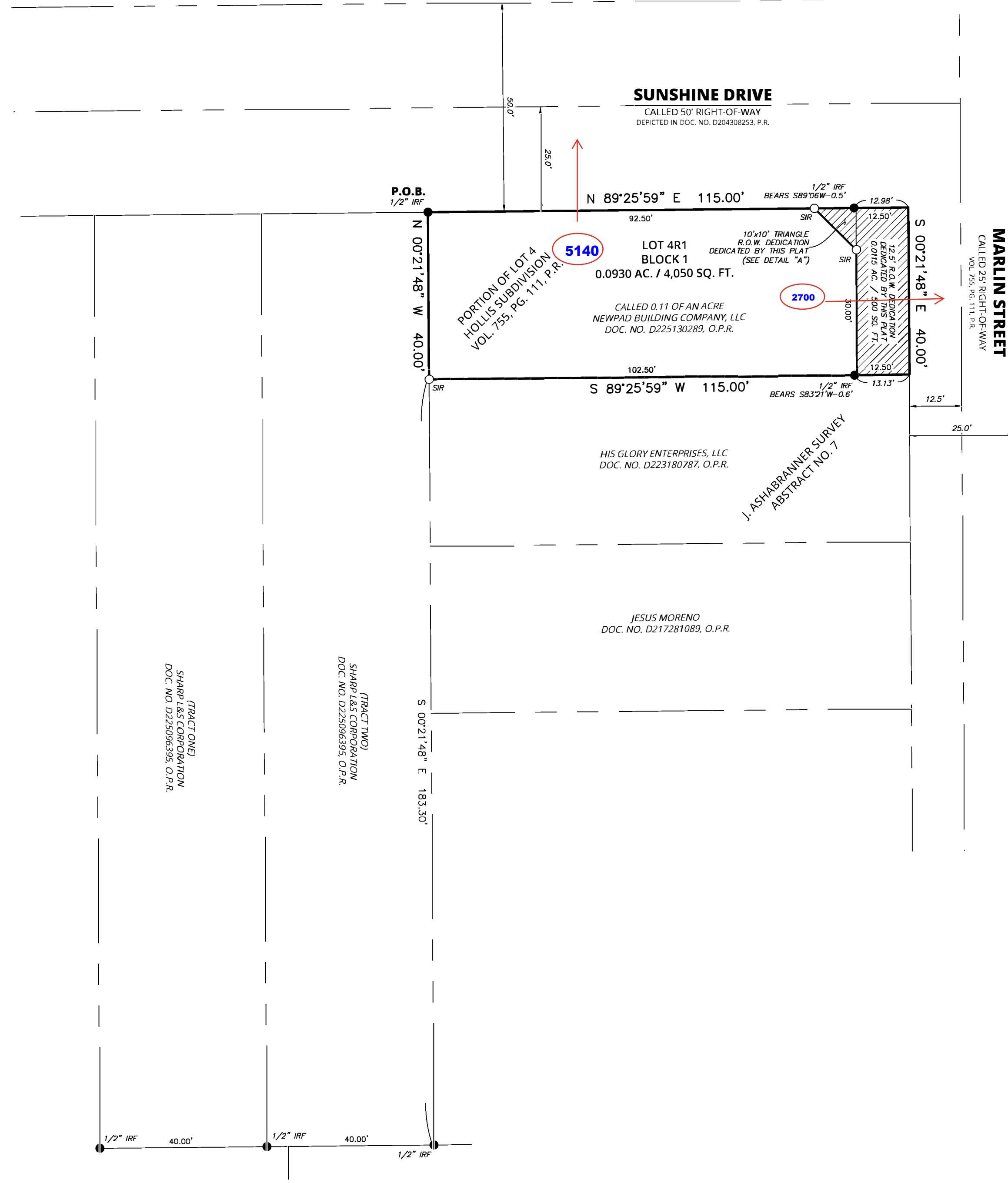
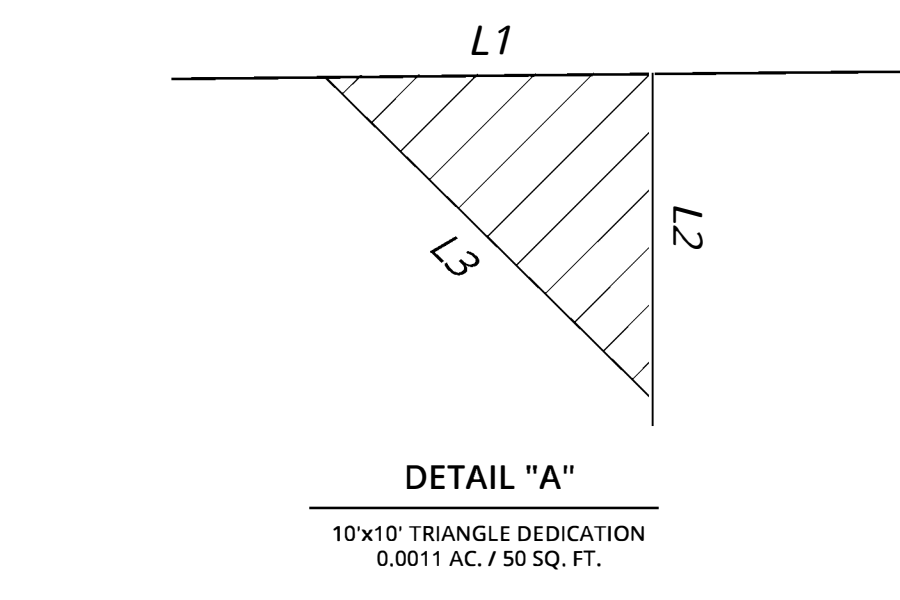


# FS-25-216



- NOTES**
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD) OF 1983. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
  - ALL COORDINATES LISTED HEREIN ARE EXPRESSED AS GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999880014.
  - REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 305 OF 495, COMMUNITY PANEL NO. 480596, MAP NUMBER 48439C0330K, DATED SEPTEMBER 25, 2009.
  - 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 ONE 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.
  - SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
  - PRIVATE P.R.V(S) WILL BE REQUIRED: WATER PRESSURE EXCEEDS 80 P.S.I.

- SYMBOL LEGEND**
- IRF ● FOUND 1/2" IRON ROD OR AS NOTED
  - SIR ○ SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
  - P.O.B. POINT OF BEGINNING
  - SQ. FT. SQUARE FEET
  - VOL. & PG. VOLUME AND PAGE
  - DOC. NO. DOCUMENT NUMBER
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS



**PLAT 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, 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 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 ANY 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" DEEDING 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 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.

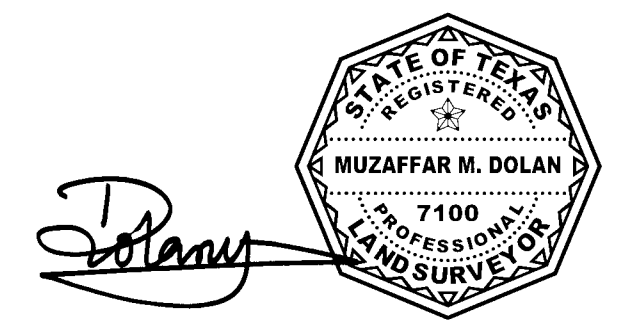
**SITE DRAINAGE STUDY**  
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED 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.

**RESIDENTIAL DRIVEWAY ACCESS LIMITATION**  
DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:  
A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ADJUTING SIDE OR REAR ALLEY OR  
B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

STATE OF TEXAS  
COUNTY OF Tarrant

I, MUZAFFAR M. DOLAN, 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 AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SHALL BE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF FORT WORTH, TEXAS.



MUZAFFAR M. DOLAN, R.P.L.S.  
TEXAS REGISTRATION NO. 7100  
EMAIL: MUSTAFA.DOLAN@COLLIERSENG.COM

STATE OF TEXAS  
TARRANT COUNTY

WHEREAS I, NEWPAD BUILDING COMPANY LLC, BEING THE OWNER OF A 0.1056 OF AN ACRE TRACT, BEING OUT OF THE J. ASHABRANNER SURVEY, ABSTRACT NO. 7, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 4, HOLLIS SUBDIVISION AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 755, PAGE (PG.) 111, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.), SAME BEING ALL OF A CALLED 0.11 ACRE TRACT DESCRIBED TO NEWPAD BUILDING COMPANY, LLC IN DEED RECORDED IN DOCUMENT (DOC.) NO. D225130289, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SUNSHINE DRIVE (50' WIDE) FOR THE NORTHEAST CORNER OF TRACT TWO DESCRIBED TO SHARRP LABS CORPORATION IN DEED RECORDED IN DOC. NO. D226096395, O.P.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N89°25'59" E, WITH THE SOUTH R.O.W. LINE OF SAID SUNSHINE DRIVE, PASSING AT A DISTANCE OF 102.02 FEET TO A 1/2 INCH IRON ROD FOUND ON LINE AND CONTINUING FOR A TOTAL DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET (SIR) AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID SUNSHINE DRIVE AND THE WEST R.O.W. LINE OF MARLIN STREET (25' WIDE) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°21'48" E, WITH THE WEST R.O.W. LINE OF SAID MARLIN STREET, A DISTANCE OF 40.00 FEET TO A SIR FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO HIS GLORY ENTERPRISES, LLC IN DEED RECORDED IN DOC. NO. D223180787, O.P.R. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 89°25'59" E, WITH THE NORTH LINE OF SAID HIS GLORY ENTERPRISES TRACT, PASSING AT A DISTANCE OF 13.13 FEET TO A 1/2 INCH IRON ROD FOUND ON LINE AND CONTINUING FOR A TOTAL DISTANCE OF 115.00 FEET TO A SIR ON THE EAST LINE OF SAID TRACT TWO FOR THE NORTHWEST CORNER OF SAID HIS GLORY ENTERPRISES TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 00°21'48" W, WITH THE EAST LINE OF SAID TRACT TWO, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1056 OF AN ACRE, MORE OR LESS.

OWNERS DEDICATION  
COUNTY OF TARRANT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, NEWPAD BUILDING COMPANY LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HOLLIS SUBDIVISION, LOTS 4R1, BLOCK 1 AND DOES HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED IN ANY EASEMENTS, EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF FORT WORTH'S USE THEREOF. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF FORT WORTH AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE FULL RIGHT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE. THIS FINAL PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF FORT WORTH, TEXAS.

EXECUTED THIS 27 DAY OF May, 2026.

BY: NEWPAD BUILDING COMPANY LLC

*Cooper Conger*  
COOPER CONGER - OWNER

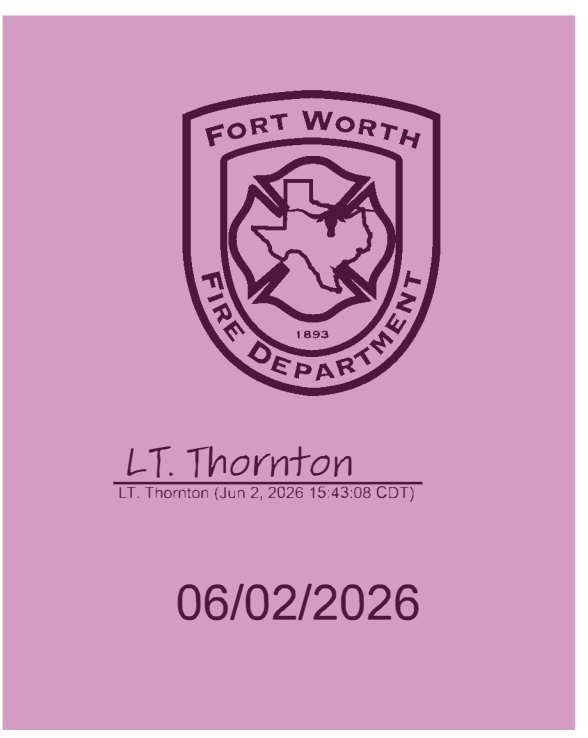
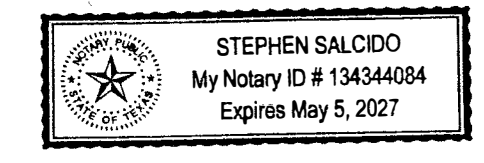
STATE OF TEXAS  
COUNTY OF Tarrant

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COOPER CONGER, KNOWN TO ME TO BE THE ENTITIES WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF May, 2026.

*Stephen Salcido*  
NOTARY PUBLIC

5-5-27  
MY COMMISSION EXPIRES



**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: 06/03/2026  
By: *Caroline Clegg* Chairman  
By: *Shirley H. Smith* Secretary

**Colliers**  
Engineering & Design  
FORT WORTH  
2011 KIRKWOOD BLVD  
Suite 120  
SOUTHLAKE, TX 76092  
Phone: 214.613.1204  
www.colliersengineering.com

Job. No.	25009720A-RP	Drawn By	SS
Date	05/15/26	Checked By	CC

CASE NO. - FS-25-216

LOT	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
4R1	0.1056 AC	0.0930 AC	0.0126 AC	RESIDENTIAL

LINE	BEARING	DISTANCE
L1	N 89°25'59" E	10.00'
L2	S 00°21'48" E	10.00'
L3	N 45°27'54" W	14.12'