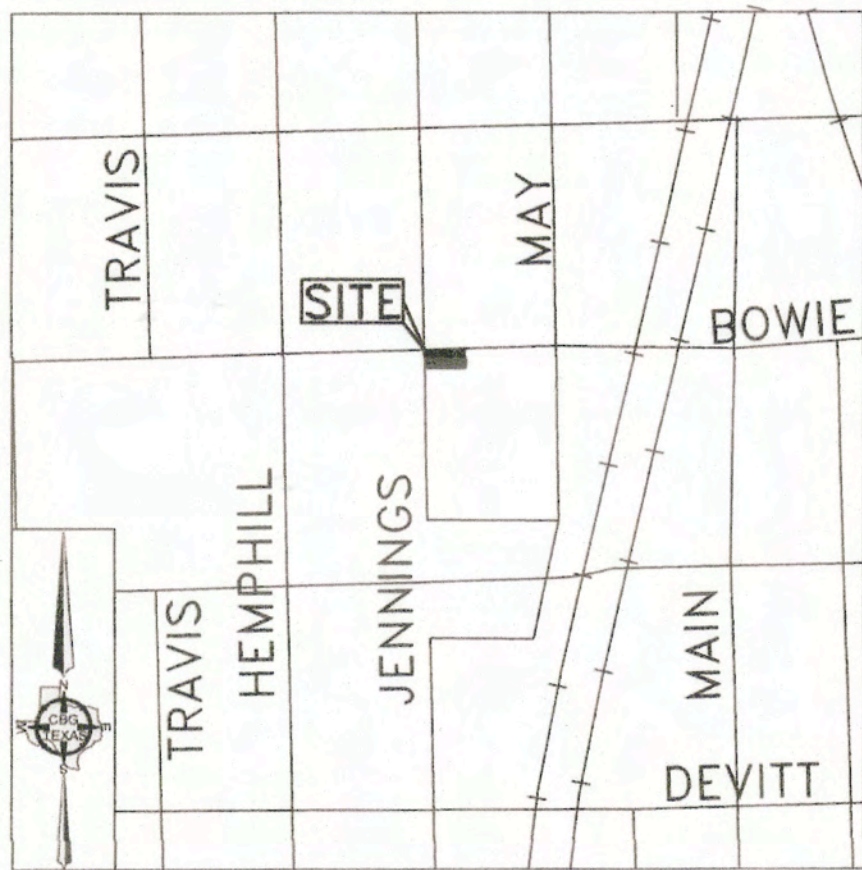
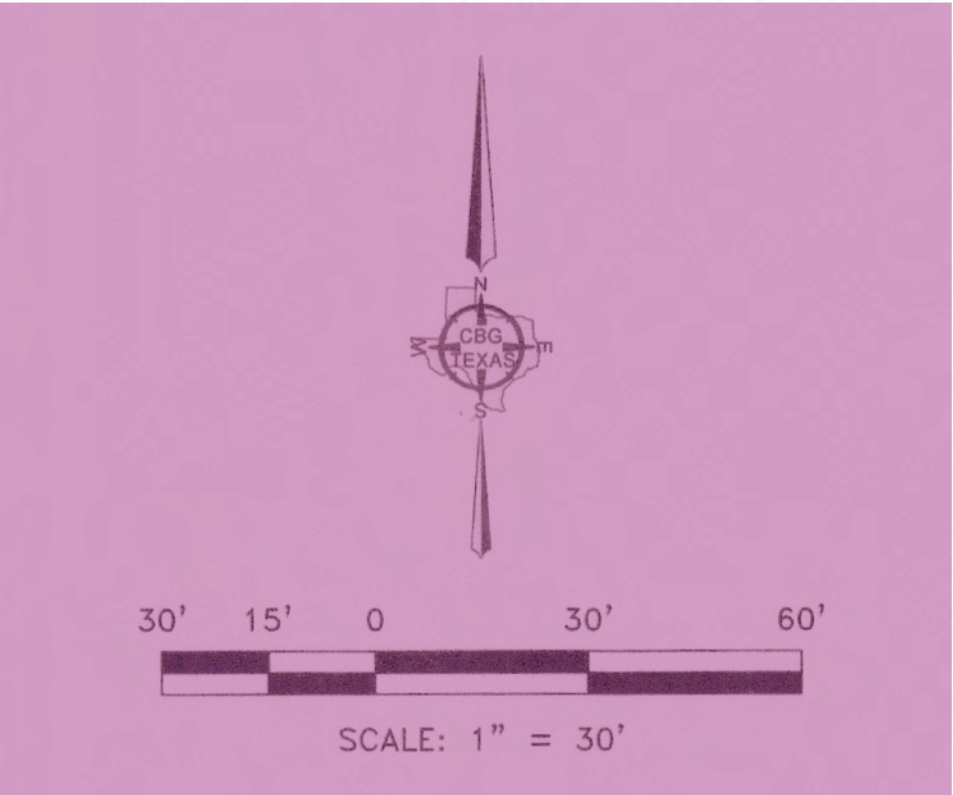




VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 00°24'18" W	50.00'
L2	S 00°24'18" E	50.00'
L3	N 44°35'42" E	14.14'

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 streetlights 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 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 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.

Parkway Permits:

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.

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.

Private Maintenance:

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.

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 RE-PLAT IS TO CREATE 1 LOT OUT OF A PORTION OF A LOT.

LEGEND

CM = CONTROL MONUMENT
IRF = 1/2 INCH IRON ROD FOUND
XF = "X" CUT FOUND
MNF = MAG NAIL FOUND
BL = BUILDING LINE
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

LAND USE TABLE:

LOT 1R:
NET: 0.13 ACRES
GROSS: 0.13 ACRES
USE: RESIDENTIAL

R.O.W DEDICATION:

SQUARE FEET: 50.00 SQ.FT.
ACRES: 0.001

FLOOD PLAIN NOTE:

ACCORDING TO THE F.I.R.M. MAP NUMBER 48439C0305L, DATED 03/21/2019, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT;

WHEREAS NEWPAD BUILDING COMPANY, LLC, is the owner of a 0.13 acre tract of land situated in the Lydia Jane Warwick Survey, Abstract Number 1663, Tarrant County, Texas, same being a portion of Lot 1, Block 33, 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 NEWPAD BUILDING, LLC by General Warranty Deed with vendor's lien recorded in Instrument Number D226038057, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bound as follows:

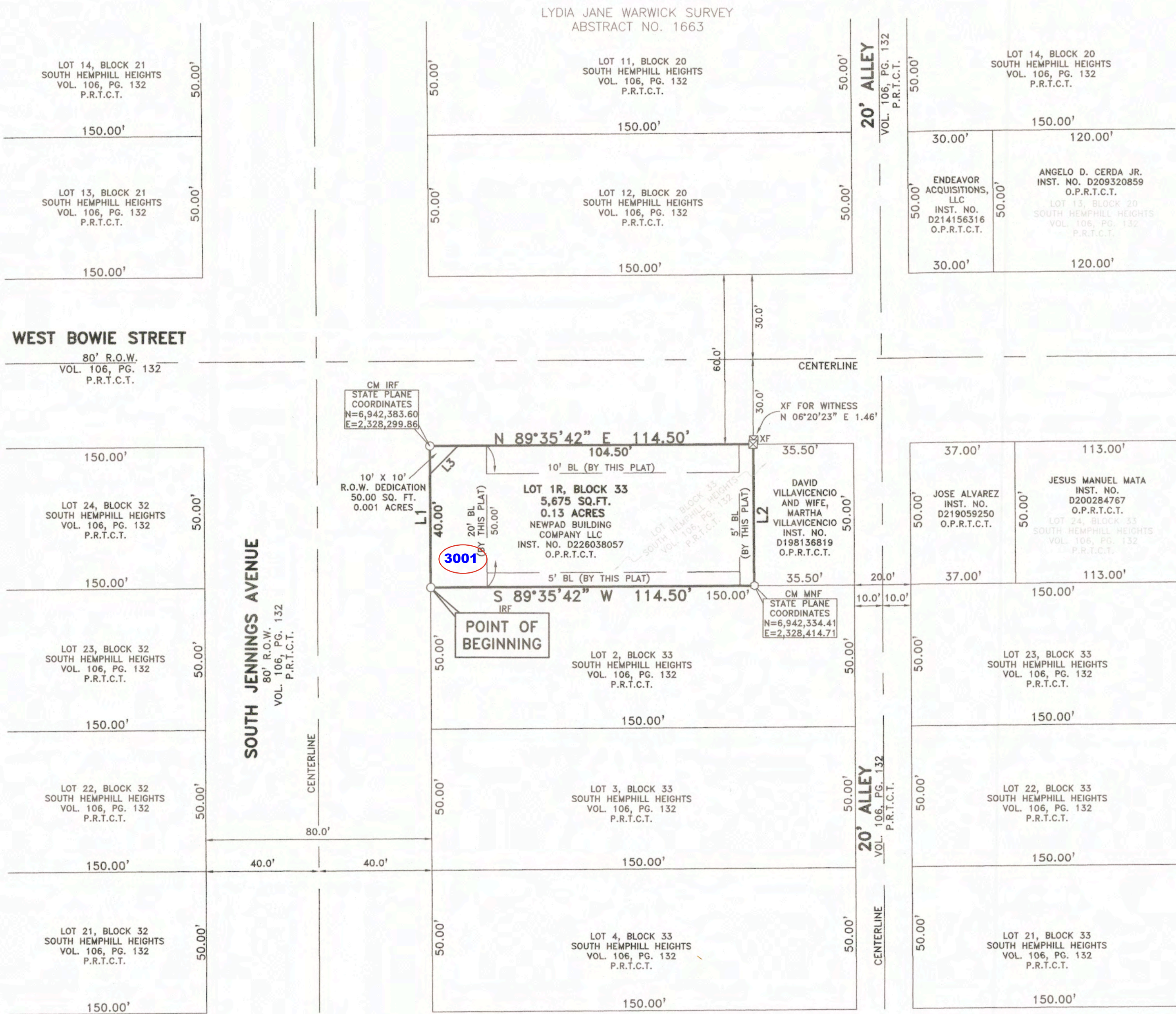
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 2, Block 33 of said South Hemphill Heights, same lying along the East Right-of-Way line of South Jennings Street (80 foot Right-of-Way) recorded in Volume 106, Page 132, Plat Records, Tarrant County, Texas;

THENCE North 00 degree 24 minutes 18 seconds West, along the East Right-of-Way line of said South Jennings Street, a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said corner being at the intersection of the East Right-of-Way line of said South Jennings Street, and the South Right-of-Way line of West Bowie Street (60 foot Right-of-Way) recorded in Volume 106, Page 132, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 42 seconds East, along the South Right-of-Way line of said West Bowie Street, a distance of 114.50 feet to an "X" cut found for corner, said corner lying along the South Right-of-Way line of said West Bowie Street, same being the Northwest corner of a tract of land conveyed to David Villavicencio and wife, Martha Villavicencio by deed recorded in Instrument Number D198136819, Official Public Records, Tarrant County, Texas, from which a "X" cut found bears North 06 degrees 20 minutes 23 seconds East, a distance of 1.46 feet for witness;

THENCE South 00 degree 24 minutes 18 seconds East, along the West line of said Villavicencio tract, a distance of 50.00 feet to a mag nail found for corner, said corner being the Southwest corner of said Villavicencio tract, same lying along the North line of said Lot 2;

THENCE South 89 degrees 35 minutes 42 seconds West, along the North line of said Lot 2, a distance of 114.50 feet to the POINT OF BEGINNING and containing 5,725.00 square feet or 0.13 acres of land.



FS-25-239

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NEWPAD BUILDING COMPANY, LLC, acting by and through their duly authorized agent, Cooper Conger, do hereby adopt this Final plat as **SOUTH HEMPHILL HEIGHTS LOT 1R, BLOCK 33**, 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 30th day of September, 2026.

By: Cooper Conger
NEWPAD BUILDING COMPANY, LLC (Owner)
Cooper Conger (President)

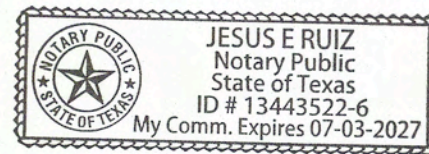
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Cooper Conger, 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 30th day of SEPTEMBER, 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.

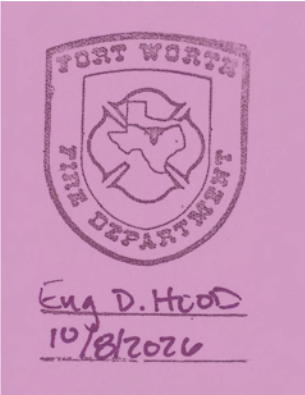
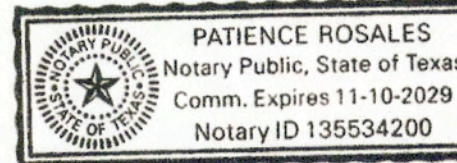
Bryan Connolly Registered Professional Land Surveyor No. 5513

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 30th day of September, 2026.

Notary Public in and for the State of Texas



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: <u>10/9/2026</u>	
By: <u>Ch</u>	Chairman
By: <u>ST-J</u>	Secretary

FINAL PLAT
LOT 1R, BLOCK 33
SOUTH HEMPHILL HEIGHTS
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 33, OF
SOUTH HEMPHILL HEIGHTS
VOLUME 106, PAGE 132 (P.R.T.C.T.)
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.
LYDIA JANE WARWICK SURVEY, ABSTRACT NUMBER 1663
CASE NUMBER: FS-25-239



OWNER: NEWPAD BUILDING
COMPANY, LLC
PRESIDENT: COOPER CONGER
PO BOX 101654, FORT WORTH, TX 76185
PHONE: 208-866-0166
EMAIL: KASIE@CONERGROUPO.COM

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.cbgtllc.com

SCALE: 1"=30' / DATE: 04/09/2026 / JOB NO. 17353 / DRAWN BY: JLA

Document No. _____, Date _____