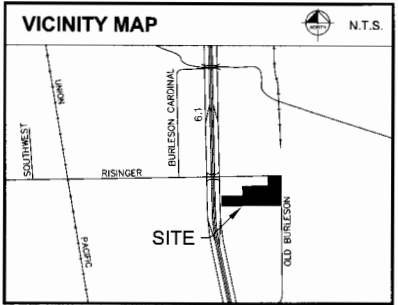
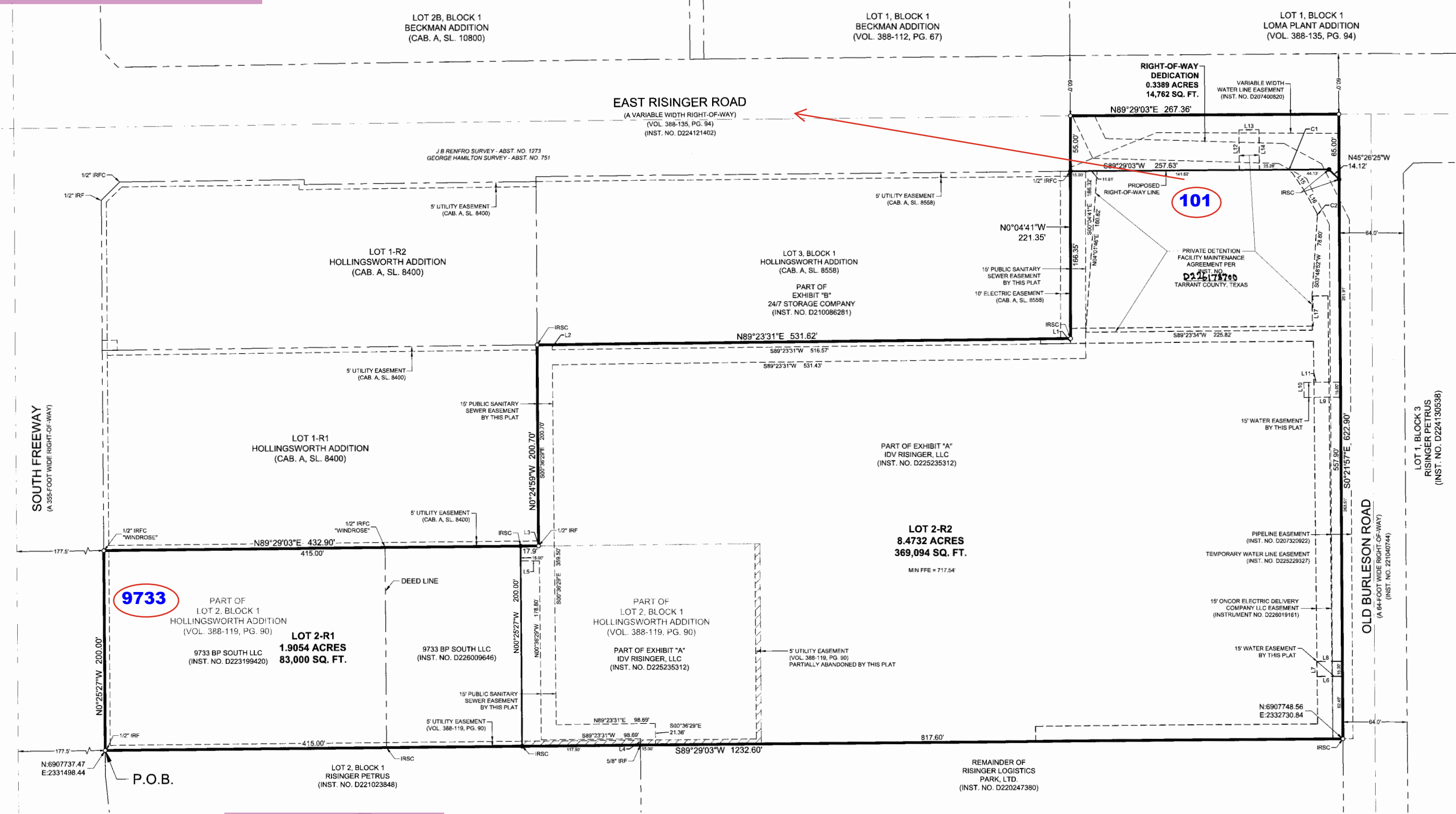
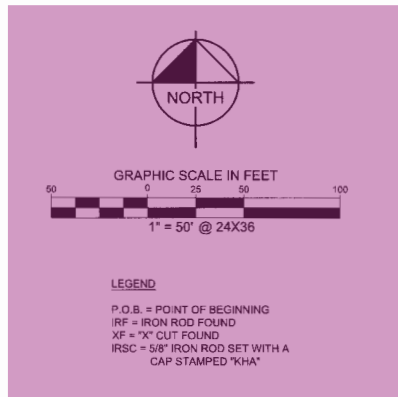




LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	DENIAL OF ACCESS LINE



LOT TABLE

LOT NO.	ACRES	SQ. FT.
GROSS	10.7175	466,856
LOT 2-R1	1.9054	83,000
LOT 2-R2	8.4732	369,094
RIGHT-OF-WAY	0.3389	14,762

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10.00'	58°11'40"	N62°25'07"W	9.42'	9.81'
C2	10.00'	33°29'54"	N12°58'05"W	5.76'	5.85'

LINE TABLE

NO.	BEARING	LENGTH
L1	S20°04'41"E	5.80'
L2	N00°30'38"W	5.80'
L3	S89°29'03"W	5.87'
L4	N00°36'29"W	6.36'
L5	S89°23'31"W	18.82'
L6	S89°23'31"W	25.82'
L7	N00°30'38"W	10.82'
L8	N89°23'31"E	35.33'
L9	S89°23'31"W	36.49'

LINE TABLE

NO.	BEARING	LENGTH
L10	N00°35'29"W	15.00'
L11	N89°23'31"E	36.49'
L12	N00°30'38"W	36.49'
L13	N89°23'31"E	20.80'
L14	S00°36'29"E	40.61'
L15	S04°18'17"E	18.88'
L16	S00°30'38"W	24.77'
L17	S00°31'41"E	34.00'



FS-26-019

FINAL PLAT
LOT 2-R1 & 2-R2, BLOCK 1,
HOLLINGSWORTH ADDITION
BEING A REPLAT OF ALL OF LOT 2, BLOCK 1,
HOLLINGSWORTH ADDITION, AN ADDITION TO
THE CITY OF FORT WORTH AS RECORDED IN
VOL. 388-119, PG. 90, PRCT
GEORGE HAMILTON SURVEY,
ABSTRACT No. 751
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MCB	KHA	8/11/2026	080047800	1 OF 2

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone (4202) based on observations made on 12/17/2025 with an applied combined scale factor of 1.00012.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central 4202, no scale and no projection.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4849C0430L, for Tarrant County, Texas and incorporated areas, dated March 21, 2019, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. The purpose of this plat is to create two lots.
5. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

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 issues, 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 streets, 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.

PARKWAY PERMIT

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.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on 12/17/2025 and that all corners are shown hereon.



Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

WHEREAS IDV Risinger, LLC and 9733 BP South LLC are the owners of a 10.7175 acre (466,856 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 2, Block 1, Hollingsworth Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-119, Page 90 of the Plat Records of Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to IDV Risinger, LLC recorded in Instrument No. D225235312 of the Official Public Records of Tarrant County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to 9733 BP South LLC recorded in Instrument No. D223199420 of said Official Public Records; said tract also being all of that tract of land described in _____ to 9733 BP South, LLC recorded in Instrument No. _____ of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of South Freeway (a 355-foot wide right-of-way); said point being the southwest corner of said Lot 2;

THENCE North 00°25'27" West, along the said east line of South Freeway, a distance of 200.00 feet to a 1/2-inch iron rod with "WINDROSE" cap found for corner;

THENCE North 89°29'03" East, departing the said east line of South Freeway, a distance of 432.90 feet to a 1/2-inch iron rod found for the southeast corner of Lot 1-R-1, Hollingsworth Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 8400 of said Plat Records;

THENCE North 00°24'59" West, along the east line of said Lot 1-R-1, a distance of 200.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner; said point being the southwest corner of Lot 3, Block 1, Hollingsworth Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 8558 of said Plat Records;

THENCE North 89°23'31" East, along the south line of said Lot 3, a distance of 531.62 feet to a 5/8-inch iron rod with "KHA" cap set for the southeast corner of said Lot 3;

THENCE North 00°04'41" West, along the east line of said Lot 3, a distance of 221.35 feet to a point for corner in Risinger Road (a variable width right-of-way)

THENCE North 89°29'03" East, along Risinger Road, a distance of 267.36 feet to a point for corner at its intersection with the west right-of-way line of Old Burleson Road (a 64-foot wide right-of-way);

THENCE South 00°21'57" East, along the said west line of Old Burleson Road, a distance of 622.90 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 89°29'03" West, departing the said west line of Old Burleson Road, a distance of 1,232.60 feet to the **POINT OF BEGINNING** and containing 466,856 square feet or 10.7175 acres of land, more or less.

OWNER'S DEDICATION

NOW AND THEREFORE, know all men by these presents that IDV Risinger, LLC and 9733 BP South LLC do hereby adopt this plat as **LOT 2-R1 & 2-R2, BLOCK 1, HOLLINGSWORTH ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 21 day of September, 2026.

BY: IDV Risinger, LLC

Authorized Signature
STEPHEN SIBLEY - MANAGER
Printed Name and Title

Executed this the 21 day of September, 2026.

BY: 9733 BP South LLC

Authorized Signature
Benjamin Siegel, Manager
Printed Name and Title

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stephen Sibley, known to me to be the person and officer whose name 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 the 21 day of September, 2026.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS § Harris KP

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Benjamin Siegel, known to me to be the person and officer whose name 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 the 21 day of September, 2026.

Notary Public, State of Texas



LT. Thornton
LT. Thornton (Sep 23, 2026 14:45:16 CDT)

09/23/2026

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:	09/29/2026
By: <u>Caroline Cranz</u> Caroline Cranz (Sep 29, 2026 09:01:02 CDT)	Chairman
By: <u>Stephen Thornton</u> Stephen Thornton (Sep 29, 2026 09:01:37 CDT)	Secretary

FINAL PLAT
LOT 2-R1 & 2-R2, BLOCK 1,
HOLLINGSWORTH ADDITION
BEING A REPLAT OF ALL OF LOT 2, BLOCK 1,
HOLLINSWORTH ADDITION, AN ADDITION TO
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801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com				
Scale	Drawn by	Checked by	Date	Project No.
N/A	MCB	KHA	8/11/2026	060047800
				Sheet No.
				2 OF 2