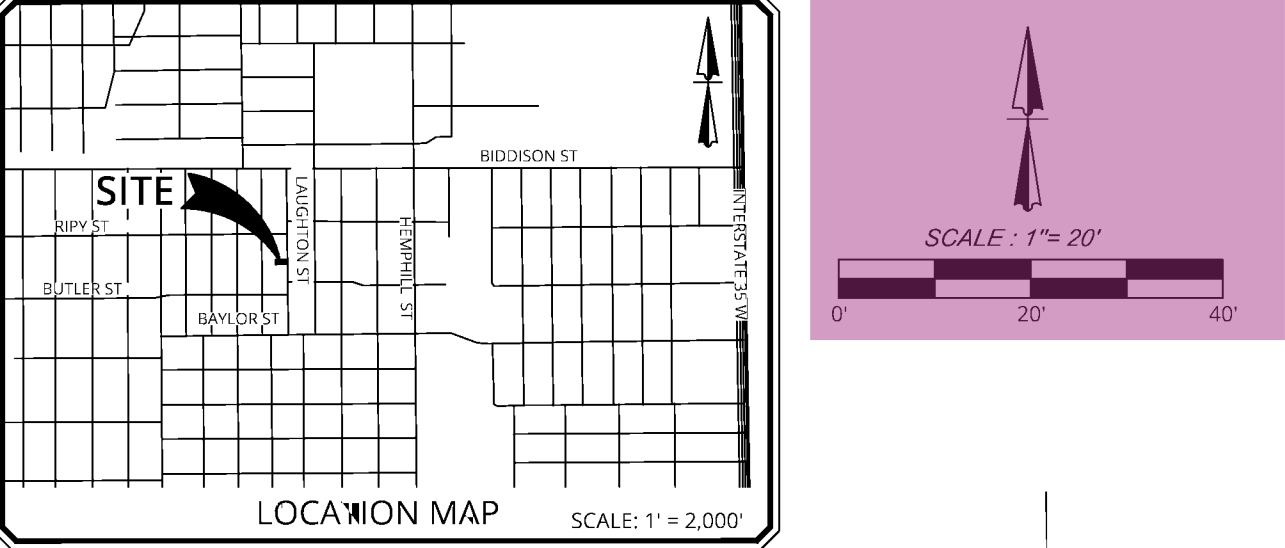




SURVEYOR NOTES

- 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 0.999980014.
- REFERENCED PROPERTY IS IN ZONE X UNSHADED AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FOR FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 310 OF 430, COMMUNITY PANEL NO. 48056, MAP NUMBER 48439CUD310L, DATED MARCH 21, 2019.
- 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

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" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

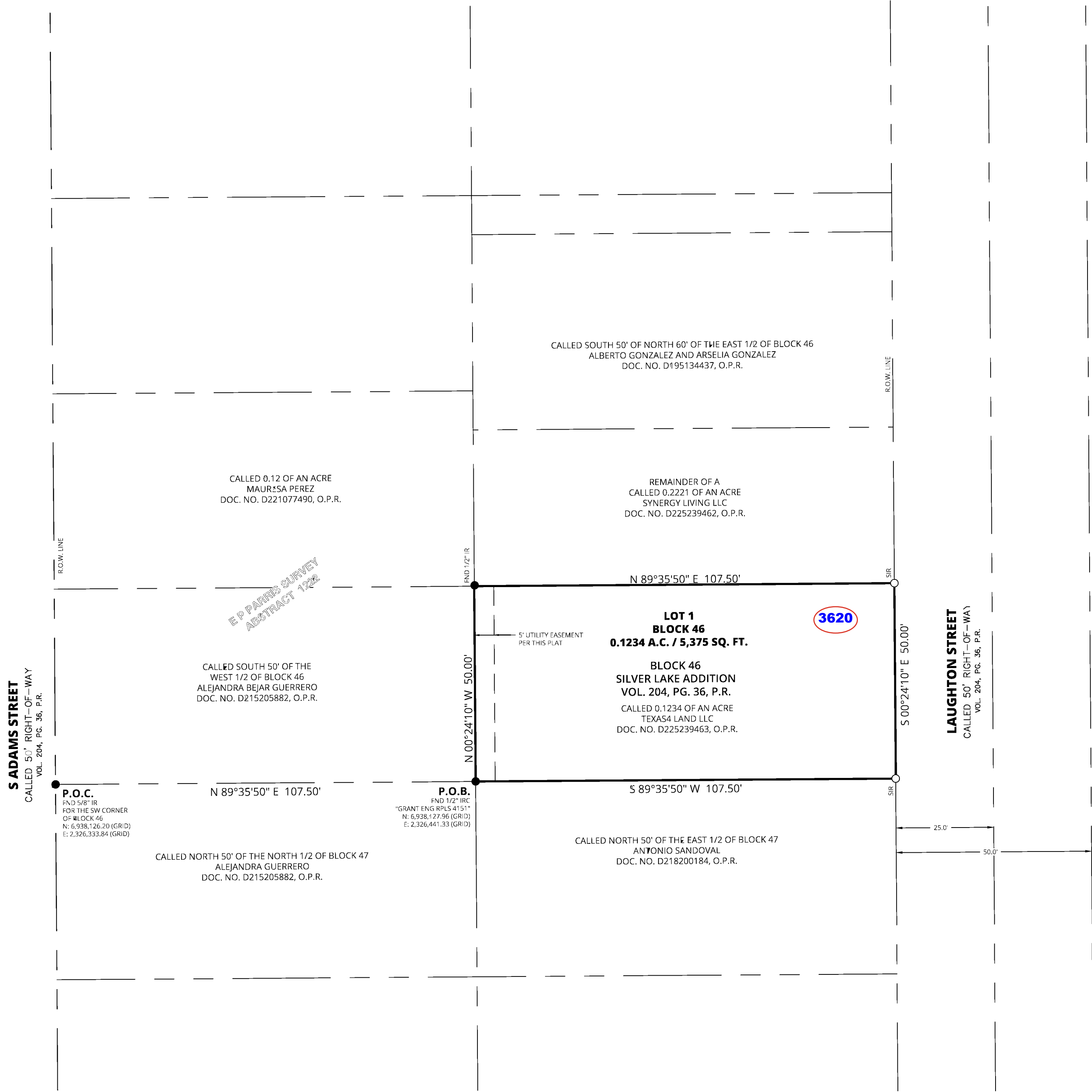
WATER / WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II WHEN 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.

FS-26-027



STATE OF TEXAS
TARRANT COUNTY

WHEREAS I, TEXAS4 LAND, LLC, BEING THE OWNER OF A TRACT OR PARCEL CONTAINING 0.1234 OF AN ACRE OR 5,375 SQUARE FEET OF LAND SITUATED IN THE E P PARRIS SURVEY, ABSTRACT NUMBER (NO.) 1222, TARRANT COUNTY, TEXAS, BEING A PART OF BLOCK 46, SILVER LAKE ADDITION, RECORDED IN VOLUME (VOL.) 204, PAGE (PG.) 36, PLAT RECORD OF TARRANT COUNTY, TEXAS (P.R.), SAME BEING A PART OF A CALLED SOUTH 90 FEET OF THE EAST 1/2 OF BLOCK 46 DESCRIBED TO TEXAS4 LAND LLC IN DEED RECORDED IN DOCUMENT (DOC.) NO. D225239463, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.), WITH SAID 0.1234 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202):

COMMENCING AT 5/8 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ADAMS STREET (CALLED 50' WIDE) FOR THE SOUTHWEST CORNER OF SAID BLOCK 46 AND THE NORTHWEST CORNER OF BLOCK 47 OF SAID SILVER LAKE ADDITION; [N: 6,938,126.20 (GRID), E: 2,326,333.84 (GRID)];

THENCE: NORTH 89 DEG. 35 MIN. 50 SEC. EAST, WITH THE SOUTH LINE OF SAID BLOCK 46 AND THE NORTH LINE OF SAID BLOCK 47, A DISTANCE OF 107.50 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD STAMPED "GRANT ENG RPLS 4151" FOR THE **POINT OF BEGINNING**, BEING THE SOUTHEAST CORNER OF A CALLED 0.1234 OF AN ACRE TRACT DESCRIBED TO TEXAS4 LAND LLC IN DEED RECORDED IN DOC. NO. D225239463, O.P.R., THE NORTHWEST CORNER OF A CALLED NORTH 50 FEET OF THE EAST 1/2 OF BLOCK 47 DESCRIBED TO ANTONIO SANDOVAL IN DEED RECORDED IN DOC. NO. D218200184, O.P.R. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; [N: 6,938,127.96 (GRID), E: 2,326,441.33 (GRID)];

THENCE: NORTH 00 DEG. 24 MIN. 10 SEC. WEST, WITH THE EAST LINE OF SAID SOUTH 50 FEET OF THE WEST 1/2 OF BLOCK 46, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.12 OF AN ACRE TRACT DESCRIBED TO MAURESA PEREZ IN DEED RECORDED IN DOC. NO. D221077490, O.P.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 89 DEG. 35 MIN. 50 SEC. EAST, WITH THE NORTH LINE OF SAID 0.1234 OF AN ACRE TRACT, A DISTANCE OF 107.50 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET (SIR) ON THE WEST R.O.W. LINE OF LAUGHTON STREET (CALLED 50' WIDE) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 00 DEG. 24 MIN. 10 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID LAUGHTON STREET, A DISTANCE OF 50.00 FEET TO A SIR FOR THE NORTHEAST CORNER OF SAID NORTH 50 FEET OF THE EAST 1/2 OF BLOCK 47 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89 DEG. 35 MIN. 50 SEC. WEST, WITH THE NORTH LINE OF SAID NORTH 50 FEET OF THE EAST 1/2 OF BLOCK 47 AND THE SOUTH LINE OF A CALLED 0.1234 OF AN ACRE TRACT, A DISTANCE OF 107.50 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.1234 OF AN ACRE, OR 5,375 SQUARE FEET OF LAND.

OWNERS DEDICATION

COUNTY OF TARRANT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, TEXAS4 LAND, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZATION OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **SILVER LAKE ADDITION**, LOT 1, BLOCK 46 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 PURPOSE 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 PUBLIC'S 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 THE 1 DAY OF July, 2026.

BY: TEXAS4 LAND 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 1 DAY OF July, 2026.

Stephen Salcido
5-5-27
NOTARY PUBLIC MY COMMISSION EXPIRES

STEPHEN SALCIDO
My Notary ID # 134344084
Expires May 5, 2027

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 : 07/09/2026

By : *Caroline Cranz*
Chairman

By : *Sam*
Secretary

LT. Thornton
City Notary Public - 2026 14-30-2027

07/08/2026

STATE OF TEXAS
COUNTY OF HARRIS

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
6/30/2026

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

LAND USE TABLE				
LOT:	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
1	0.1234 AC	-	-	RESIDENTIAL

FORT WORTH
2011 KIRKWOOD BLVD
Suite 120
SOUTH LAKE, TX 76092
Phone: 214.613.1204

www.colliersengineering.com

Job No.	2515102A-RP	Drawn By	SS
Date	06/30/2026	Checked By	MD

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. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

P.R. PLAT RECORDS OF TARRANT COUNTY, TEXAS

D.R. DEED RECORDS OF TARRANT COUNTY, TEXAS

FINAL PLAT
LOT 1, BLOCK 46
SILVER LAKE ADDITION

BEING A REPLAT OF
BLOCK 46
SILVER LAKE ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 204, PG. 36, P.R.T.C.T.
BEING 0.1234 OF AN ACRE
SITUATED IN THE E P PARRIS SURVEY
ABSTRACT NO. 1222
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
JUNE 30, 2026

OWNER / DEVELOPER TEXAS4 LAND LLC 3001 HALLORAN STREET FORT WORTH, TX 76107 OWNER: COOPER CONGER PHONE: (208) 866-0166	SURVEYOR COLLIERS ENGINEERING & DESIGN 2011 KIRKWOOD BLVD, STE 120 SOUTH LAKE, TX 76095 CONTACT: STEPHEN SALCIDO PHONE: (832) 566-1456
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