

FS-26-029

EXECUTED THIS THE 06 DAY OF June 2026.

NEW PROVIDENCE BAPTIST CHURCH,

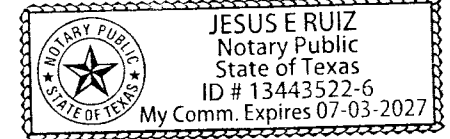
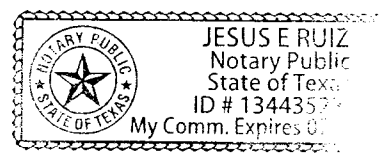
Ronnie White
RONNIE WHITE - OWNER

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 RONNIE WHITE, 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 06 DAY OF June 2026.

Jesus E Ruiz
NOTARY PUBLIC
MY COMMISSION EXPIRES 07-03-2027



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: 0.999880014 [GRID COORDINATE*(1/0.999880014)]
- 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. 48055, MAP NUMBER 4849XCL0310L, DATED MARCH 21, 2019.
- DISTANCES SHOWN HEREON ARE BASED ON MASONIC HOME ADDITION RECORDED IN VOL. 309, PG. 37, P.R. DUE TO EQUIVOCAL DOCUMENTATION AT TIME OF SURVEY AND NOT MASONIC HOME ADDITION RECORDED IN VOL. 388-17, PG. 287, P.R.
- 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.
- 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 EFFICIENT OPERATION 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 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 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.



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 Crane* (Chairman)
By: *Steph Salcido* (Secretary)

Colliers
Engineering & Design
2011 KIRKWOOD BLVD
Suite 120
SOUTH LAKE, TX 76092
Phone: 214.613.1204
www.colliersengineering.com

Job No. 25016806A-RP
Date 03/16/2026
Drawn By RW
Checked By MD

LEGEND

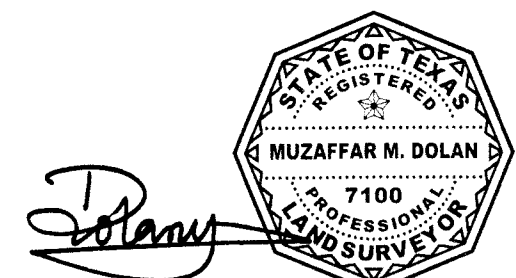
- FND FOUND
- IR 1/2" IRON ROD OR AS NOTED
- IP IRON PIPE OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" OR AS NOTED
- P.O.B. POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- VOL. & PG. DOCUMENT NUMBER
- DOC. NO. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- P.R. DEED RECORDS OF TARRANT COUNTY, TEXAS
- D.R.
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED

LAND USE TABLE

LOT:	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
8R1	0.1791 AC	-	-	RESIDENTIAL
8R2	0.1791 AC	-	-	RESIDENTIAL
8R3	0.4773 AC	-	-	COMMERCIAL

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
DATE 5/19/2026



06/02/2026

STATE OF TEXAS

TARRANT COUNTY

WHEREAS I, TEXAS4 LAND LLC AND NEW PROVIDENCE BAPTIST CHURCH, BEING THE OWNER OF A TRACT OR PARCEL CONTAINING 0.8355 OF AN ACRE OR 36,395 SQUARE FEET OF LAND SITUATED IN THE CLAIBORNE T HILLIARD SURVEY, ABSTRACT NUMBER (NO.) 715, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 4A, 8A, AND 8-B, BLOCK 6, MASONIC HOME ADDITION, RECORDED IN VOLUME (VOL.) 388-17, PAGE (PG.) 287, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.) AND BEING THE SAME TRACT OF LAND CONVEYED TO JACK COLLARD, THE TRUSTEE NEW PROVIDENCE BAPTIST CHURCH RECORDED IN DOCUMENT (DOC) NUMBER (NO.) D179043193 AND D189075207, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.) AND TEXAS4 LAND, LLC RECORDED IN DOC. NO. D226012094, O.P.R. SAID 0.8355 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), EPOCH 2010, NORTH CENTRAL ZONE (4202):

BEGINNING AT A FOUND 1 INCH IRON PIPE ON THE NORTH RIF OF WAY (R.O.W.) LINE OF MONTAGUE STREET (50' WIDE) FOR THE SOUTHEAST CORNER OF LOT 9-B BLOCK 6, MASONIC HOME ADDITION, REVISION OF LOT 9, RECORDED IN VOL.388-M PG. 417 P.R., THE SOUTHWEST CORNER SAID LOT 8-A AND OF THE HEREIN DESCRIBED TRACT;

THENCE: N 00°40'39" W, WITH THE EAST LINE OF SAID LOT 9-B, A DISTANCE OF 200.00 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK 6 OF SAID MASONIC HOME ADDITION, THE SOUTHWEST CORNER OF LOT 3, BLOCK 6, OF SAID MASONIC HOME ADDITION, THE NORTHEAST CORNER OF SAID LOT 9-B, THE SOUTHWEST CORNER OF SAID LOT 8-A AND THE WESTERMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89°37'24" E, WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOTS 8-A AND 8-B, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR THE NORTHEAST CORNER OF SAID LOT 8-B;

THENCE: N 00°40'39" W, WITH THE COMMON LINE OF SAID LOT 3 AND OF SAID LOT 4A, A DISTANCE OF 151.89 FEET TO A 3/4 INCH IRON ROD FOUND ON THE SOUTHWEST R.O.W. LINE OF VAUGHN BOULEVARD (50' WIDE) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 65°13'02" E, WITH THE SOUTHWEST R.O.W. LINE OF SAID VAUGHN BOULEVARD, A DISTANCE OF 73.25 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR THE NORTHWEST CORNER OF LOT 4B, BLOCK 6, MASONIC HOME ADDITION, RECORDED IN VOL. 388-17, PG. 287, P.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°40'39" E, WITH THE COMMON LINE OF SAID LOT 4B AND OF SAID LOT 4A, A DISTANCE OF 191.91 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET ON THE NORTH LINE OF LOT 7-A, BLOCK 6, OF SAID MASONIC HOME ADDITION FOR THE SOUTHWEST CORNER OF SAID LOT 4B, THE SOUTHEAST CORNER OF SAID LOT 4A, AND THE EASTERMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89°37'24" E, WITH THE SOUTH LINE OF SAID LOT 4A AND NORTH LINE OF SAID LOT 7-A, A DISTANCE OF 46.68 FEET TO A CUT "X" SET FOR THE NORTHWEST CORNER OF SAID LOT 7-A AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 00°40'39" E, WITH THE WEST LINE OF SAID LOT 7-A, A DISTANCE OF 130.00 FEET TO 5/8 INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF SAID MONTAGUE STREET FOR THE SOUTHWEST CORNER OF SAID LOT 7-A, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 89°37'24" W, WITH THE NORTH R.O.W. LINE OF SAID MONTAGUE STREET, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8355 OF AN ACRE OR 36,395 SQUARE FEET OF LAND.

OWNERS DEDICATION

COUNTY OF TARRANT

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, TEXAS4 LAND LLC AND NEW PROVIDENCE BAPTIST CHURCH, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 8R1, 8R2, AND 8R3 BLOCK 6, MASONIC HOME ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON.

EXECUTED THIS THE 06 DAY OF June 2026.

TEXAS4 LAND LLC,

Cooper Conger
COOPER CONGER - OWNER

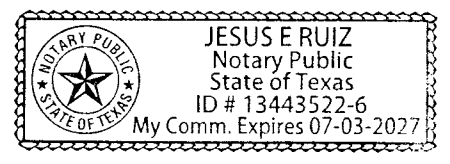
STATE OF TEXAS

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 06 DAY OF June 2026.

Jesus E Ruiz
NOTARY PUBLIC
MY COMMISSION EXPIRES 07-03-2027



ANY FUTURE DEVELOPMENT WITHIN THE PLATTED AREA THAT HAS A TOTAL LAND DISTURBANCE OF 1 ACRE OR MORE WILL REQUIRE A NEW DRAINAGE STUDY SUBMITTED & APPROVED IN SUPPORT OF THE PROPOSED DEVELOPMENT, BEFORE ANY GRADING PERMIT OR BUILDING PERMIT IS ISSUED, AND IFRC PLAN REVIEW.

FINAL PLAT LOT 8R1, 8R2, AND 8R3, BLOCK 6 MASONIC HOME ADDITION

BEING A REPLAT OF
LOT 4B, 8A AND 8B, BLOCK 6
MASONIC HOME ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. 388-17, PG. 287, P.R.T.C.T.
BEING 0.8355 OF AN ACRE
SITUATED IN THE CLAIBORNE T HILLIARD SURVEY
ABSTRACT NO. 317
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
APRIL 13, 2026

OWNER / DEVELOPER
NEW PROVIDENCE BAPTIST CHURCH
3900 VAUGHN BLVD
FORT WORTH, TX 76119
OWNER: RONNIE WHITE
PHONE: (817) 298-4665

OWNER / DEVELOPER
TEXAS4 LAND LLC,
3001 HALLORAN STREET
FORT WORTH, TX 76119
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