

FS-26-030

- SURVEYOR NOTES**
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD83), 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, AREA OF MINIMAL FLOOD HAZARD, AS SCALED FROM FEMA FLOOD PANEL 310 OF 430, COMMUNITY PANEL NO. 480595/480596, MAP NUMBER 48439C0310L, 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 THIS 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. THIS 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.

SYMBOL LEGEND

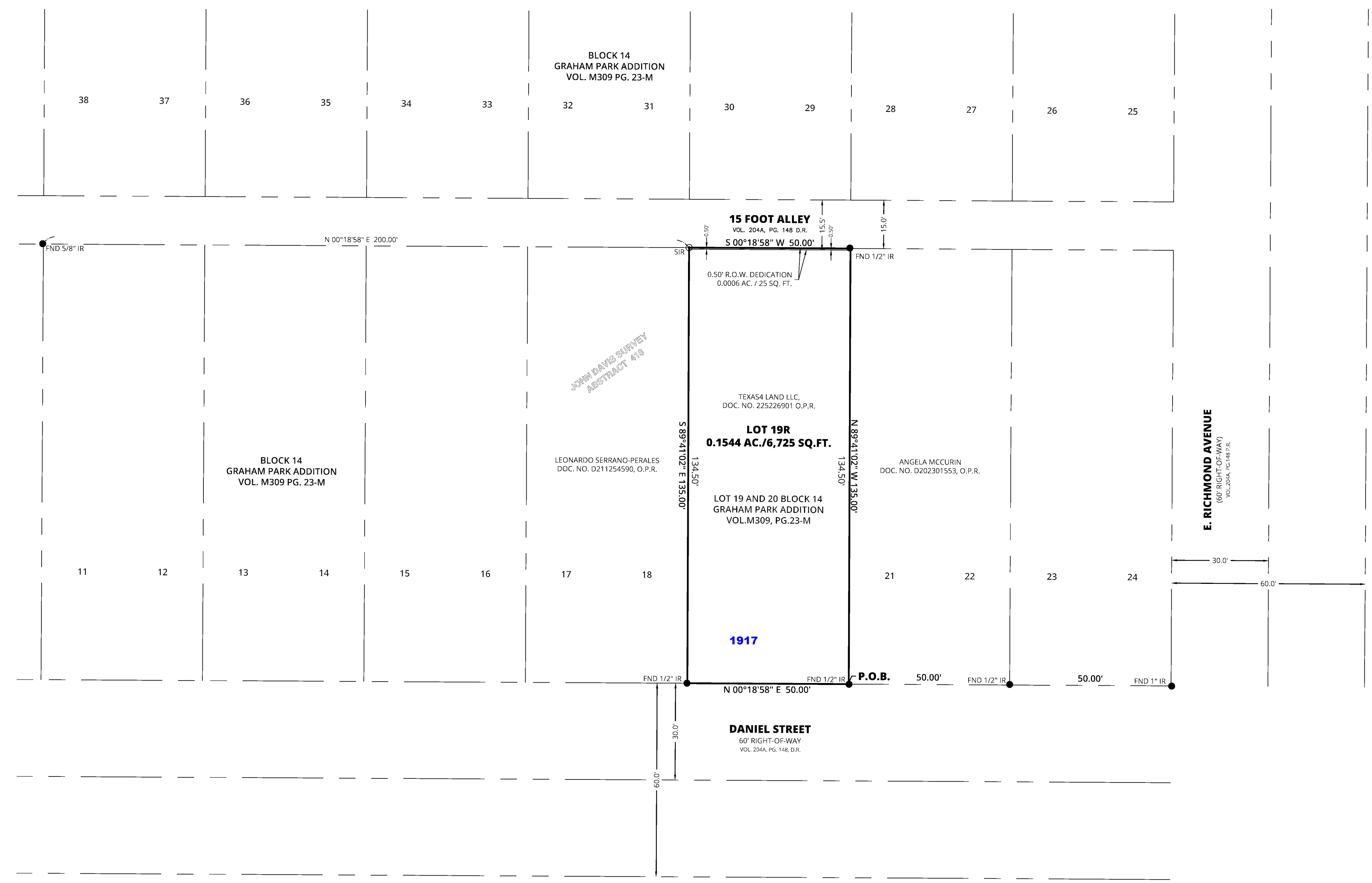
- FND FOUND
- IR IRON ROD
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
- P.O.B. POINT OF BEGINNING
- SQ. FT. SQUARE FEET
- VOL. & PG. VOLUME AND PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.R. PLAT RECORDS OF TARRANT COUNTY, TEXAS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

Colliers Engineering & Design

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

www.colliersengineering.com

Job No. 26000269A-RP Drawn By RW
Date 04/21/2026 Checked By MD



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: 05/15/2026

By: *Carolina Conroy* Chairman
By: *Stephan Salcido* Secretary

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

4/21/2026

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 MUZAFFAR M. DOLAN, 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 21 DAY OF April, 2026.

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

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

CASE NO. - FS-26-030

| LOT: | GROSS ACREAGE | NET ACREAGE | ROW DEDICATION | LOT USE |
|------|---------------|-------------|----------------|-------------|
| 19R | 0.1550 AC | 0.1544 AC | 0.0006 AC | RESIDENTIAL |

STATE OF TEXAS
TARRANT COUNTY

WHEREAS I, TEXAS4 LAND LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF A 0.1550 OF AN ACRE, OR 6,750 SQ. FT., OF LAND, SITUATED IN THE JOHN DAVIS SURVEY, ABSTRACT 418, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOTS 19 AND 20, BLOCK 14, GRAHAM PARK ADDITION, A PLAT OF RECORD IN VOLUME M309, PAGE 23-M, PLAT RECORDS OF TARRANT COUNTY TEXAS, (P.R.T.C.T.), SAID 0.1550 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" FOUND IRON ROD ON THE EAST RIGHT OF WAY (R.O.W.) LINE OF DANIEL STREET (60' WIDE), FOR THE NORTHWEST CORNER FOR LOT 21 BLOCK 14 OF SAID PLAT OF GRAHAM PARK ADDITION, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, [N 6.948,293.78 (GRID) E 2,337.094.83 (GRID)];

THENCE N 00° 18' 58" E, WITH THE EAST R.O.W. LINE OF SAID DANIEL STREET, A DISTANCE OF 50.00 FEET, TO A 1/2" FOUND IRON ROD, FOR THE SOUTHWEST CORNER OF LOT 18 BLOCK 14 OF SAID PLAT OF GRAHAM PARK AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89° 41' 02" E, WITH THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 135.00 FEET, TO A 1/2" IRON ROD SET WITH A BLUE CAP STAMPED "COLLIERS PROPERTY COR" FOR A POINT ON THE WEST R.O.W. LINE OF A 15 FOOT ALLEY AS SHOWN ON SAID PLAT OF GRAHAM PARK, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 18 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00° 18' 58" W, WITH THE WEST R.O.W. OF SAID 15.00 FOOT ALLEY, A DISTANCE OF 50.00 FEET, TO A 1/2" INCH IRON ROD FOUND FOR THE WEST R.O.W. LINE OF SAID ALLEY, SAME BEING THE NORTHEAST CORNER OF SAID LOT 21, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89° 41' 02" W, WITH THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 135.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.1550 OF AN ACRE OR 6,750 SQ. FT.

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 GRAHAM PARK ADDITION, LOT 19R, BLOCK 14 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 29 DAY OF April, 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 29 DAY OF April, 2026.

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

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



FINAL PLAT
LOT 19R, BLOCK 14
GRAHAM PARK ADDITION
BEING A REPLAT OF
LOT 19 AND 20, BLOCK 14,
GRAHAM PARK ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH
AS RECORDED IN VOL. M309, PG. 23-M, P.R.T.C.T.,
BEING 0.1550 OF AN ACRE
SITUATED IN THE JOHN DAVIS SURVEY,
ABSTRACT NO. 418
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
APRIL 21, 2026

OWNER / DEVELOPER
TEXAS4 LAND LLC,
A TEXAS LIMITED LIABILITY COMPANY
3001 HALLORAN STREET
FORT WORTH, TX 76107
OWNER: COOPER CONGER
PHONE: (208) 866-0166

SURVEYOR
COLLIERS ENGINEERING & DESIGN
2011 E KIRKWOOD BLVD, STE 120
SOUTH LAKE, TX 76095
CONTACT: STEPHEN SALCIDO
PHONE: (832) 566-1456