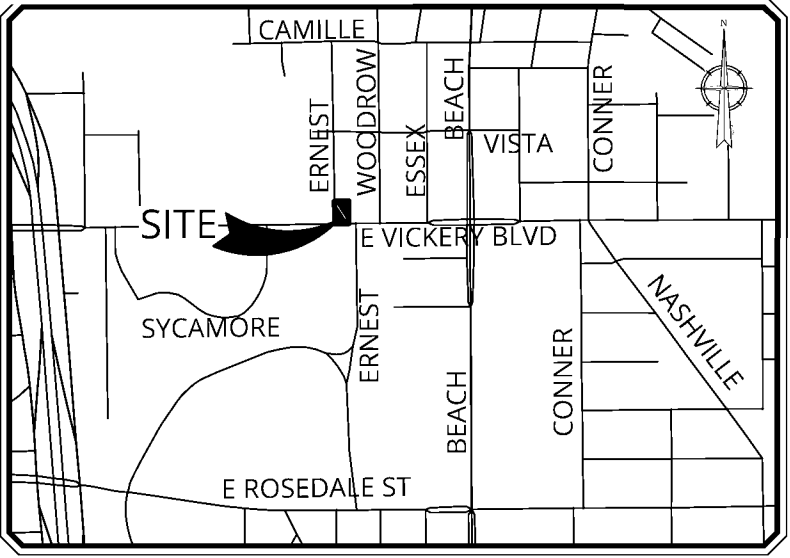




LOCATION MAP
SCALE: 1" = 2,000'

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS CERTIFICATION

WHEREAS I, TEXAS4 LAND LLC, BEING THE OWNER OF A PARCEL CONTAINING 0.3199 OF AN ACRE OF LAND SITUATED IN THE JAMES SANDERSON SURVEY, ABSTRACT NUMBER (NO.) 1430, TARRANT COUNTY, TEXAS, BEING ALL OF LOT(S) 12 AND 13, KING & HENDRICKS SUBDIVISION REPLAT (UNRECORDED), AND PART OF A BLOCK 27, KING & HENDRICKS SUBDIVISION, RECORDED IN VOLUME (VOL.) 204, PAGE (PG.) 8, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.), SAID 0.1399 OF AN ACRE 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 A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF WOODROW AVENUE (CALLED 50' WIDE) FOR THE SOUTHEAST CORNER OF A TRACT DESCRIBED TO FIDEL OGEDA IN DEED RECORDED IN DOC. NO. D223044976, O.P.R. AND THE NORTHEAST CORNER OF A TRACT DESCRIBED AS TO JORGE L. SERRANO IN DEED RECORDED IN DOC. NO. D221322172, O.P.R.; [N: 6,953,017.38 (GRID), E: 2,340,035.96 (GRID)];

THENCE, S 89°42'49" W, WITH THE SOUTH LINE OF SAID TOGEDA TRACT, THE NORTH LINE OF SAID JORGE TRACT, AND LOT 11 OF SAID KING & HENDRICKS SUBDIVISION REPLAT, A DISTANCE OF 158.00 FEET TO A 1/2 INCH WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER" SET (CED) FOR THE POINT OF BEGINNING, THE NORTHWEST CORNER OF SAID LOT 11 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT [N: 6,953,016.59 (GRID), E: 2,339,877.98 (GRID)];

THENCE, S 00°17'11" E, WITH THE EAST LINE OF SAID LOT 12 AND WEST LINE OF SAID LOT 11, PASSING AT A DISTANCE OF 15.00 FEET A 1/2 INCH CAPPED IRON ROD STAMPED "BURNS SURVEYING" FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 150.00 FEET TO A CED ON THE NORTH R.O.W. LINE OF EAST VICKERY BOULEVARD (CALLED 80' WIDE) FOR THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°42'49" W, WITH THE NORTH R.O.W. LINE OF SAID EAST VICKERY BOULEVARD, A DISTANCE OF 91.48 FEET TO A MAG NAIL SET IN ASPHALT AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF EAST VICKERY BOULEVARD AND THE EAST R.O.W. LINE OF ERNEST STREET (CALLED 50' WIDE) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01°22'32" W, WITH THE EAST R.O.W. LINE OF SAID ERNEST STREET, PASSING AT A DISTANCE OF 135.03 FEET A 1/2 INCH CAPPED IRON ROD STAMPED "BURNS SURVEYING" FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 150.03 FEET TO A CED FOR THE SOUTHWEST CORNER OF LOT 14, BLOCK 27 OF SAID KING & HENDRICKS SUBDIVISION REPLAT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°42'49" E, WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 94.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3199 OF AN ACRE, OR 13,937 SQUARE FEET OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS4 LAND LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 12R AND LOT 13R, BLOCK 27, KING AND HENDRICKS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS, RIGHTS-OF-WAYS, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON.

EXECUTED THIS THE 2 DAY OF September, 2026.

BY: TEXAS4 LAND LLC

Cooper Conger
COOPER CONGER (OWNER)

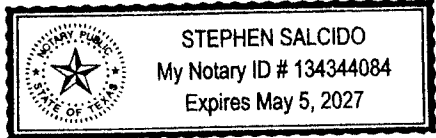
STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Stephen Salcido, 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 THE 2 DAY OF September, 2026.

Stephen Salcido
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-5-27



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 PLANNING COMMISSION OF THE CITY OF FORT WORTH, TEXAS.



MUZAFFAR M. DOLAN, R.P.L.S.
TEXAS REGISTRATION NO. 7100

9-3-26
DATE

Colliers
Engineering & Design
FORT WORTH
2011 Kirkwood Boulevard
Suite 120
Southlake, TX 76092
Phone: (817) 350-6160
COLLIERS ENGINEERING & DESIGN, INC.

www.colliersengineering.com

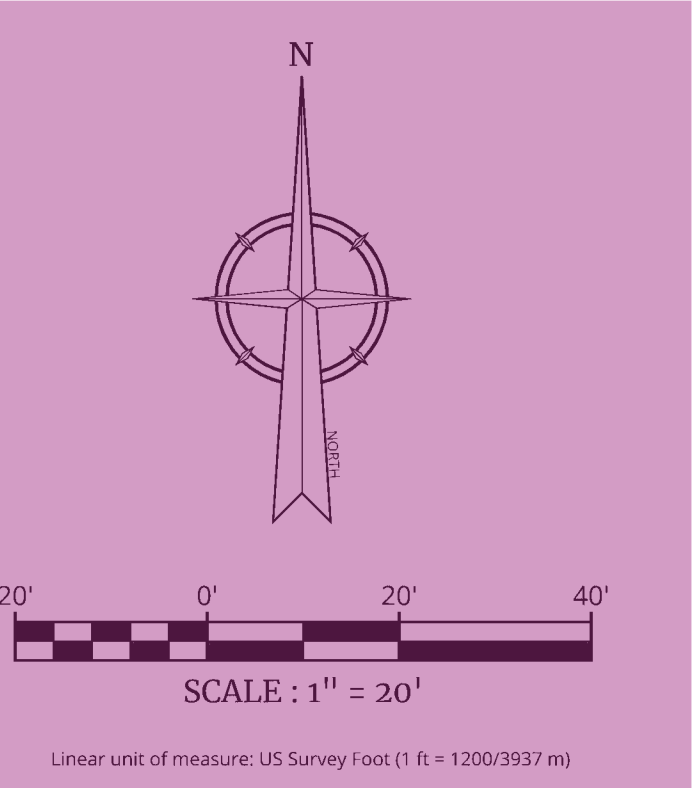
Job. No.	26001725A	Drawn By	AW
Date	09/02/2026	Checked By	MD

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 0.999880014.
- REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 310 OF 430, COMMUNITY PANEL NO. 480596, MAP NUMBER 48439C0310L, DATED MARCH 21, 2019.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 RESIDENTIAL LOTS AND DEDICATE RIGHT-OF-WAY.
- 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.

FS-26-058

LAND USE TABLE				
LOT	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
12R	0.1587	0.1576	0.0011	RESIDENTIAL
13R	0.1612	-	-	RESIDENTIAL



GENERAL NOTES

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.

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 I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II 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.

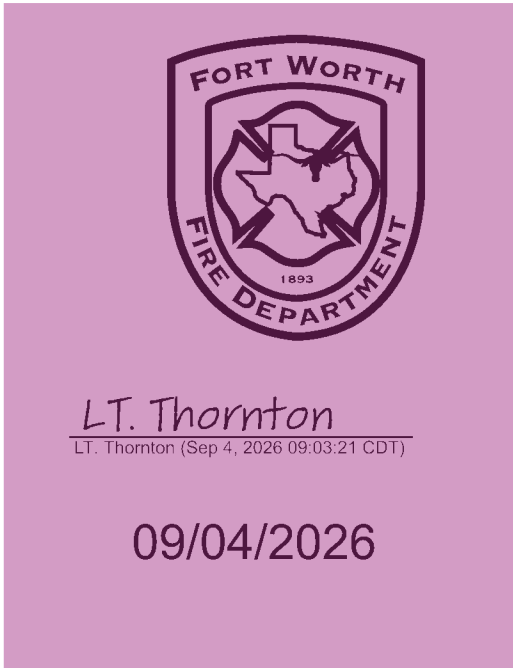
SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

SIDEWALKS AND STREETLIGHTS
SIDEWALKS AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH 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.

P.R.V.
PRIVATE P.R.V.'S WILL BE REQUIRED: WATER PRESSURE EXCEEDS 80 P.S.I.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.28'	S 45°49'51" E
L2	10.00'	N 89°42'49" E
L3	10.00'	N 1°22'32" W



FINAL PLAT
LOT 12R AND LOT 13R, BLOCK 27

KING AND HENDRICKS SUBDIVISION

BEING A REPLAT OF ALL OF LOTS 12 AND 13, KING & HENDRICKS SUBDIVISION REPLAT (UNRECORDED), AND A PORTION OF BLOCK 27, KING AND HENDRICKS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN VOL. 204, PG. 8, P.R.T.C.T.

DATE OF PREPARATION: SEPTEMBER 02, 2026

OWNER / DEVELOPER

TEXAS4 LAND LLC
3001 HALLORAN STREET
FORT WORTH, TX 76107
OWNER: COOPER CONGER
PHONE: (208) 866-0166

SURVEYOR

COLLIERS ENGINEERING & DESIGN
13501 KATY FWY, SUITE 1350
HOUSTON, TX 77079
CONTACT: MUZAFFAR DOLAN
PHONE: (281) 506-2237

CASE NO. - FS-26-058

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 :	09/08/2026
By : <u>Caroline Crang</u> Caroline Crang (Sep 8, 2026 09:15:18 CDT)	Chairman
By : <u>Stephen Murray</u> Stephen Murray (Sep 8, 2026 09:16:42 CDT)	Secretary

THIS PLAT FILED FOR RECORDS IN DOCUMENT # _____, DATE _____