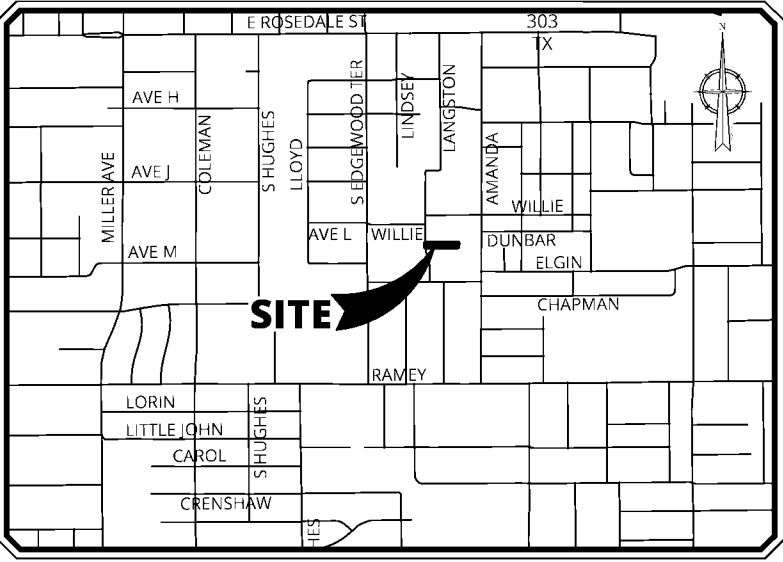




SYMBOL LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH A BLUE CAP
- STAMPED "COLLIERS PROP CORNER"
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- AC. = ACRE(S)
- PG. = PAGE
- VOL. = VOLUME
- DOC. NO. = DOCUMENT NUMBER
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- - - - - EASEMENT
- ⊥ = EXISTING STREET CENTERLINE

OWNERS CERTIFICATION

WHEREAS I, NEWPAD BUILDING COMPANY LLC, BEING THE OWNER OF A PARCEL CONTAINING 0.2931 OF AN ACRE OF LAND SITUATED IN THE GEORGE W. COONROD SURVEY, ABSTRACT NO. 291, TARRANT COUNTY, TEXAS, SAID 0.2931 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 A CAPPED 1/2 INCH IRON ROD STAMPED "TEXAS SURVEYING INC." FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF LANGSTON STREET (CALLED 50 FOOT WIDE) FOR THE SOUTHWEST CORNER OF LOT 2, BRACKEEN SUBDIVISION RECORDED IN VOLUME (VOL.) 388-15, PAGE (PG.) 171, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.) AND THE NORTHWEST CORNER OF LOT 3 OF SAID BRACKEEN SUBDIVISION [N: 6,949,138.96 (GRID), E: 2,352,347.73 (GRID)]:

THENCE, S 00°24'45" E, WITH THE EAST R.O.W. LINE OF SAID LANGSTON STREET, A DISTANCE OF 76.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET FOR THE POINT OF BEGINNING, THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING GRID COORDINATES OF N: 6,949,062.97, E: 2,352,348.32;

THENCE, N 89°32'32" E, WITH THE SOUTH LINE OF SAID BRACKEEN SUBDIVISION, PASSING AT A DISTANCE OF 150.00 FEET A CAPPED 1/2 INCH IRON ROD STAMPED "EAGLE SURVEYING" FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF LOT 4 OF SAID BRACKEEN SUBDIVISION AND CONTINUING WITH THE SOUTH LINE OF SAID LOT 4 FOR A TOTAL DISTANCE OF 336.22 FEET TO A 1/2 IN. IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET FOR THE NORTHWEST CORNER OF A CALLED 0.20 OF AN ACRE TRACT DESCRIBED TO LUIS RENE SIJENTES IN DEED RECORDED DOC. NO. D223077251, O.P.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°08'01" W, WITH THE WEST LINE OF SAID 0.20 OF AN ACRE TRACT, A DISTANCE OF 38.00 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "EAGLE SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.20 OF AN ACRE TRACT, THE NORTHEAST CORNER OF LOT 4, BLOCK 2, BRACKEEN SUBDIVISION RECORDED IN VOL. 388-Q, PG. 287 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°32'32" W, WITH THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO LAURA O'DEAR IN AFFIDAVIT RECORDED IN DOC. NO. D210222419, O.P.R., A DISTANCE OF 335.85 FEET TO A CAPPED 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET ON THE EAST LINE OF SAID LANGSTON STREET FOR THE NORTHWEST CORNER OF SAID LAURA TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°24'45" W, WITH THE EAST LINE OF SAID LANGSTON STREET, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2931 OF AN ACRE OR 12,769 SQUARE FEET OF LAND.

OWNERS DEDICATION

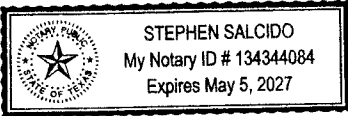
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NEWPAD BUILDING COMPANY LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, BRACKEEN ADDITION, 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 24 DAY OF August, 2026.

BY: NEWPAD BUILDING COMPANY 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.

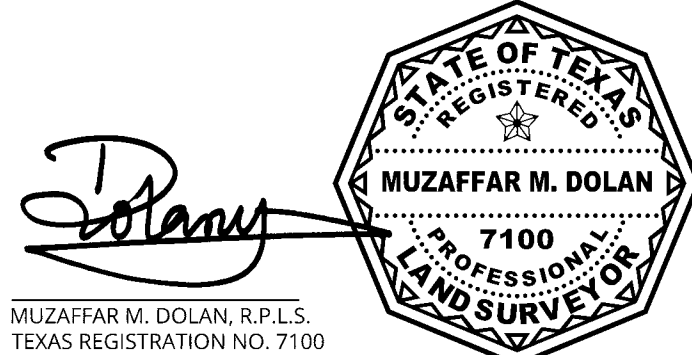
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF August, 2026.

Notary Public
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

8-20-26
DATE

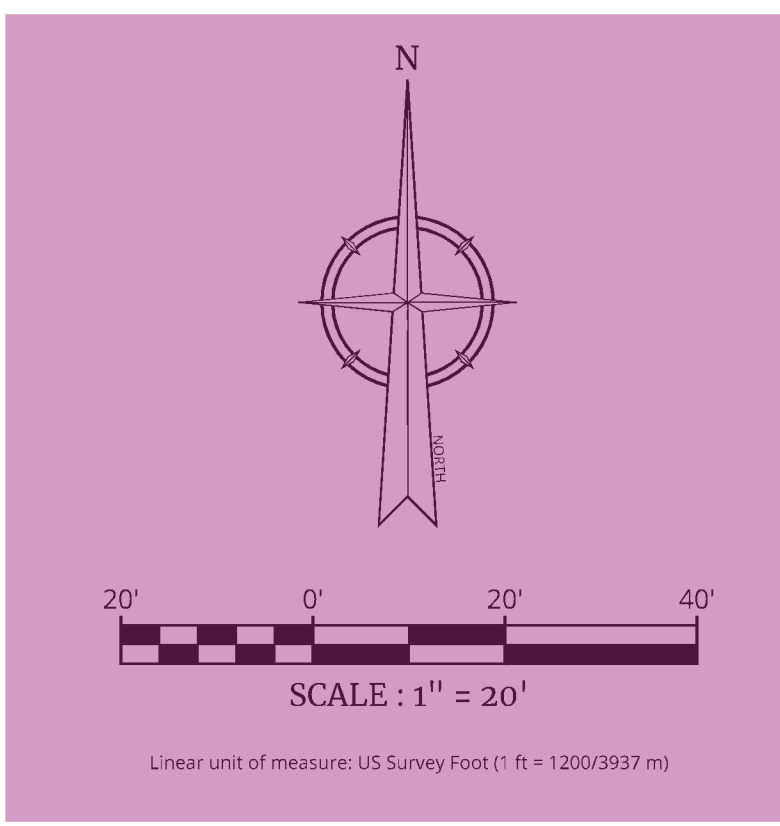
Colliers
Engineering & Design
FORT WORTH
2011 Kirkwood Boulevard
Suite 120
Southlake, TX 76092
Phone: (817) 350-6160
COLLIERS ENGINEERING & DESIGN, INC.

www.colliersengineering.com

Job. No.	26000981A	Drawn By	AW
Date	08/20/2026	Checked By	MD

FS-26-059

LAND USE TABLE				
LOT	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
1	0.2931	-	-	RESIDENTIAL



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. 0310, MAP NUMBER 48439C0310, DATED MARCH 21, 2019.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 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 FORTH 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.

RENE SIJENTES LUIS
(DOC. NO. D223077251, O.P.R.T.C.T.)

LOT 1 AND 1/16 OF LOT 2
BRACKEEN SUBDIVISION
(VOL. 388-15, PG. 171 P.R.T.C.T.)

GEORGE W. COONROD SURVEY
ABSTRACT 291

LOT 4, BLOCK 2
BRACKEEN SUBDIVISION
(VOL. 388-15, PG. 171 P.R.T.C.T.)

FOUND 1/2" IRON ROD
W/CAP STAMPED
"EAGLE SURVEYING"
N:6,949,027.66 (GRID)
E:2,352,684.40 (GRID)

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".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:
A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ADJUTING SIDE OR REAR ALLEY OR
B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.



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 :	08/26/2026
By :	<i>Caroline Crane</i> Caroline Crane (Aug. 26, 2026 to 08/30/2027)
	Chairman
By :	<i>Stephen M. Dolan</i> Stephen M. Dolan (Aug. 26, 2026 to 08/30/2027)
	Secretary

FINAL PLAT
BRACKEEN ADDITION

LOT 1, BLOCK 1
A 0.2931 OF AN ACRE
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
SITUATED IN THE GEORGE W. COONROD SURVEY
ABSTRACT NO. 291
1 RESIDENTIAL LOT
DATE OF PREPARATION: AUGUST 20, 2026

OWNER / DEVELOPER

SURVEYOR

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

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

CASE NO. - FS-26-059

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