

FS-26-060

OWNERS CERTIFICATION

WHEREAS TEXASA LAND LLC IS THE OWNER OF A TRACT OR PARCEL CONTAINING 0.1722 OF AN ACRE OR 7,500 SQUARE FEET OF LAND SITUATED IN THE B. E. WALLER SURVEY, ABSTRACT NUMBER (NO.) 1659, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 9 AND A PART OF LOT 8, BLOCK 5, RIVERSIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 63, PAGE (PG.) 97, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.), SAME BEING THAT TRACT OF LAND DESCRIBED TO TEXASA LAND LLC IN DEED RECORDED IN DOCUMENT (DOC.) NO. D226034404, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.), AND 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):

BEGINNING AT A 1/2 INCH CAPPED IRON ROD STAMPED "LBS 3946" FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) AND THE WEST R.O.W. LINE OF A 20 FOOT ALLEY RECORDED IN VOL. 63, PG. 97, P.R. FOR THE SOUTHEAST CORNER OF SAID LOT 9 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°48'10" W, WITH THE NORTH R.O.W. LINE OF SAID CHENAULT AVENUE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "LBS 3946" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°11'50" W, THROUGH SAID LOT 8, A DISTANCE OF 150.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "PROSPECT SURVEYING" FOUND ON THE SOUTH R.O.W. LINE OF A 20 FOOT ALLEY RECORDED IN VOL. 63, PG. 97, P.R. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°48'10" E, WITH THE SOUTH R.O.W. LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "PROSPECT SURVEYING" FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID 20 FOOT ALLEY AND THE WEST R.O.W. LINE SAID 20 FOOT ALLEY FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°11'50" E, WITH THE WEST R.O.W. LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1722 OF AN ACRE OR 7,500 SQUARE FEET OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXASA LAND LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 9R1, BLOCK 5, RIVERSIDE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, RIGHTS-OF-WAYS, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON.

EXECUTED THIS THE 28 DAY OF May, 2026.

BY: TEXASA 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 THE 28 DAY OF May, 2026.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-5-27

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

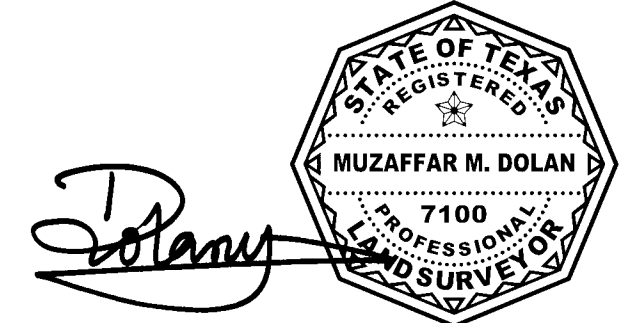
- SYMBOL LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
 - S.I.R. = SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - AC. = ACRE(S)
 - PG. = PAGE
 - VOL. = VOLUME
 - DOC. NO. = DOCUMENT NUMBER
 - ESMT = EASEMENT
 - 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

Colliers Engineering & Design

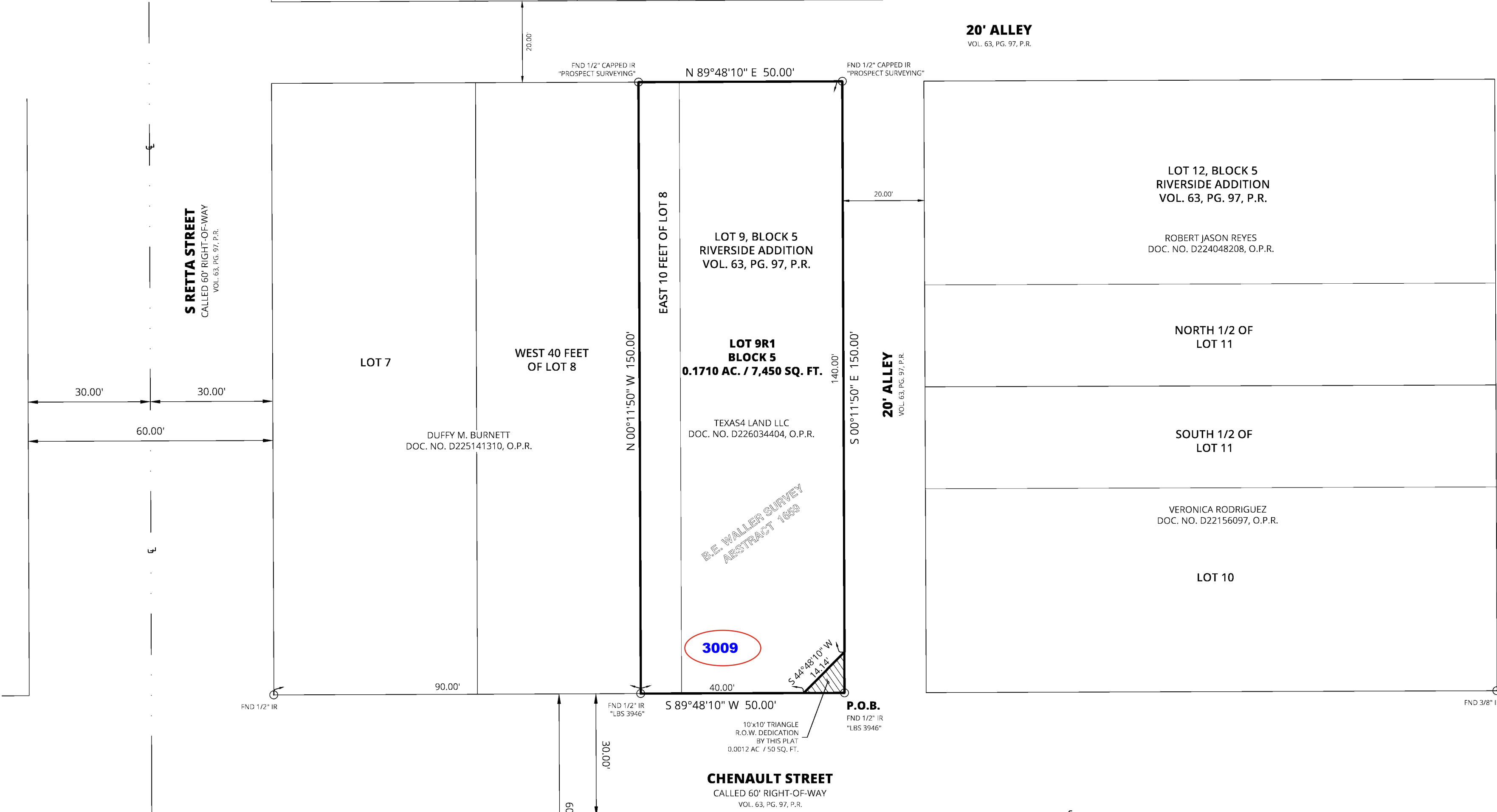
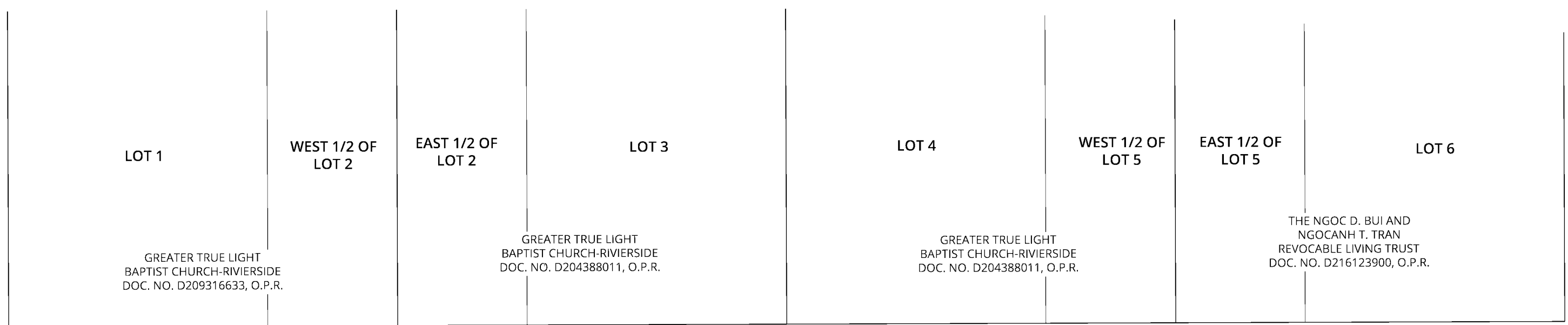
DALLAS
4500 Ratliff Lane,
Suite 113
Addicks, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.

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 OR 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.

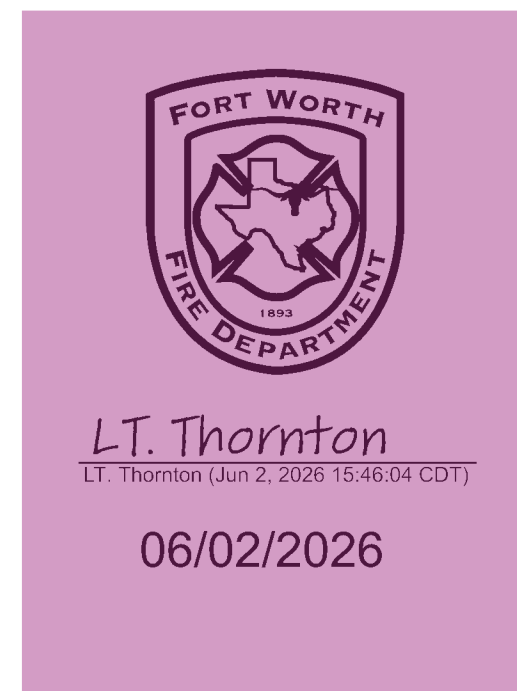


MUZAFFAR M. DOLAN, R.P.L.S., TEXAS REGISTRATION NO. 7100
DATE: 5/28/2026



LAND USE TABLE

LOT	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
9R1	0.1722	0.1710	0.0012	RESIDENTIAL



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 Chung Chairman
By: Stephen Dolan Secretary

FINAL PLAT
RIVERSIDE ADDITION

LOT 9R1, BLOCK 5
BEING A REPLAT OF LOT 9
AND A PART OF LOT 8, BLOCK 5, RIVERSIDE ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
AS RECORDED IN VOL. 63, PG. 97, P.R.T.C.T.
SITUATED IN THE B. E. WALLER SURVEY
ABSTRACT NO. 1659
1 RESIDENTIAL LOT

DATE OF PREPARATION: MAY 27, 2026

OWNER / DEVELOPER
TEXASA 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-26-060