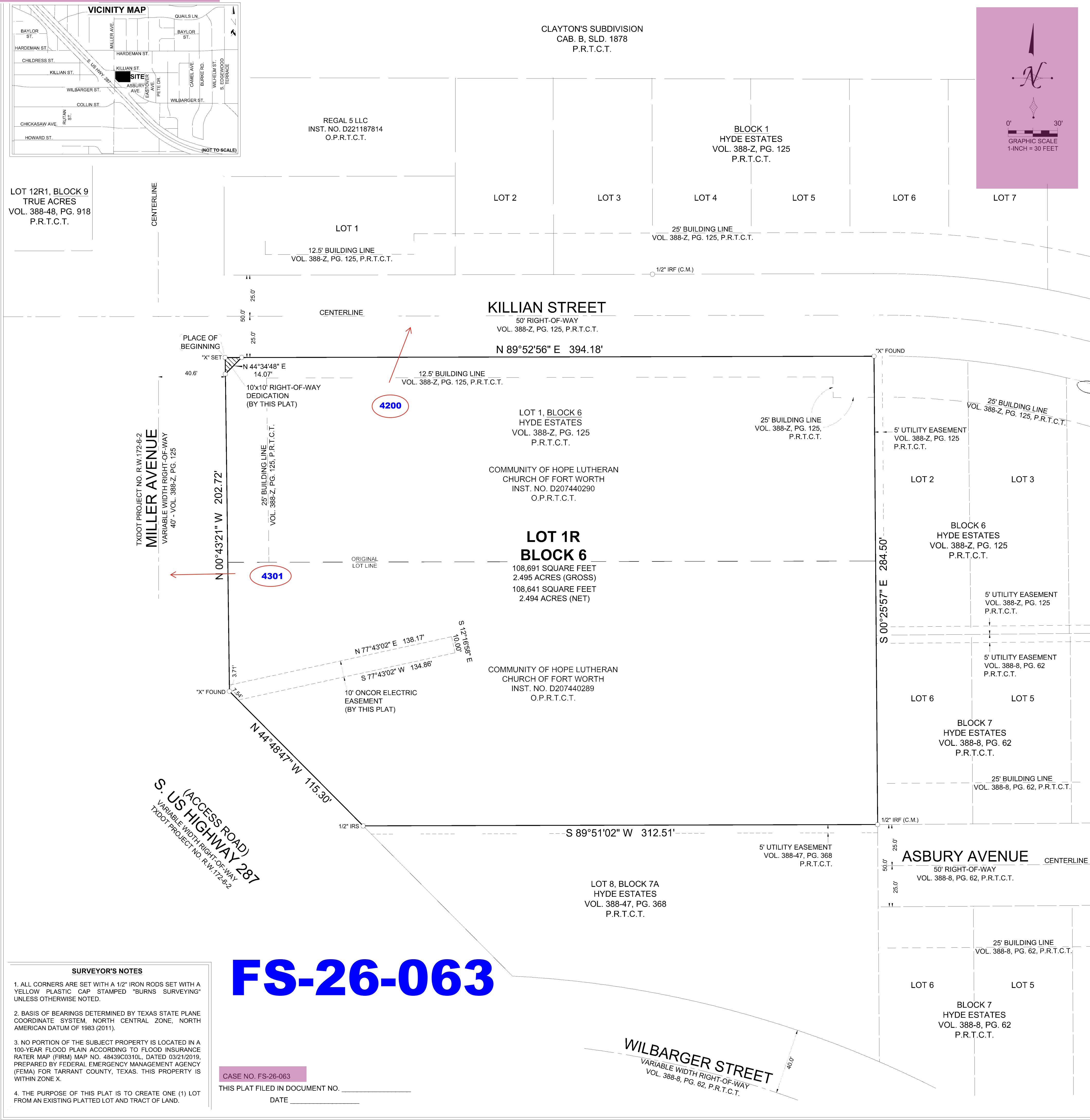




OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Community of Hope Lutheran Church of Fort Worth is the sole owner of Lot 1, Block 6, of Hyde Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-Z, Page 125, Plat Records, Tarrant County, Texas, and being the same tracts of land described in deeds to Community of Hope Lutheran Church of Fort Worth, recorded in Instrument No.'s D207440289 and D207440290, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set at the intersection of the South line of Killian Street, a 50 foot right-of-way, with the East line of Miller Avenue, a variable width right-of-way, and being the Northwest corner of said Lot 1, Block 6;

THENCE North 89 deg. 52 min. 56 sec. East, along said South line, a distance of 394.18 feet to an "X" found at the Northwest corner of Lot 2, of said Block 6, and being the Northeast corner of said Lot 1;

THENCE South 00 deg. 25 min. 57 sec. East, a distance of 284.50 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 6, Block 7, of Hyde Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-Z, Page 62, Plat Records, Tarrant County, Texas, same being the Southeast corner of said Community of Hope Lutheran Church of Fort Worth tract, and being the Northeast corner of Lot 8, Block 7A, of Hyde Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-47, Page 368, Plat Records, Tarrant County, Texas;

THENCE South 89 deg. 51 min. 02 sec. West, a distance of 312.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the Northeast line of U.S. Highway No. 287, a variable width right-of-way, at the Northwest corner of said Lot 8, Block 7A, and being the Southwest corner of said Community of Hope Lutheran Church of Fort Worth tract;

THENCE North 44 deg. 48 min. 47 sec. West, along said Northeast line, a distance of 115.30 feet to an "X" found for corner at the intersection of said Northeast line, with the said East line of Miller Avenue;

THENCE North 00 deg. 43 min. 21 sec. West, along said East line, a distance of 202.72 feet to the PLACE OF BEGINNING and containing 108,691 square feet or 2.495 acres of land.

STATE OF TEXAS
COUNTY OF TARRANT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Community of Hope Lutheran Church of Fort Worth, does hereby adopt this plat designating the herein-described property as **LOT 1R, BLOCK 6, HYDE ESTATES**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

Witness my hand at Fort Worth, Texas, This 23rd day of June, 2026

Name, Larry Mercer
Title, President

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Larry Mercer, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at Fort Worth, Texas, This 23rd day of June, 2026

Diane Evans
Notary Public in and for the State of Texas
My commission expires:

LOT	ACRES (GROSS)	ACRES (NET)	R.O.W. DEDICATION	LOT USE TYPE
1R	2.495	2.494	0.001	COMMERCIAL

LEGEND

P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

FORT WORTH FIRE DEPARTMENT
End D Hand 8/16/2026
END OF PLAT RECORDS (Page 6, 2026 12:31:40 CDT)

PROPERTY ADDRESS: 4301 MILLER AVENUE, FORT WORTH, TEXAS 76119

OWNER: COMMUNITY OF HOPE LUTHERAN CHURCH OF FORT WORTH
ADDRESS: 4301 MILLER AVENUE, FORT WORTH, TEXAS 76119
PHONE: 617-534-8246

BURNS
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - R.P.L.S. NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202509341 PREPARATION DATE: 12/01/2025 DRAWN BY: TD

PLAT 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 of 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.

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 platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

SIDEWALK AND STREETLIGHT
Sidewalks and streetlights are required for all public and private streets as per City of Fort Worth Standards.

FLOODPLAIN RESTRICTION
No portion of the subject property shown lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48439C0310L, dated 03/21/2019, Zone X.

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.

PRIVATE MAINTENANCE
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 area, 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.

PARKWAY PERMIT
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.

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the plating rules and regulations of the City of Fort Worth, Tarrant County, Texas.

WITNESS MY HAND AT Rockwall, TEXAS this the 17th day of June, 2026

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of June, 2026

Lisa Hyter
Notary Public in and for the State of Texas
My commission expires: 11-17-2028

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: 08/07/2026

By: Caroline Crane Chairman
Allegiance Pledge

By: _____ Secretary

FINAL PLAT
HYDE ESTATES
LOT 1R, BLOCK 6
BEING A REPLAT OF LOT 1, BLOCK 6, HYDE ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS RECORDED IN VOLUME 388-Z, PAGE 125, P.R.T.C.T. AND A TRACT OF LAND LOCATED IN THE G.J. ASSABRANNER SURVEY, ABSTRACT NO. 7, RECORDED IN INSTRUMENT NO. D207440289, O.P.R.T.C.T.