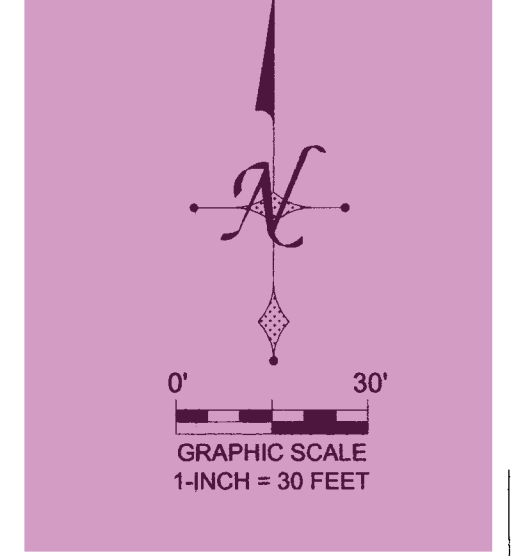
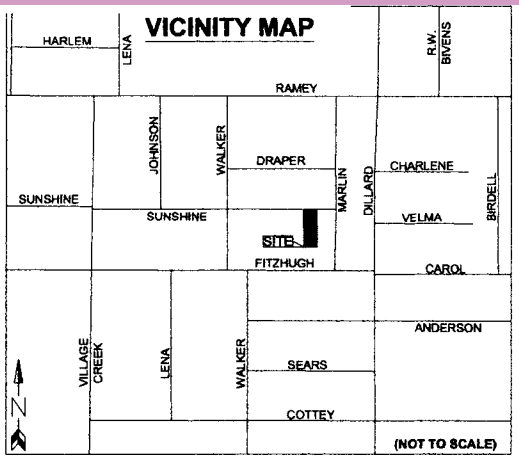




Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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.

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.

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.

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.

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 recordation date of this plat application, based upon Schedule 1 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.

Parkway Permits
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.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS ROCPAC, Inc. are the owners of a 0.829 acres of land situated in the George N. Butt Survey, Abstract Number 117, City of Fort Worth, Tarrant County, Texas, same being a portion of Lot 12A, Milner Cooke Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-1, Page 385, Map Records, Tarrant County, Texas, same being a portion of Lot 9, Milner Cooke Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 532, Page 167, Deed Records, Tarrant County, Texas, same being that tract of land conveyed to ROCPAC, Inc. by General Warranty Deed recorded in Instrument Number D225191725, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of Parker Street (a 50 foot Right-of-Way), same being the Southwest corner of a tract of land conveyed to L.K. Green and Eva L. Green by deed recorded in Volume 7385, Page 2064, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 38 degrees 43 minutes 21 seconds East, a distance of 5.34 feet for reference;

THENCE North 89 degrees 57 minutes 34 seconds East, a distance of 267.50 feet to a point for corner, said corner being the Southeast corner of said Green tract, same lying along the West line of a tract of land conveyed to Kenneth R. Throckmorton and Mary B. Throckmorton by deed recorded in Volume 7911, Page 1761, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 11 minutes 13 seconds East, a distance of 135.00 feet to a 1/2 inch iron rod found for corner, said corner lying along the West line of said Throckmorton tract, same being the Northeast corner of a tract of land conveyed to Guadalupe Rangel by deed recorded in Instrument Number D218135037, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 57 minutes 34 seconds West, a distance of 267.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Rangel tract, same lying along the East Right-of-Way line of said Parker Street, from which a 1/2 inch iron rod found bears South 82 degrees 18 minutes 24 seconds East, a distance of 2.19 feet for reference;

THENCE North 00 degrees 11 minutes 13 seconds West, a distance of 135.00 feet to the POINT OF BEGINNING and containing 36,112 square feet or 0.829 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, ROCPAC, Inc., acting by and through their duly authorized agent, Luis Hernandez, do hereby adopt this plat designating the herein-described property as **LOTS 9R & 12R, MILNER COOKE ADDITION** an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements, the streets, alleys, right-of-ways shown on the plat thereon.

Witness my hand at Irving, Texas, This 31st day of July, 2026.

Name: Luis Hernandez
Title: Agent

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 Luis Hernandez, 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 Irving, Texas, This 31st day of July, 2026.

Notary Public in and for the State of Texas
My commission expires: 7/21/2030

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 platting rules and regulations of the City of Fort Worth, Tarrant County, Texas.

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

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 July, 2026.

FS-26-068

