

GENERAL NOTES:

- 1.) The purpose of this plat is to create one (1) lot of record from a previously recorded addition and a portion of land out of A-1530.
- 2.) Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
- 3.) The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983.
- 4.) All property corners are as shown or cited heron.
- 5.) 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.
- 6.) The City of Fort Worth shall not be responsible for maintenance or private street, drives, emergency 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.
- 7.) The surveyed property has existing access points to East Rosedale Street and Avenue E.
- 8.) 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.
- 9.) 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.
- 10.) BUILDING PERMITS: No building perm its 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.
- 11.) 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.
- 12.) 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.
- 13.) 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.
- 14.) SIDEWALKS & STREET LIGHTS: Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth standards.
- 15.) PRIVATE COMMON AREA AND FACILITIES: The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances ; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities.
- 16.) COVENANTS OF RESTRICTIONS ARE UN-ALTERED: This Replat does not vacate or remove the previous "Plat of Records" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
- 17.) This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession. Please seek legal counsel in these regards.
- 18.) Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
- 19.) The surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
- 20.) Coordinates shown herein are for general locative purposes only and are not the controlling feature for the position shown hereon.
- 21.) This plat or map represents a survey of the surface of the tract of land as cited in request survey and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structure's features or other objects manmade or natural below the surface of the tract as shown hereon.
- 22.) Digital products shared are not the final survey document. Digital products are shared for convenience purposes for review only. The physical paper or hard copies of this survey are the final survey documents. Surveyor is not responsible for any minute or minuscule ambiguity that is able to be seen by zooming in on a digital product that would not be visible on the final hard copy of the survey plat.
- 23.) City of Fort Worth, Section 31-105 of the Subdivision Ordinance, the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Tarrant. State of Texas Community Panel Number 4849C03101, effective date of 21 March 2019 and that map indicate that this property is within Zone "X".

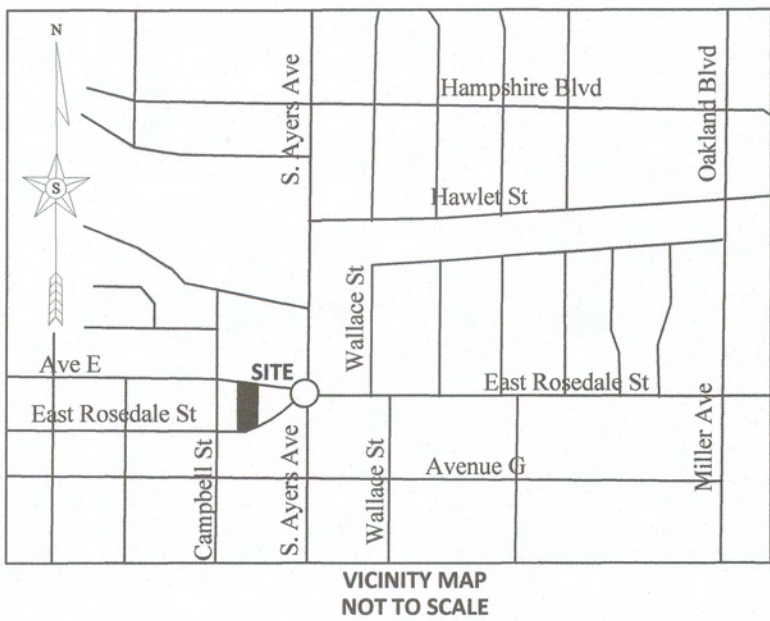
The location of flood hazard area if any shown on this map is approximated from scaling and overlaying the aforesaid flood map or image digitally onto this map. The location of the flood area depicted on this map is approximate in it's nature and does not represent the exact actual limits of the flood hazard area boundaries and is not to be relied upon as such exact nature. For a complete and comprehensive determination of the flood hazard limits an engineering study would have to be performed to determine a more precise position of these boundaries. The liability from any assumption or reliance on the position of this drawing lies solely on the person or persons using the same.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater Floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

Legend
FIR = Fd. 1/2 inch Rebar
SIP = Set 1/2 inch Rebar with plastic cap marked 5560
CIRP= Capped Iron Rod Found
(CM)= Controlling Monument
(CMRD)= Controlling Monuments of Record Dignity
--- Approximate survey line



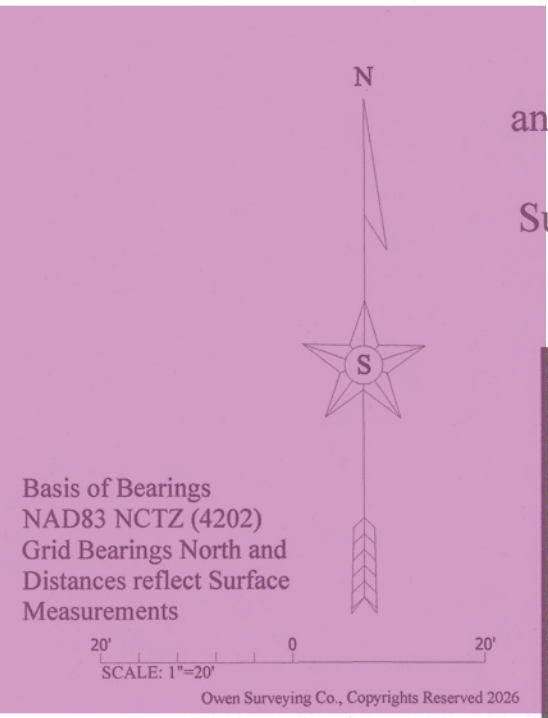
Owner:
JENB Properties, LLC
1001 Canyon Oak Drive
Euless, TX 76039
Agent: Manoj Katuwal
(903) 229-3523

Engineer:
Innovative Design & Construction LLC
1300 White Squall Trail
Arlington, TX 76005
Agent: Prabin KC, P.E.
(682) 445-9286

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: 9/17/2026

By: *Ch* Chairman
By: *Prabin KC* Secretary



County of Tarrant:
State of Texas:

Whereas JENB Properties LLC, is the owner of that certain 0.57 acre tract or parcel of land situated in the James Tuell Survey, Abstract Number 1530 and the J. W. Sublett Survey, Abstract Number 1409, City of Fort Worth, County of Tarrant, State of Texas, said tract being the remainder of Lot 7, the remainder of Lot 8 and the remainder of Lot 10 and part of an un-platted portion of Block 13 of the A.S. Hall Addition, filed 28 August 1923, and recorded in volume 791 page 301 of the Plat Records of said Tarrant County, and said tract being the all of a called 0.57 acre tract as described in deed to JENB Properties, LLC, filed 03 January 2025, and recorded in county clerks instrument number D22500923 of the Official Public Records of said Tarrant County, and being more particularly described as follows:

BEGINNING for the northwest corner of the tract being described herein at a found "X" in concrete, said "X" being the northwest corner of said JENB tract, and said "X" being the northeast corner of Lot 8R of Block 13 of the A.S. Hall Addition, filed 22 October 1971, and recorded in volume 388-57 Page 621 of said plat records, said "X" being on the existing and monumented south line of Avenue E, said "X" also having NAD83 North Central Texas Zone (4202) State Plane Coordinate of N:6951252.40, E:2345950.06;

THENCE: South 82 degrees 25 minutes 48 seconds East, with the north line of said JENB tract, and with the existing monumented south line of said Avenue E, a distance of 111.35 feet to a found "X" in concrete for the northeast corner of said JENB tract, said "X" being the northwest corner of Lot 1 of Block 13 of the A.S. Hall Addition, filed 30 December 1971, and recorded in volume 388-57 page 849 of said plat records;

THENCE: South 00 degrees 16 minutes 28 seconds East, with the east line of said JENB tract, and the west line of said Lot A, a distance of 201.63 feet to a found iron rod for the southeast corner of said JENB tract, same being the southwest corner of said Lot A, and said rod being on the monumented north line of East Rosedale Street;

THENCE: With the south line of said JENB tract and with a curve turning to the right, having a central angle of 18 degrees 07 minutes 57 seconds, and a radius 360.00 feet, and with a chord bearing of South 76 degrees 11 minutes 20 seconds West, and a chord distance of 113.46 feet, an arc length of 113.93 feet to a set 1/2 inch rebar for the southwest corner of said JENB tract, same being the southeast corner of said Lot 8R;

THENCE: North 00 degrees 16 minutes 28 seconds West, with the west line of said JENB tract, and the east line of said Lot 8R, a distance of 243.39 feet to the **POINT OF BEGINNING** and containing 0.57 of an acre of land.

NAD 83 NCTZ 4202 Grid North Bearings and Distances reflect Surface Measurements.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JENB Properties, LLC, does hereby adopt this Final Plat, designating the herein above described property as **Lot 10R, Block 13 of the A.S. Hall Addition**, being a Replat of of part of Lots 7, 8, 10 of Block 13 of A.S. Hall Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and part of the James Tuell Survey, A-1530 and the J.W. Sublett Survey, A-1409, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths of improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purpose of constructing , reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of it's respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: Jenb Properties LLC

Manoj Katuwal, Agent Date 9-10-2026

NOTARY PUBLIC:

State of *Texas*
County of *Tarrant*

Before me, the undersigned, a Notary Public in and said for County and State, on this day personally appeared **Manoj Katuwal**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

Witness my hand and seal of office this the *10th* day of *September*, 2026.

Michelle Rodriguez, *Michelle Rodriguez*
Notary Public in and for the State of Texas

My Commission expires on: *August 4, 2027*



PLAT CASE NO. FS-26-075

FINAL PLAT

of
A.S. HALL ADDITION,
LOT 10R, Block 13

and being a REPLAT of part of Lots 7, 8, 10 of Block 13 of A.S. Hall Addition and part of the James Tuell Survey, A-1530 and the J.W. Sublett Survey, A-1409 in the City of Fort Worth, County of Tarrant, State of Texas as recorded in Volume 791 Page 301 PRCT.

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BOUNDARY PLAT: TARRANT COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale 1" = 20' Date 20 May 2026 Print Number TAR-129FP