

LOCATION MAP SCALE: 1" = 2,000'

STATE OF TEXAS COUNTY OF TARRANT

OWNERS CERTIFICATION

WHEREAS I, COOPER CONGER, BEING THE OWNER OF A PARCEL CONTAINING 0.4683 OF AN ACRE OF LAND OR 20,400 SQUARE FEET OF LAND, SITUATED IN THE DANIEL DULANY SURVEY, ABSTRACT NUMBER (NO.) 411, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 8 AND 9, BLOCK 3, STALLCUP ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388, PAGE 25, PLAT RECORDS (P.R.) OF TARRANT COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO COOPER CONGER BY DEED RECORDED UNDER DOCUMENT NOS. D226046270 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH CAP (ILLEGIBLE) FOUND AT THE NORTHEAST INTERSECTION OF THE KATY STREET (CALLED 30 FEET WIDE), AND ETTA STREET (CALLED 30' WIDE), BEING THE SOUTHWEST CORNER OF LOT 10 BLOCK 2 OF SAID PLAT OF STALLCUP ADDITION; N 6.949,788.22 (GRID), E 2.353,539.77 (GRID)

THENCE, S 89°38'22" W, OVER AND ACROSS SAID ETTA STREET, A DISTANCE OF 30.00 FEET TO A PK NAIL SET IN ASPHALT ON THE NORTHWEST INTERSECTION OF KATY STREET AND ETTA STREET FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING GRID COORDINATES OF N: 6,949,788.01 (GRID) E: 2,353,509.49 (GRID)

THENCE, S 89°38'39" W, WITH THE NORTH R.O.W. OF SAID KATY STREET, A DISTANCE OF 170.00 FEET TO A MAG NAIL SET IN ASPHALT ON THE NORTHEAST INTERSECTION OF KATY STREET EFFIE STREET (CALLED 30 FEET WIDE), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°12'12" E, WITH THE EAST R.O.W. LINE OF SAID EFFIE STREET, A DISTANCE OF 120.00 FEET TO A "X" CUT IN THE CONCRETE ON THE EAST R.O.W. LINE OF SAID EFFIE STREET, SAME BEING THE SOUTHWEST CORNER OF A PORTION OF LOT 7 BLOCK 3 OF SAID STALLCUP ADDITION, CONVEYED TO THE CITY OF FORT WORTH AND DESCRIBED IN VOLUME 4769, PAGE 906 OF THE O.P.R.T.C.T., AND FOR THE NORTHWEST CORNER OF THERE HEREIN DESCRIBED TRACT;

THENCE, N 89°38'39" E, WITH THE SOUTH LINE OF SAID LOT 7, AT A DISTANCE OF 5.0 FEET PASSING A 1/2 INCH ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET, AT A DISTANCE OF 160.0 FEET PASSING AN IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET, AND CONTINUING FOR A TOTAL DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP. CORNER" SET ON THE WEST R.O.W. LINE OF SAID ETTA STREET AND SOUTHEAST CORNER OF SAID LOT 7, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°12'12" W, WITH THE WEST R.O.W. LINE OF SAID ETTA STREET, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4683 OF AN ACRE OR 20,400 SQUARE FEET OF LAND.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COOPER CONGER, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 8R, 9R AND 10, BLOCK 3, STALLCUP 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 16 DAY OF June, 2026.

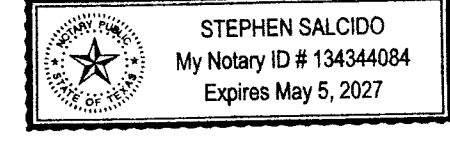
COOPER CONGER (OWNER)

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.

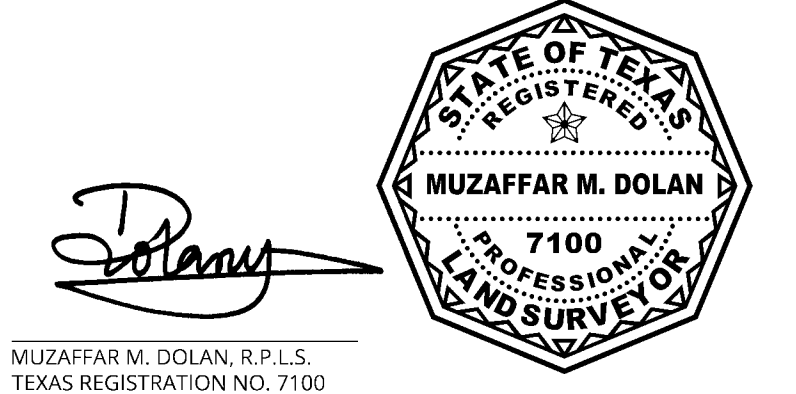
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF June, 2026.

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 DATE 6-16-26



Table with Job No. 26004525A, Date 06/12/2026, Drawn By AW, Checked By MD.

SYMBOL LEGEND

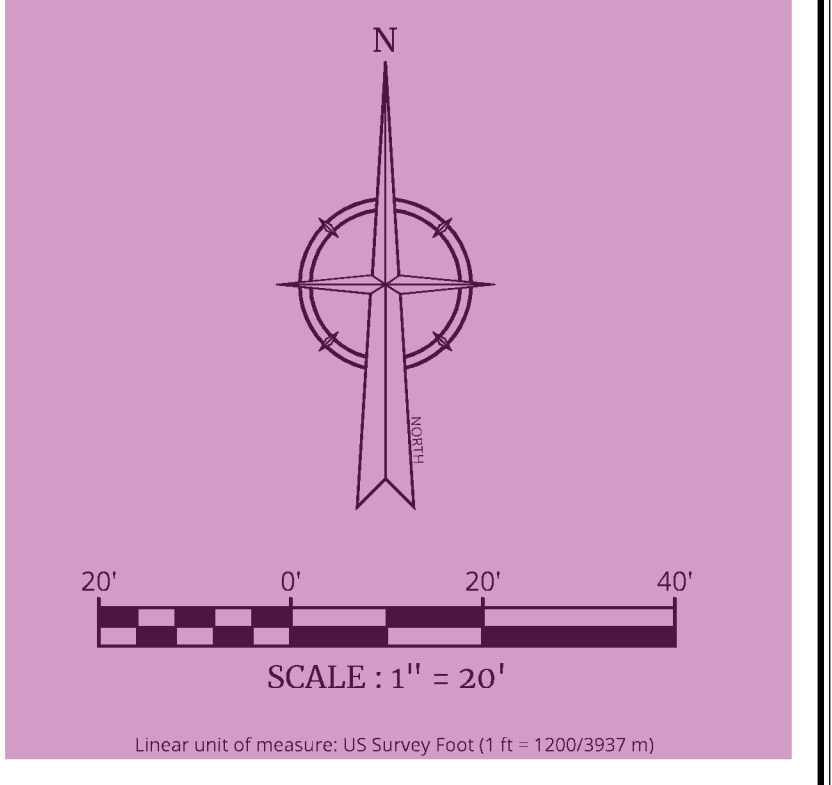
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
S.I.R. = SET 1/2" IRON ROD WITH A BLUE CAP
STAMPED "COLLIERS PROP CORNER"
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
AC. = ACRE(S)
PG. = PAGE
VOL. = VOLUME
DOC. NO. = DOCUMENT NUMBER
ESMT = EASEMENT
R.O.W. = RIGHT-OF-WAY
O.P.R.T.C.T. = OFFICIAL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

SURVEYOR NOTES

- 1. 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.
2. ALL COORDINATES LISTED HEREIN ARE EXPRESSED AS GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999880014.
3. REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD PANEL 330 OF 495, COMMUNITY PANEL NO. 0330L, MAP NUMBER 48439C0330K, DATED SEPTEMBER 25, 2009.
4. THE PURPOSE OF THIS REPLAT IS TO CREATE 3 RESIDENTIAL LOTS.
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 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 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.

FS-26-085

LAND USE TABLE with columns: LOT, GROSS ACREAGE, NET ACREAGE, ROW DEDICATION, LOT USE. Rows for lots 8R, 9R, 10.



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 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.

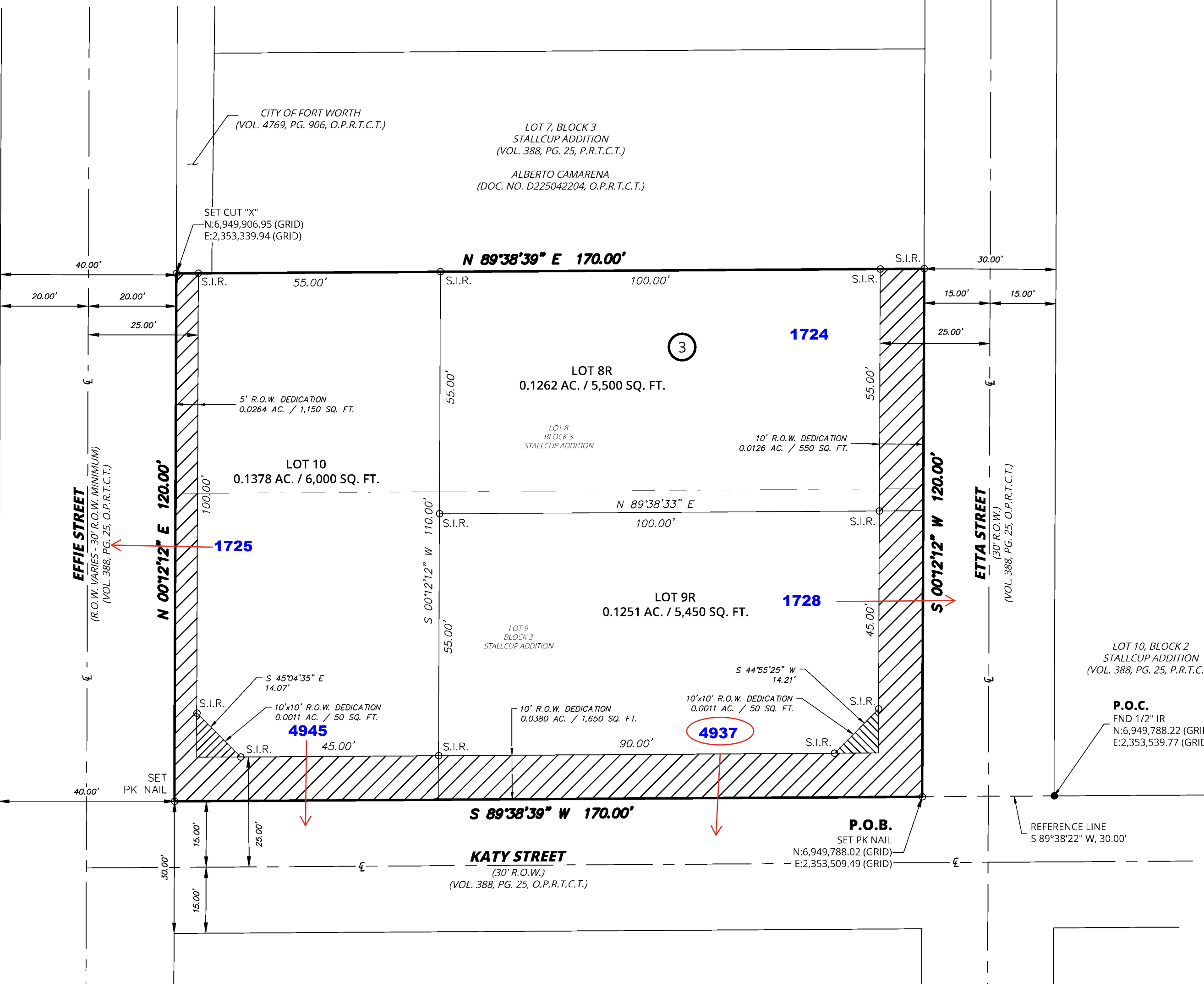
SITE DRAINAGE STUDY A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG 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 AND STREETLIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

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.



FINAL PLAT LOTS 8R, 9R AND 10, BLOCK 3 STALLCUP ADDITION

BEING A REPLAT OF ALL OF LOTS 8 AND 9, BLOCK 3 STALLCUP ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN VOL. 388, PG. 25, P.R.T.C.T. SITUATED IN THE DANIEL DULANY SURVEY, ABSTRACT NO. 411 TARRANT COUNTY, TEXAS

JUNE 12, 2026 OWNER / DEVELOPER SURVEYOR 3001 HALLORAN STREET FORT WORTH, TX 76107 COLLIER ENGINEERING & DESIGN 13501 KATY FWY, SUITE 1350 HOUSTON, TX 77079 OWNER: COOPER CONGER PHONE: (208) 866-0166 CONTACT: MUZAFFAR DOLAN PHONE: (281) 506-2237

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: 06/16/2026. By: Caroline Crang, Chairwoman. By: Stephen Murray, Secretary.



CASE NO. - FS-26-085