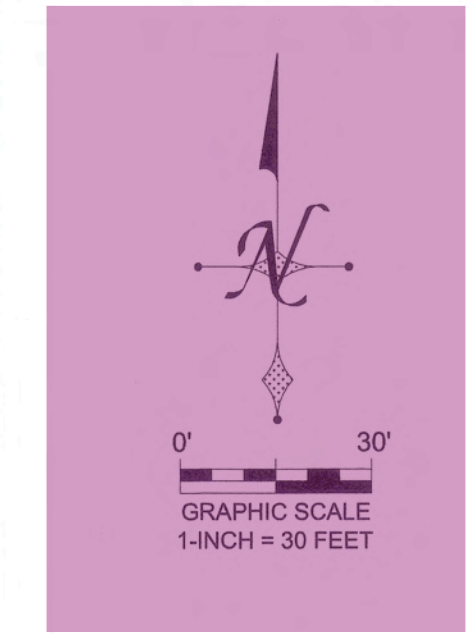
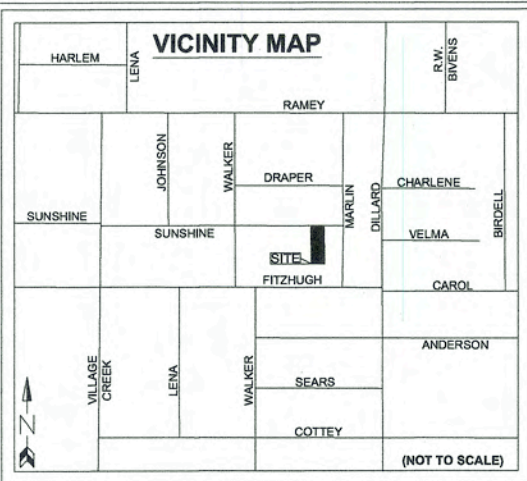




Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective 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 1 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.

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 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.

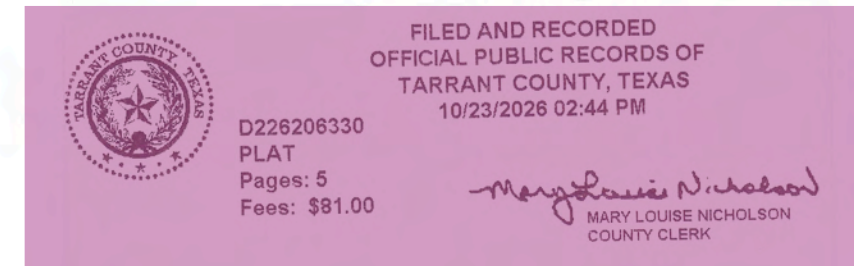
Parkway Permits
Parkway improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

- SURVEYOR'S NOTES**
- ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
 - BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF 2 LOTS.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0330K DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, ZONE X.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 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.
 - SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.
 - PRIVATE P.R.V.(S) WILL BE REQUIRED; WATER PRESSURE EXCEEDS 80 P.S.I.

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
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
YC	YELLOW PLASTIC CAP
IPF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET
BL.	BUILDING LINE
ESMT.	EASEMENT

LAND USE TABLE:
GROSS ACREAGE: 0.410 ACRES
NET ACREAGE: 0.410 ACRES
RIGHT-OF-WAY DEDICATION: 0.000 ACRES
LOT USE TYPE: RESIDENTIAL

THIS PLAT FILED IN DOCUMENT NO. _____
DATE _____



PROPERTY ADDRESS: 5140 & 5144 SUNSHINE DRIVE, FORT WORTH, TEXAS 76105
OWNER: SHARP L&S CORPORATION
ADDRESS: 4924 SUNSHINE DRIVE, FORT WORTH, TEXAS 76105
PHONE: 817-929-3158
BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
BARRY S. RHODES - R.P.L.S. NO. 3691 - FIRM NO. 10194368 -
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202504377-01 PREPARATION DATE: 02/06/2026 DRAWN BY: ANR

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: 10/22/26
By: [Signature] Chairman
By: [Signature] Secretary

FINAL PLAT
LOT 4R, BLOCK 5
HOLLIS SUBDIVISION
BEING A REPLAT OF LOTS 4 & 5, HOLLIS SUBDIVISION
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN VOLUME 5816, PAGE 77, P.R.T.C.T.
1 RESIDENTIAL LOT
CASE NO. FS-26-089

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS Sharp L&S Corporation is the sole owner of a 0.410 acre tract of land situated in the George J. Ashabranner Survey, Abstract Number 7, City of Fort Worth, Tarrant County, Texas, same being a portion of Lots 4 and 5, Hollis Subdivision, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 755, Page 111, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to Sharp L&S Corporation by Warranty Deed recorded in D225096395, 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 South Right-of-Way line of Sunshine Drive (a 50 foot Right-of-Way), same being the Northwest corner of a tract of land conveyed to Newpad Building Company, LLC by deed recorded in Instrument Number D225130289, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 31 minutes 28 seconds West, a distance of 223.30 feet to a 1/2 inch iron rod with a yellow cap stamped "GRANT 4151" found for corner, said corner being the Southwest corner of a tract of land conveyed to Kimberly Vaughn by deed recorded in Instrument Number D206089712, Official Public Records, Tarrant County, Texas, same lying along the North line of Lot 5R, Hollis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D220060982, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 28 minutes 32 seconds West, passing a 5/8 inch iron rod with a yellow cap stamped "SEMPCO" found at a distance of 31.51 feet to the Northwest corner of said Lot 5R, same being the Northeast corner of a tract of land conveyed to Ricardo Garcia by deed recorded in Instrument Number D217259026, Official Public Records, Tarrant County, Texas, and continuing a total distance of 80.00 feet to a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northwest corner of said Garci tract, same lying along the East line of Lot 9, Block 5, Park View Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-B, Page 191, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 31 minutes 28 seconds West, a distance of 223.30 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Larry Jones, AS, by deed recorded in Instrument Number D206342421, Official Public Records, Tarrant County, Texas, same lying along the South Right-of-Way line of said Sunshine Drive;

THENCE North 89 degrees 28 minutes 32 seconds East, a distance of 80.00 feet to the POINT OF BEGINNING and containing 17,864 square feet or 0.410 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Sharp L&S Corporation, acting by and through their duly authorized agent, Christian Guerrero, do hereby adopt this plat designating the herein-described property as **LOT 4R, HOLLIS SUBDIVISION**, 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.

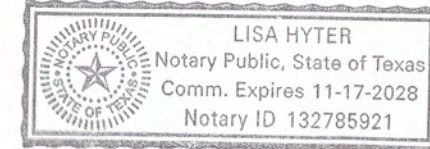
Witness my hand at Rockwall, Texas, This 20th day of October, 2026.

Name: Christian Guerrero
Title: Agent

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 Christian Guerrero, 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 Rockwall, Texas, This 20th day of October, 2026.



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

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 October, 2026.

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

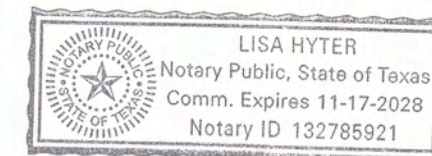


STATE OF TEXAS

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 October, 2026.

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



FS-26-089

