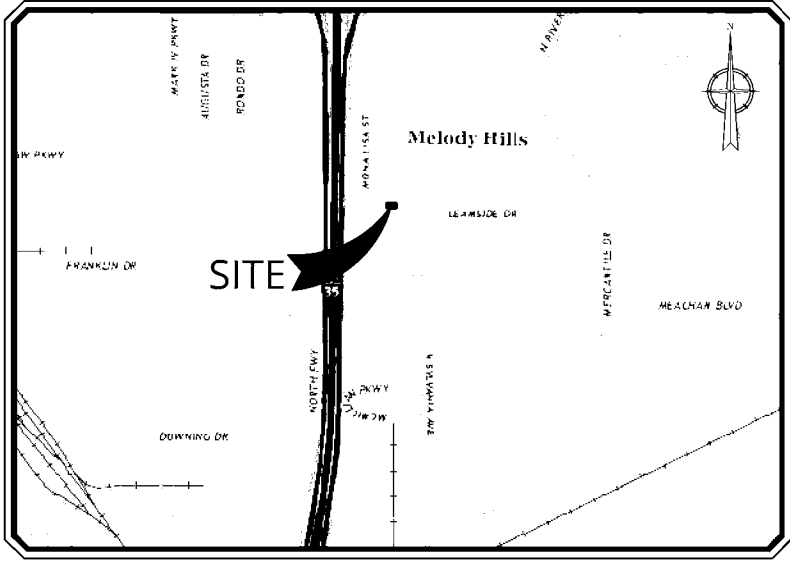




LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS CERTIFICATION

WHEREAS TEXAS4 LAND LLC IS THE OWNER OF A TRACT OR PARCEL CONTAINING 0.1377 OF AN ACRE OR 6,000 SQUARE FEET OF LAND SITUATED IN THE D. ODUM SURVEY, ABSTRACT NUMBER (NO.) 1184, TARRANT COUNTY, TEXAS, BEING THE SOUTH 1/2 OF LOT 3, BLOCK 5, MELODY HILLS, RECORDED IN VOLUME (VOL.) 388-R, PAGE (PG.) 36, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.), SAME BEING THAT TRACT OF LAND DESCRIBED TO CHARLES POWELL IN DEED RECORDED IN DOCUMENT (DOC.) NO. D224072358, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202):

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF MOBILE DRIVE (CALLED 60' RIGHT-OF-WAY) FOR THE COMMON CORNER OF LOT 14, BLOCK 5 AND OF LOT 15, BLOCK 5 OF SAID MELODY HILLS;

THENCE, N 89° 31' 56" E, WITH THE COMMON LINE OF SAID LOTS 14 AND 15, A DISTANCE OF 120.00 FEET A 1/2 INCH BLUE CAPPED IRON ROD STAMPED "COLLIERS PROP CORNER" SET FOR THE COMMON CORNER OF SAID LOTS 14, 15, 3 AND LOT 2, BLOCK 5 OF SAID MELODY HILLS, SAME BEING THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00° 28' 04" W, WITH THE COMMON LINE OF SAID LOTS 14 AND 3, A DISTANCE OF 50.00 FEET TO A 1/2 INCH BLUE CAPPED IRON ROD STAMPED "COLLIERS PROP CORNER" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 31' 56" E, OVER AND ACROSS SAID LOT 3, A DISTANCE OF 120.00 FEET TO A 1/2 INCH BLUE CAPPED IRON ROD STAMPED "COLLIERS PROP CORNER" SET ON THE WEST R.O.W. LINE OF MELODYLANE STREET (CALLED 60' RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00° 28' 04" E, WITH THE WEST R.O.W. LINE OF SAID MELODYLANE STREET, A DISTANCE OF 50.00 FEET TO A 1/2 INCH BLUE CAPPED IRON ROD STAMPED "COLLIERS PROP CORNER" SET FOR THE COMMON CORNER OF SAID LOTS 2 AND 3, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 31' 56" E, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.1377 OF AN ACRE OR 6,000 SQUARE FEET OF LAND .

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS4 LAND LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3R1, BLOCK 5, MELODY HILLS, 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 THE 24 DAY OF August, 2026.

BY: TEXAS4 LAND LLC

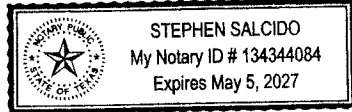
Cooper Conger
COOPER CONGER (OWNER)

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 THE 24 DAY OF August, 2026.

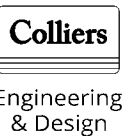
Stephen Salcido
NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES: 5-5-27

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
- - - - - = EASEMENT
- ⌄ = EXISTING STREET CENTERLINE



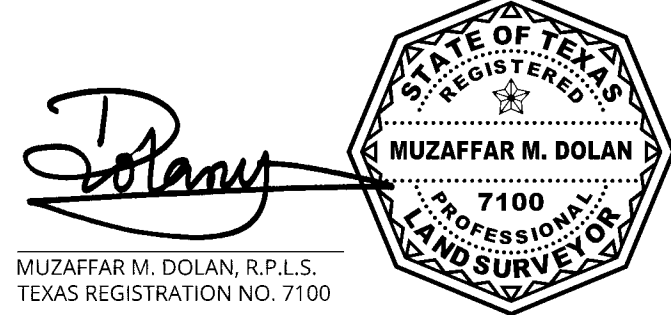
DALLAS
4500 Ratliff Lane,
Suite 113
Addison, TX 75001
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC.

www.colliersengineering.com

Job. No.	26006788A	Drawn By	SS
Date	08/18/2026	Checked By	MD

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.



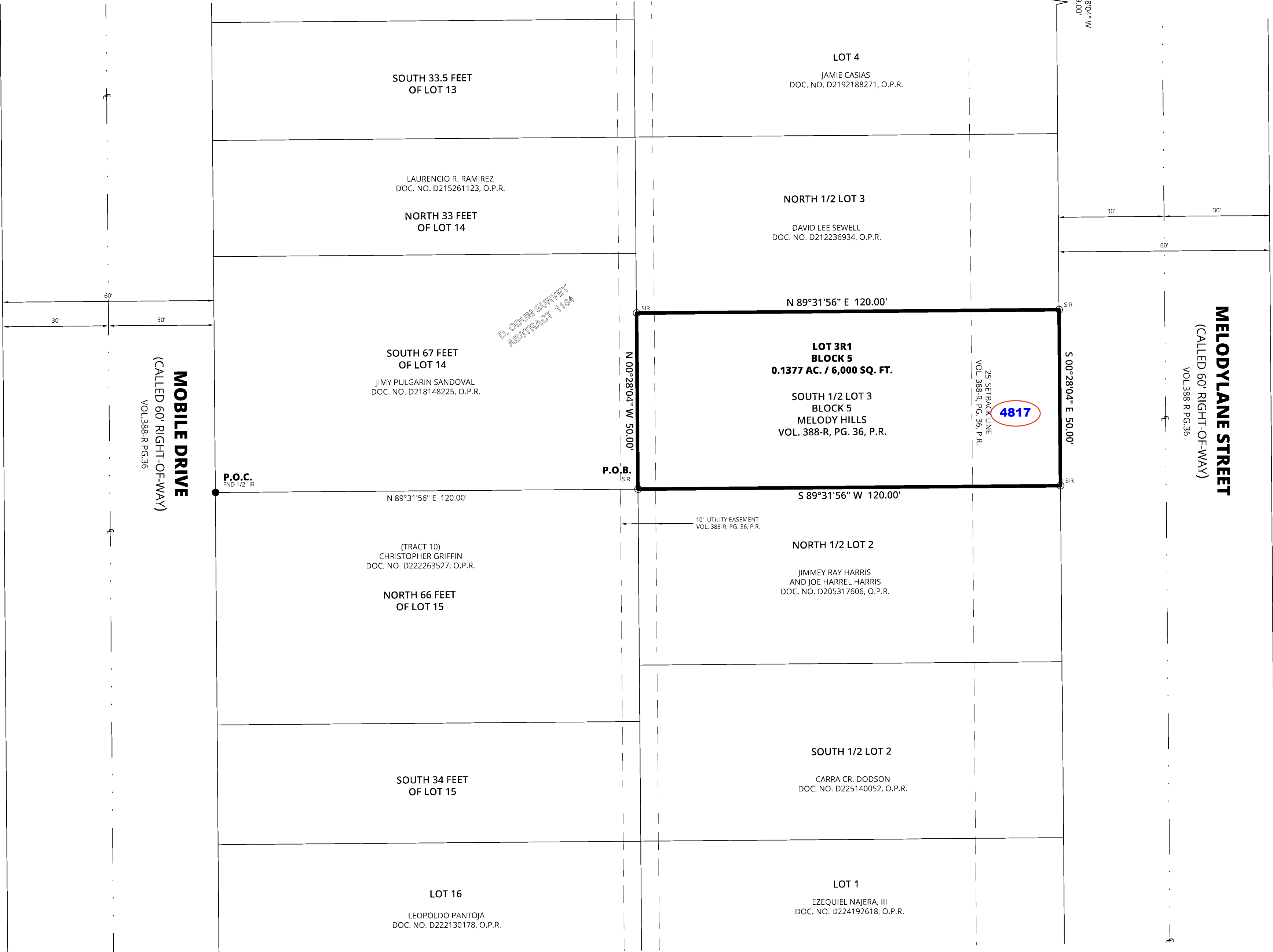
MUZAFFAR M. DOLAN, R.P.L.S.
TEXAS REGISTRATION NO. 7100

8-18-26
DATE

LAND USE TABLE				
LOT	GROSS ACREAGE	NET ACREAGE	ROW DEDICATION	LOT USE
3R1	0.1377	-	-	RESIDENTIAL

MIDDLETON DR.
(CALLED 60' RIGHT-OF-WAY)
VOL. 388-R PG. 36

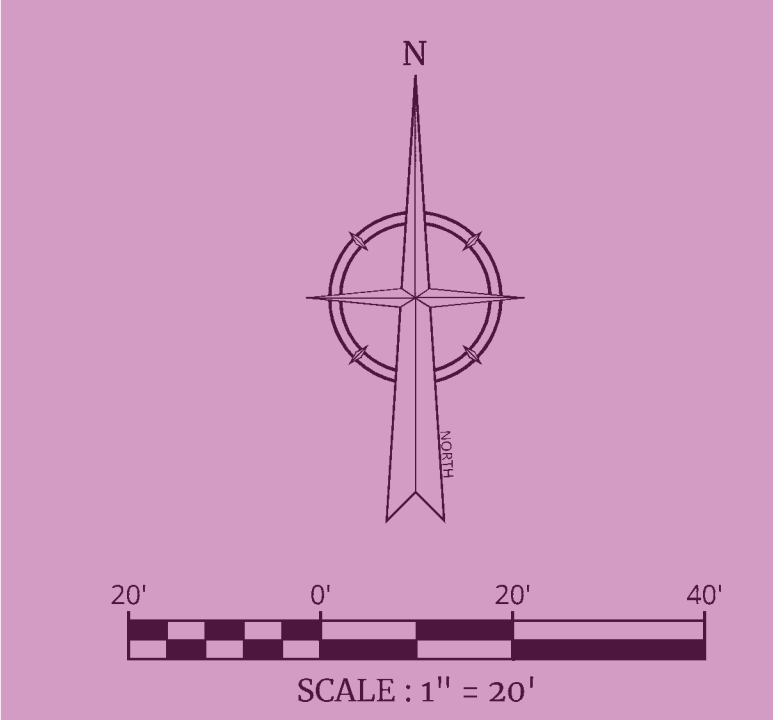
FS-26-132



SURVEYOR NOTES

- 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.
- REFERENCED PROPERTY IS IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED FROM FEMA FLOOD PANEL 195 OF 495, COMMUNITY PANEL NO. 480596, MAP NUMBER 48439C018SL, DATED MARCH 21, 2019.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 RESIDENTIAL LOT.
- 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.
- 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 STREETLIGHTS 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.

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 :	08/26/2026
By : <i>Caroline Crang</i>	Chairman
By : <i>Stephen Murrat</i>	Secretary



GENERAL 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

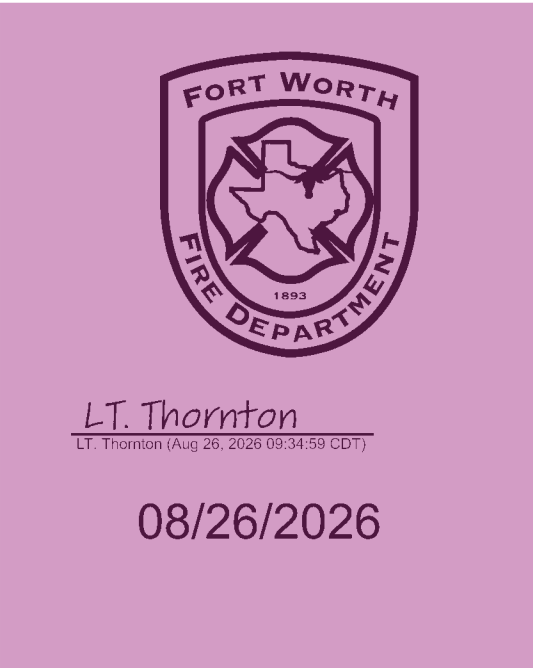
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS:
A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR
B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.

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

MELODY HILLS

LOT 3R1, BLOCK 5

BEING A REPLAT OF THE SOUTH 1/2 OF LOT 3
BLOCK 5, MELODY HILLS
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
AS RECORDED IN VOL. 388-R, PG. 36, P.R.
SITUATED IN THE D. ODUM SURVEY
ABSTRACT NO. 1184
1 RESIDENTIAL LOT

DATE OF PREPARATION: AUGUST 18, 2026

OWNER / DEVELOPER

TEXAS4 LAND LLC
3001 HALLORAN STREET
FORT WORTH, TX 76107
OWNER: COOPER CONGER
PHONE: (208) 866-0166

SURVEYOR

COLLIERS ENGINEERING & DESIGN
13501 KATY FWY, SUITE 1350
HOUSTON, TX 77079
CONTACT: MUZAFFAR DOLAN
PHONE: (281) 506-2237

CASE NO. - FS-26-132