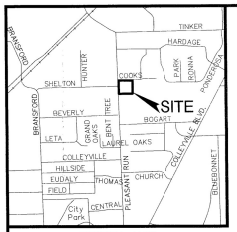


VICINITY MAP
NOT TO SCALE

Graphic Scale In Feet
0 30' 60' 90'
SCALE: 1"=30'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

NOTES

1. This Plat is issued in conjunction with the Commitment for Title Insurance, prepared by First American Title Guaranty Company, G.F. No. 2860498-DFW60, effective date: February 21, 2014. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.

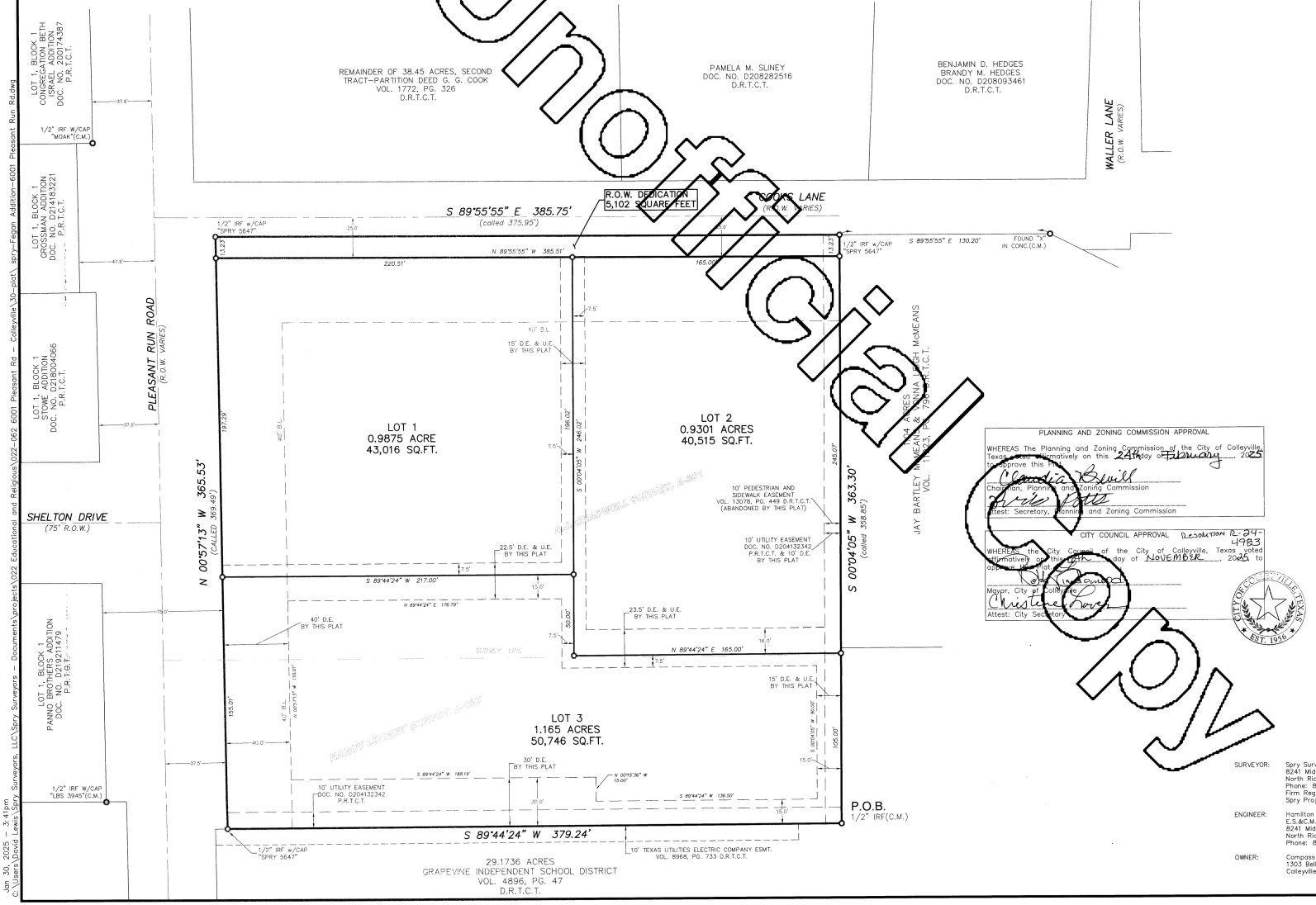
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

5. According to the Flood Insurance Rate Map No. 48439C095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

6. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas, acted affirmatively on this 24th day of February, 2025 to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL Resolution 12-24-4983

WHEREAS, the City Council of the City of Colleyville, Texas voted affirmatively on this 19th day of NOVEMBER, 2025 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

CITY OF COLLEYVILLE TEXAS EST. 1956

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Compass Realty, L.P. is the owners of all that certain 3.200 acres of land, by virtue of the deed recorded in Document Number D224090998 in the Deed Records of Tarrant County, Texas (D.R.T.C.T., which is Lot 1, Block 1, Pleasant Run Baptist Church Addition, recorded in Document Number D204132342, in the Plat Records of Tarrant County, Texas (P.R.T.C.T), in the A. J. Caldwell Survey, A-331 and the Nancy Looney Survey, A-987, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Pleasant Run Church Addition, common to an interior angle corner of 29.1736 acre tract, described in the deed to Grapevine Independent School District, recorded in Volume 4896, Page 47 D.R.T.C.T.

THENCE South 89° 44' 24" West – 379.24' along a north line of said 29.1736 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, in the east right-of-way line of Pleasant Run Road (R.O.W. Varies), which is also 37.5' east of the centerline of said Pleasant Run Road;

THENCE North 00° 57' 13" West – 365.53' (called 369.49') along the east right-of-way line of said Pleasant Run Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of said Pleasant Run Road, and the south right-of-way line of Cooks Lane (R.O.W. Varies), which is approximately 11.7' south of the center of the asphalt paving of said Cooks Lane;

THENCE South 89° 55' 55" East – 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, described in the deed to the northwest corner of the 1.04 acre tract, described in the deed to Jay Bartley McMeans and Vonna Leigh McMeans, recorded in Volume 11923, Page 796 D.R.T.C.T, from which an "X" in concrete found for the most northerly northeast corner of said 1.04 acre tract, bears South 89° 55' 55" East – 130.20';

THENCE South 00° 04' 05" West – 363.30'1 (called 358.85') along the west line said 1.04 acre tract, and a west line of said 29.1736 acre tract, to the POINT OF BEGINNING and containing 3.200 acres of land.

anNOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Compass Realty, L.P., the Owner, do hereby adopt this plat designating the herein before described property as LOTS 1, 2, AND 3, BLOCK 1, FEGAN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this 3rd day of February, 2025.

Signature – John Fegan
For Compass Realty, L.P.

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared John Fegan,, 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 expressed herein.

Given under my hand and seal of office, this 3rd day of February, 2025.

Notary Signature — Notary Stamp: KARI BRINKLEY, Notary Public, State of Texas, My Commission Expires April 09, 2028, NOTARY ID 3975693

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

David Carlton Lewis, R.P.L.S. 1/30/25
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County, and State, on this day personally appeared DAVID CARLTON LEWIS, 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 expressed herein.

Given under my hand and seal of office, this 30th day of January, 2025.

Notary Signature — Notary Stamp: FREDDIE VALENTINO SANCHEZ JR., Notary Public, State of Texas, Comm. Expires 03-31-2028, Notary ID 132421593

PURPOSE OF REPLAT

The Purpose of this replat is to dedication right-of-way along Cooks Lane, and subdivide existing Lot 1, Block 1, Pleasant Run Baptist Church into three residential lots.

A FINAL PLAT OF
LOTS 1, 2, & 3, BLOCK 1
FEGAN ADDITION
AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS AN A REPLAT OF LOT 1, BLOCK 1, PLEASANT RUN CHURCH ADDITION WEST, TARRANT COUNTY, TEXAS, 3.200 ACRES
IN THE A.J. CHADWELL SURVEY, A – 331 AND
IN THE NANCY LOONEY SURVEY, A – 987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

CASE NO: PC24-006
JANUARY 2025

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Spry Project No. 066-062-30

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Compass Realty, L.P.
1303 Bellefonte Lane
Colleyville, TX 76034

Unofficial Copy

Jan 30, 2025 – 3:41pm
C:\Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\022 Educational and Religious\022-062 6001 Pleasant Rd – Colleyville\30-plat\ spry-Fegan Addition-6001 Pleasant Run Rd.dwg