

**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	GENERAL OF ACCESS LINE

- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 12/22/2024 with an applied combined scale factor of 1.00012.
  - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Texas North Central 4202, no scale and no projection.
  - All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 18439C0295K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone AE, defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" Zone X (shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" If this site is not within an identified special flood hazard area, 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.
  - The purpose of this plat is to create eleven lots.
  - Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
  - All corners hereon are 5/8" iron rod set with a cap stamped "KHA" unless noted otherwise.
  - RWMA Retaining Wall Maintenance Agreement recorded in Instrument Number D226001486, Official Public Records, Tarrant County, Texas.
  - See Page 1 for proposed lot layout and property line bearings and distances.

**LEGEND**

P.O.B.	=	POINT OF BEGINNING
IRSC	=	5/8" IRON ROD SET WITH A CAP STAMPED "KHA"
ESMT.	=	EASEMENT
SSE	=	SANITARY SEWER EASEMENT
PLE	=	EASEMENT
P.O.S.E.	=	PIPELINE EASEMENT
	=	PUBLIC OPEN SPACE EASEMENT



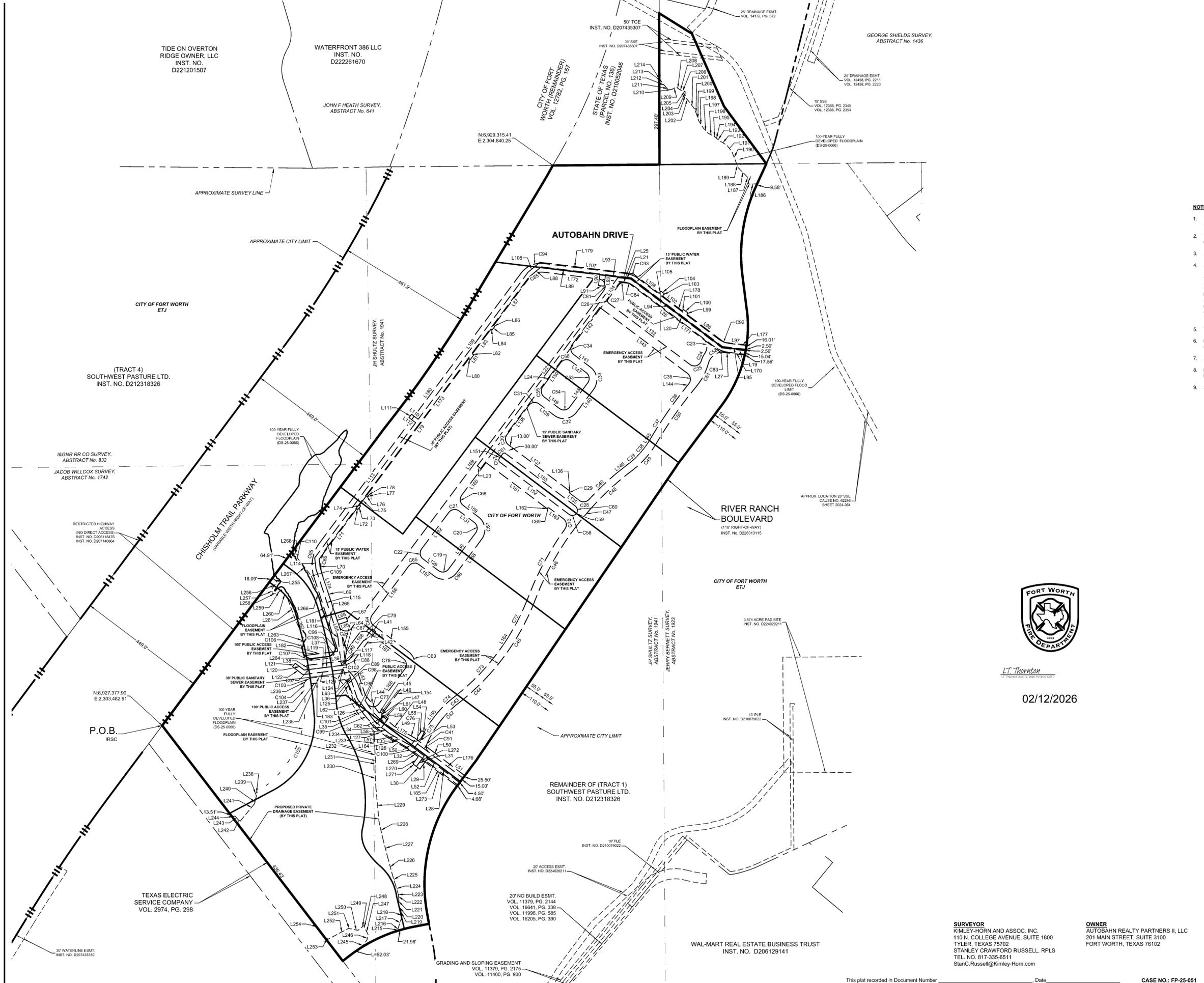
L.T. Thornton

02/12/2026

**FINAL PLAT**  
**AUTOBAHN OAKMONT**  
 LOTS 1-9, 1X, AND 2X, BLOCK A  
 9 COMMERCIAL LOTS AND 2 OPEN SPACE LOTS  
 A 60.117 ACRE ADDITION TO TARRANT COUNTY, TEXAS  
 JACOB WILLCOX SURVEY, ABSTRACT No. 1742  
 JH SHULTZ SURVEY, ABSTRACT No. 1941  
 JERRY BERNETT SURVEY, ABSTRACT No. 1923  
 I&G NR RR CO SURVEY, ABSTRACT No. 832  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**Kimley»Horn**  
 110 N. College Avenue, Suite 1800  
 Tyler, Texas 75702  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	BSG	SCR	04/07/2025	060026000	2 OF 3



**SURVEYOR**  
 KIMLEY-HORN AND ASSOC. INC.  
 110 N. COLLEGE AVENUE, SUITE 1800  
 TYLER, TEXAS 75702  
 STANLEY CRAWFORD RUSSELL, RPLS  
 TEL. NO. 817-335-6511  
 StanC.Russell@Kimley-Horn.com

**OWNER**  
 AUTOBAHN REALTY PARTNERS II, LLC  
 201 MAIN STREET, SUITE 3100  
 FORT WORTH, TEXAS 76102

WAL-MART REAL ESTATE BUSINESS TRUST  
 INST. NO. D206129141

20' NO BUILD ESMT.  
 VOL. 11379, PG. 2144  
 VOL. 11996, PG. 585  
 VOL. 16205, PG. 399

GRADING AND SLOPING EASEMENT  
 VOL. 11400, PG. 930

TEXAS ELECTRIC SERVICE COMPANY  
 VOL. 2974, PG. 298

N.6.927.377.90  
 E.2.303.482.91

P.O.B.  
 IRSC

I&G NR RR CO SURVEY,  
 ABSTRACT No. 832  
 JACOB WILLCOX SURVEY,  
 ABSTRACT No. 1742

(TRACT 4)  
 SOUTHWEST PASTURE LTD.  
 INST. NO. D212318326

CITY OF FORT WORTH  
 ETJ

TIDE ON OVERTON  
 RIDGE OWNER, LLC  
 INST. NO.  
 D221201507

WATERFRONT 386 LLC  
 INST. NO.  
 D222261670

JOHN F HEATH SURVEY,  
 ABSTRACT No. 641

CITY OF FORT WORTH  
 (REMAINDER)  
 VOL. 12782, PG. 157

STATE OF TEXAS  
 (PARCEL NO. 136)  
 INST. NO. D210052046

GEORGE SHIELDS SURVEY,  
 ABSTRACT No. 1436

20' DRAINAGE ESMT  
 VOL. 12458, PG. 2211  
 VOL. 12366, PG. 2354

100-YEAR FULLY DEVELOPED FLOODPLAIN  
 (DS-25-0066)

AUTOBAHN DRIVE

RIVER RANCH BOULEVARD  
 (10' RIGHT-OF-WAY)  
 INST. NO. D226013115

CITY OF FORT WORTH  
 ETJ

REMAINDER OF (TRACT 1)  
 SOUTHWEST PASTURE LTD.  
 INST. NO. D212318326

JH SHULTZ SURVEY,  
 ABSTRACT No. 1941  
 JERRY BERNETT SURVEY,  
 ABSTRACT No. 1923

3.614 ACRE PAD SITE  
 INST. NO. D24020211

10' PLE  
 INST. NO. D210079022

20' ACCESS ESMT  
 INST. NO. D224020211

DWG NAME: KCFW\_SURVEY\060026000-GA0001-AUTOBAHN\_OAKMONT\_P.FIN.DWG PLOTTED BY: KENT WATSON 2/20/2025 2:56 PM LAST SAVED: 2/20/2025 2:43 PM

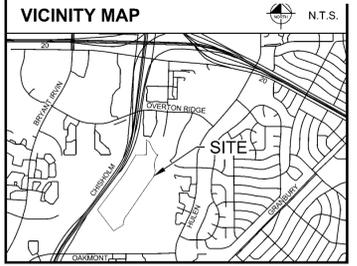
PROPERTY LINE TABLE with columns: NO., BEARING, LENGTH. Rows L1 to L18.

SANITARY SEWER EASEMENT LINE TABLE with columns: NO., BEARING, LENGTH. Rows L19 to L51.

WATER EASEMENT LINE TABLE with columns: NO., BEARING, LENGTH. Rows L52 to L97.

ACCESS EASEMENT LINE TABLE with columns: NO., BEARING, LENGTH. Rows L129 to L173.

FLOODPLAIN EASEMENT LINE TABLE with columns: NO., BEARING, LENGTH. Rows L186 to L225.



PROPERTY CURVE TABLE with columns: NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C18.

ACCESS EASEMENT CURVE TABLE with columns: NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C19 to C58.

ACCESS EASEMENT CURVE TABLE with columns: NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C59 to C98.

ACCESS EASEMENT CURVE TABLE with columns: NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C99 to C100.

FLOODPLAIN EASEMENT CURVE TABLE with columns: NO., RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C101 to C110.



L.T. Thornton

02/12/2026

FINAL PLAT
AUTOBAHN OAKMONT
LOTS 1-9, 1X, AND 2X, BLOCK A
9 COMMERCIAL LOTS AND 2 OPEN SPACE LOTS
A 60.117 ACRE ADDITION TO TARRANT COUNTY, TEXAS
JACOB WILLCOX SURVEY, ABSTRACT No. 1742
JH SHULTZ SURVEY, ABSTRACT No. 1941
JERRY BERNETT SURVEY, ABSTRACT No. 1923
I&GNN RR CO SURVEY, ABSTRACT No. 832
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Kimley»Horn

110 N. College Avenue, Suite 1800
Tyler, Texas 75702
Tel. No. (817) 335-6511
www.kimley-horn.com

Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
110 N. COLLEGE AVENUE, SUITE 1800
TYLER, TEXAS 75702
STANLEY CRAWFORD RUSSELL, RPLS
TEL. NO. 817-335-6511
StanC.Russell@Kimley-Horn.com

OWNER
AUTOBAHN REALTY PARTNERS II, LLC
201 MAIN STREET, SUITE 3100
FORT WORTH, TEXAS 76102

VERTICAL TEXT: KENT WASON 2/26/2026 2:36 PM LAST SAVED 2/26/2026 2:43 PM